

Recording Requested by and when Recorded Mail to:

Helen Mar
Office of Economic & Workforce
Development
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4653



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2019-K764772-00

Acct 25-NO CHARGE DOCUMENT
Wednesday, MAY 08, 2019 14:40:21
Ttl Pd \$0.00 Rcpt # 0005994540
OYY/YY/1-11

APN: (Block/Lot):

Situs (Street Address):

Resolution of Intention - Renewal and Expansion -
North of Market/Tenderloin Community Benefit District
Title

REC'T # 0005994533
May 08, 2019 14:29:04

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder

Official #19-K764768-00

Account Number 25
NO CHARGE DOCUMENT
Free Issue

Total fee	\$0.00
Amount Tendered...	\$0.00
Change	\$0.00

OYY.VV/1/3



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Certified Copy

Resolution

190427 [Resolution of Intention - Renewal and Expansion - Union Square Business Improvement District]

Sponsor: Peskin

Resolution declaring the intention of the Board of Supervisors to renew and expand a property-based business improvement district known as the "Union Square Business Improvement District" and levy a multi-year assessment on all parcels in the District; approving the management district plan, engineer's report, and proposed boundaries map for the District; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on July 9, 2019, at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

5/7/2019 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

5/10/2019 Mayor - APPROVED

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO


CLERK'S CERTIFICATE

I do hereby certify that the foregoing Resolution is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

May 14, 2019

Date


Angela Calvillo
Clerk of the Board

CONFORMED COPY of document recorded

05/16/2019, 2019K767607

OR
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

1 [Resolution of Intention - Renewal and Expansion - Union Square Business Improvement
2 District]

3 **Resolution declaring the intention of the Board of Supervisors to renew and expand a**
4 **property-based business improvement district known as the “Union Square Business**
5 **Improvement District” and levy a multi-year assessment on all parcels in the District;**
6 **approving the management district plan, engineer’s report, and proposed boundaries**
7 **map for the District; ordering and setting a time and place for a public hearing of the**
8 **Board of Supervisors, sitting as a Committee of the Whole, on July 9, 2019, at 3:00**
9 **p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot**
10 **Proceeding, and Assessment Ballot; directing environmental findings; and directing**
11 **the Clerk of the Board of Supervisors to give notice of the public hearing and balloting,**
12 **as required by law.**

13
14 WHEREAS, The Property and Business Improvement District Law of 1994 (California
15 Streets and Highways Code, Sections 36600 et seq., “1994 Act”), authorizes cities to
16 establish property and business improvement districts within business districts to promote the
17 economic revitalization and physical maintenance of such business districts; and

18 WHEREAS, Section 36603 of the 1994 Act recognizes the authority of Charter cities to
19 adopt Ordinances providing for different methods of levying assessments for similar or
20 additional purposes from those set forth in the 1994 Act; and

21 WHEREAS, Article 15 of the San Francisco Business and Tax Regulations Code
22 (“Article 15”) augments certain procedural and substantive requirements relating to the
23 formation of property and business improvement districts and the assessments on real
24 property or businesses within such districts; and

1 for each parcel, the total annual amount chargeable to the entire district, the duration of the
2 payments, the property-related services, activities and improvements to be funded by the
3 assessments for each year and the maximum cost thereof, the method and basis upon which
4 the assessments are calculated in sufficient detail to allow each property owner to calculate
5 the amount of the assessment to be levied against his or her property, a statement that no
6 bonds will be issued, the time and manner of collecting the assessments, and a list of the
7 properties to be assessed (including assessor parcel numbers), is on file with the Clerk of the
8 Board of Supervisors in File No. 190427, which is hereby declared to be a part of this
9 Resolution as if set forth fully herein; and

10 WHEREAS, A detailed engineer's report supporting the assessments within the
11 proposed district, prepared by John G. Egan, California Registered Professional Engineer No.
12 14853, entitled "Union Square Business Improvement District Engineer's Report" ("Engineer's
13 Report") is on file with the Clerk of the Board of Supervisors in File No. 190427, which is
14 hereby declared to be a part of this Resolution as if set forth fully herein; and

15 WHEREAS, A Proposed Boundaries Map, submitted pursuant to California Streets and
16 Highways Code, Section 3110, is on file with the Clerk of the Board of Supervisors in File
17 No. 190427, which is hereby declared to be a part of this Resolution as if set forth fully herein;
18 now, therefore, be it

19 RESOLVED, That the Board of Supervisors declares as follows:

20 Section 1. Pursuant to Section 36621(a) of the 1994 Act and Article 15, the Board of
21 Supervisors declares its intention to renew and expand the property and business
22 improvement district known as the "Union Square Business Improvement District" ("District")
23 for a period of ten and one half years, and to levy and collect assessments against all parcels
24 of real property in the District for ten of those years, commencing with FY2019-2020, subject
25 to approval by a majority of the property owners in the District who cast assessment ballots,

- 1 • South side of Geary Street from Shannon Alley to Taylor Street
- 2 • South side of Post Street from Taylor Street to Mason Street
- 3 • South side of Bush Street from Mason Street to the west side of Kearney Street
- 4 • North side of Market Street from Kearney Street to Cyril Magnin including parcel
- 5 0341 -013 on the West intersection of Cyril Magnin and Market Streets
- 6 • South side of Market Street from 4th street to 5th street including parcel 3706 -047
- 7 on the east corner of 4th and Market Streets
- 8 • West side of Kearney Street from Market Street to Bush Street
- 9 • East side of Mason Street from Eddy Street to O'Farrell Street
- 10 • East side of Mason Street from Post Street to Bush Street
- 11 • East side of Taylor Street from Geary Street to Post Street
- 12 • East side of Shannon Alley from O'Farrell Street & Geary Street (0317 -002, 0317 -
- 13 026, and 0317 -027).

14 Reference should be made to the detailed maps and the lists of parcels identified by
15 Assessor Parcel Number that are contained in the Management District Plan, in order to
16 determine which specific parcels are included in the Union Square Business Improvement
17 District.

18 Section 5. A public hearing on the renewal and expansion of the District, and the levy
19 and collection of assessments starting with FY2019-2020 and continuing through FY2028-
20 2029, shall be conducted before the Board of Supervisors sitting as a Committee of the Whole
21 on July 9, 2019 at 3:00 p.m., or as soon thereafter as the matter may be heard in the Board's
22 Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San
23 Francisco, California, 94102. At this public hearing, the Board of Supervisors will hear public
24 testimony regarding the proposed formation of the District, assessments, and boundaries of
25 the District, including testimony from all interested persons for or against renewal and

1 services, organizational expenses such as insurance, the cost to conduct a yearly financial
2 review, and other services related to organizational activities.

3 Section 8. Within the area encompassed by the proposed District, the City currently
4 provides services at the same level provided to other similar areas of the City. It is the intent
5 of the Board of Supervisors to continue to provide the area encompassed by the District with
6 the same level of services provided to other similar areas of the City; formation of the District
7 will not affect the City's policy to continue to provide the same level of service to the areas
8 encompassed by the District as it provides to other similar areas of the City during the term of
9 the District.

10 Section 9. The annual total assessments proposed to be levied and collected for the
11 first year of the District (FY2019-2020) is estimated to be \$6,036,110.88. The amount of the
12 total annual assessments to be levied and collected for years two through ten (FYs 2020-2021
13 through 2028-2029) may be increased from one year to the next due to changes to the
14 consumer price index (CPI) or by 5%, whichever is greater. Assessments may also increase
15 based on development in the District. The determination of annual adjustments in assessment
16 rates will be subject to the approval of the Union Square Business Improvement District
17 Owners' Association. Assessment rates may not increase by more than 5% or the CPI annual
18 increase, whichever is greater.

19 Section 10. Environmental Findings. Following the approval of this Resolution, the
20 Planning Department shall determine whether the actions contemplated in this Resolution are
21 in compliance with the California Environmental Quality Act (California Public Resources
22 Code, Sections 21000 et seq.), and respond in writing to the Clerk of the Board of Supervisors
23 prior to the Board's public hearing on the renewal and expansion of the District on July 9,
24 2019, at 3:00 p.m.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Resolution

File Number: 190427

Date Passed: May 07, 2019

Resolution declaring the intention of the Board of Supervisors to renew and expand a property-based business improvement district known as the "Union Square Business Improvement District" and levy a multi-year assessment on all parcels in the District; approving the management district plan, engineer's report, and proposed boundaries map for the District; ordering and setting a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of the Whole, on July 9, 2019, at 3:00 p.m.; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting, as required by law.

April 29, 2019 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE


April 29, 2019 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

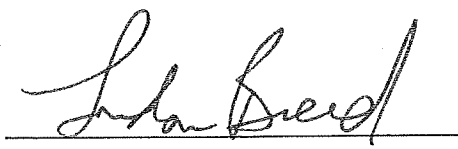
May 07, 2019 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190427

I hereby certify that the foregoing Resolution was ADOPTED on 5/7/2019 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


London N. Breed
Mayor


Date Approved

PROPOSED BOUNDARIES OF THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT, SAN FRANCISCO, STATE OF CALIFORNIA

A Property and Business Improvement District
Established in the City and County of San Francisco, State of California,
Under Part 7 of the California ST.s and Highways Code
(“Property and Business Improvement District Law of 1994,” §§36600 et seq.)
and Article 15 of the San Francisco Business and Tax Regulations Code



(1) FIELD IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS FOR THE CITY AND COUNTY OF SAN FRANCISCO, THIS ____ DAY OF _____, 201_.

ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO

(2) I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 201_.

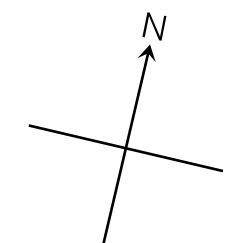
BY ITS RESOLUTION NO. _____.

(3) FILED THIS ____ DAY OF _____, 201_. AT THE HOUR OF ____ O'CLOCK ____ MINUTE IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF ASSESSOR-RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, THIS ____ DATE OF _____, 201_.

CARMEN CHU, ASSESSOR-RECORDER
CITY AND COUNTY OF SAN FRANCISCO

MAP LEGEND

- Zone One Parcel Boundary
- Zone Two Parcel Boundary
- 308** Block Number
- 1 Lot Number



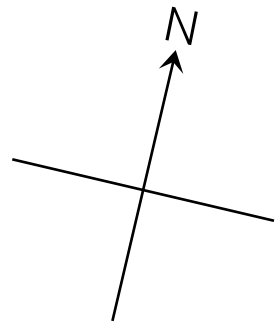
PROPOSED BOUNDARIES OF THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT, SAN FRANCISCO, STATE OF CALIFORNIA

Map 2 of 3

A Property and Business Improvement District
Established in the City and County of San Francisco, State of California,
Under Part 7 of the California ST.s and Highways Code
("Property and Business Improvement District Law of 1994," §§36600 et seq.)
and Article 15 of the San Francisco Business and Tax Regulations Code

MAP LEGEND

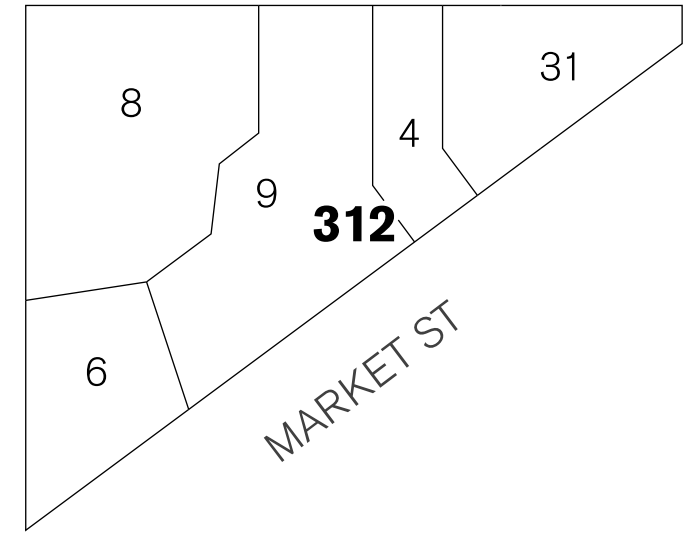
- Zone One Parcel Boundary
- Zone Two Parcel Boundary
- 284** Block Number
- 12 Lot Number



PROPOSED BOUNDARIES OF THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT, SAN FRANCISCO, STATE OF CALIFORNIA

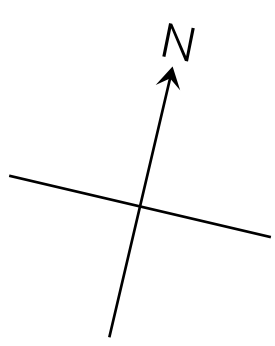
Map 3 of 3

A Property and Business Improvement District
Established in the City and County of San Francisco, State of California,
Under Part 7 of the California ST.s and Highways Code
(“Property and Business Improvement District Law of 1994,” §§36600 et seq.)
and Article 15 of the San Francisco Business and Tax Regulations Code



MAP LEGEND

- Zone One Parcel Boundary
- Zone Two Parcel Boundary
- 284** Block Number
- 12 Lot Number





THIS 14TH DAY OF MAY, 2019.

Angela Calvillo
 ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS
 CITY AND COUNTY OF SAN FRANCISCO

(2) I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF THE UNION SQUARE BUSINESS IMPROVEMENT DISTRICT IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO AT A REGULAR MEETING THEREOF, HELD ON THE 7TH DAY OF MAY, 2019.

BY ITS RESOLUTION NO. 201-19.

(3) FILED THIS 16th DAY OF MAY, 2019. AT THE HOUR OF 10 O'CLOCK 40 MINUTE IN BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 136-138 IN THE OFFICE OF ASSESSOR-RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, THIS 16th DATE OF MAY, 2019.

Carmen Chu
 CARMEN CHU, ASSESSOR-RECORDER
 CITY AND COUNTY OF SAN FRANCISCO

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 05/16/2019, 2019K767608
 on _____ with document no. _____
 This document has not been compared with the original
 SAN FRANCISCO ASSESSOR-RECORDER

MAP LEGEND
 — Zone One Parcel Boundary