

1 **[Sale of Property- Portion of Dow Place]**

2 **AUTHORIZING THE SALE OF PROPERTY, A PORTION OF THE WESTERN END OF**
3 **DOW PLACE, AND ADOPTING FINDINGS PURSUANT TO CITY PLANNING CODE**
4 **SECTION 101.1.**

5 Be it ordained by the People of the City and County of San Francisco:

6 Section 1. FINDINGS. The Board of Supervisors of the City and County of San
7 Francisco hereby finds and declares as follows:

- 8 A. On October 25, 1999, the Board of Supervisors adopted Ordinance
9 No. 288-99, ordering the summary vacation of a portion of Dow Place.
- 10 B. The subject portion of the street is described and depicted on the Department of
11 Public Works Drawing number SUR-498 (the "Property"), a copy of which is on file
12 with the Clerk of the Board of Supervisors in File No. 991758.
- 13 C. The Property is necessary to provide for fire truck turning radius in connection with
14 a residential project being developed by the adjacent property owner, 77 Dow Place
15 Lofts, LLC.
- 16 D. The Director of Property has determined the value of the Property to be Two
17 Hundred Forty-Seven Thousand Dollars (\$247,000), and 77 Dow Place Lofts, LLC
18 has agreed to pay such amount to the City. The Board of Supervisors hereby finds
19 that it is in the best interest of the City to sell the Property based on direct
20 negotiations with 77 Dow Place Lofts, LLC, without a competitive bid process.
21 Competitive bidding in this situation would be impractical or impossible.
- 22 E. The Board of Supervisors adopts as its own and incorporates by reference as
23 though fully set forth herein the findings of the City Planning Department in its letter
24 dated June 19, 1998 that found the proposed vacation and sale of the subject
25

1 portion of Dow Place is in conformity with the City's General Plan and with the Eight
2 Priority Policies of City Planning Code Section 101.1. A copy of such letter is on file
3 with the Clerk of the Board of Supervisors in File No. 991758.

4 Section 2. In accordance with the recommendations of the Director of Public Works
5 and the Director of Property, the Board of Supervisors of the City and County of San
6 Francisco authorizes the sale of the Property to 77 Dow Place Lofts, LLC, and determines that
7 the public interest or necessity demands, or will not be inconvenienced by, such sale.

8 Section 3. The Board of Supervisors hereby authorizes the Director of Property, on
9 behalf of the City and County of San Francisco, to execute a purchase and sale agreement, a
10 quitclaim deed conveying the City's interest in the subject portion of Dow place, copies of
11 which are on file with the Clerk of the Board of Supervisors in File No. 991758, and all
12 other documents and instruments necessary fo effectuate the sale of the Property to the
13 adjacent property owner, 77 Dow Place Lofts, LLC.

14 Section 4. All actions authorized by this ordinance and heretofore taken by any City
15 official in connection with the subject matter hereof are hereby ratified, confirmed and
16 approved by this Board of Supervisors.

17
18
19 **RECOMMENDED:**

20 DEPARTMENT OF PUBLIC WORKS

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22
23 MARK A. PRIMEAU
24 Director of Public Works
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REAL ESTATE DEPARTMENT
BOARD OF SUPERVISORS

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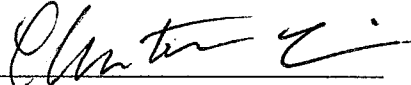
REAL ESTATE DEPARTMENT



ANTHONY J. DELUCCHI
Director of Property

APPROVED AS TO FORM:

LOUISE H. RENNE, City Attorney

By: 

Deputy City Attorney



City and County of San Francisco

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

Tails Ordinance

File Number: 991758

Date Passed:

Ordinance authorizing the sale of property, a portion of western end of Dow Place, and adopting findings pursuant to Planning Code Section 101.1.

October 18, 1999 Board of Supervisors — PASSED, ON FIRST READING

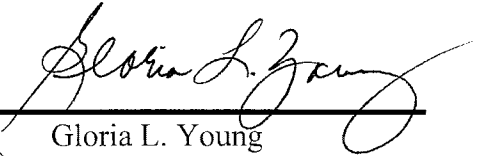
Ayes: 9 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Teng, Yaki, Yee
Absent: 2 - Becerril, Newsom

October 25, 1999 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng,
Yaki, Yee
Absent: 1 - Becerril

File No. 991758

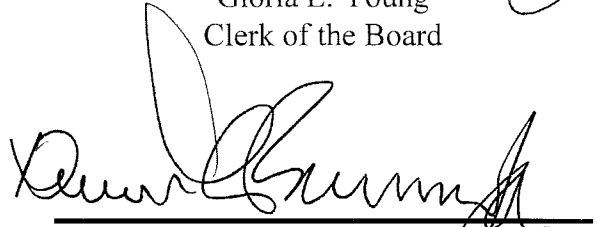
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on October 25, 1999
by the Board of Supervisors of the City and
County of San Francisco.



Gloria L. Young
Clerk of the Board

NOV - 5 1999

Date Approved



Mayor Willie L. Brown Jr.