

1 [Sale of City Property]

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3 **Ordinance ordering the sale at public auction of seven City-owned properties located**
4 **along the former Central Freeway right of way and the newly constructed Octavia**
5 **Boulevard; adopting findings pursuant to the California Environmental Quality Act;**
6 **adopting findings that the sale is consistent with the City’s General Plan and Eight**
7 **Priority Policies of City Planning Code Section 101.1; and authorizing other actions in**
8 **furtherance of this ordinance.**

9 Note: Additions are *single-underline italics Times New Roman*;
10 deletions are *~~strikethrough italics Times New Roman~~*.
11 Board amendment additions are double underlined.
12 Board amendment deletions are ~~strikethrough normal~~.

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

14 Section 1. In accordance with the recommendation of the Director of the Department
15 of Public Works, the Director of the Office of Economic and Workforce Development, and the
16 Director of Property, the Board of Supervisors hereby declares that the public interest or
17 necessity will not be inconvenienced by the sale at public auction of the following properties
18 transferred by the State of California to the City and County of San Francisco ("City") pursuant
19 to Section 72.1 of the California Streets and Highways Code and owned by the City under the
20 jurisdiction of the Department of Public Works (collectively, the "Central Freeway Excess
21 Parcels"), all of which are located within the City and County of San Francisco and shown on
22 the map marked "Exhibit A", a copy of which is on file with the Clerk of the Board of
23 Supervisors in File No. _____:

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1 (i) Assessor's Block 0785, Lot 029, Parcel F, located on the northeast corner of Fulton
2 Street and Gough Street, which has been appraised as having a fair market value of
3 \$9,900,000;

4 (ii) Assessor's Block 0793, Lot 036, Parcel H, located on the northwest corner of Grove
5 Street and Gough Street, which has been appraised as having a fair market value of
6 \$4,200,000;

7 (iii) Assessor's Block 0808, Lot 039, Parcel J, located on the north side of Hayes
8 Street, between Gough Street and Octavia Boulevard, which has been appraised as
9 having a fair market value of \$6,400,000;

10 (iv) Assessor's Block 0817, Lot 033, Parcel L, located on the east side of Octavia
11 Boulevard, between Fell Street and Linden Street, , which has been appraised as
12 having a fair market value of \$1,370,000 appraised value;

13 (v) Assessor's Block 0838, Lot 035, Parcel R, located on the east side of Octavia
14 Boulevard, between Lily Street and Oak Street, which has been appraised as having a
15 fair market value of \$770,000;

16 (vi) Assessor's Block 0838, Lot 034, Parcel S, located on the east side of Octavia
17 Boulevard, between Page Street and Lily Street, which has been appraised as having a
18 fair market value of \$820,000; and

19 (vii) Assessor's Block 0853, Lot 022, Parcel T, located on the east side of Octavia
20 Boulevard, between Page Street and Rose Street, which has been appraised as having
21 a fair market value of \$1,650,000.

22 Section 2. The Planning Department reported its findings that that the sale of the
23 Central Freeway Excess Parcels is consistent with the City's General Plan and with Planning
24 Code Section 101.1(b). Such findings are in a letter, a copy of which is on file with the Clerk
25 of the Board of Supervisors in File No. _____ and is incorporated herein by

1 reference. The Board of Supervisors finds that proposed sale is consistent with the City's
2 General Plan and with Planning Code Section 101.1(b) for the reasons set forth in such
3 Planning Department letter. In addition, pursuant to the California Environmental Quality Act
4 (“CEQA”), State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code,
5 the Planning Department determined that the sale of the Central Freeway Excess Parcels is
6 categorically exempt from CEQA. A copy of the determination is on file with the Clerk of the
7 Board of Supervisors in File No. _____ and is incorporated herein by reference.
8 The Board of Supervisors concurs with and adopts this determination.

9 Section 3. The Board of Supervisors hereby authorizes the Director of Property, on
10 behalf of the City and County of San Francisco, to request and receive bids at public auction
11 for the sale of Central Freeway Excess Parcels. Notwithstanding anything to the contrary set
12 forth in Section 23.3 of the San Francisco Administrative Code, the Director of Property is
13 hereby authorized to sell each of the Central Freeway Excess Parcels at public auction
14 without subsequent approval or confirmation by the Board of Supervisors on the condition that
15 the sales price is equal to or greater than ninety percent (90%) of the appraised fair market
16 value specified above for such parcel. Subsequent to the public auction sale, the Director of
17 Property shall deposit the proceeds thereof in the Octavia Boulevard Special Fund pursuant
18 to Section 10-100.369 of the San Francisco Administrative Code and shall report to the Clerk
19 of the Board of Supervisors the results of the public auction sale.

20 Section 4. The provisions of San Francisco Administrative Code Chapter 23A, the
21 Surplus City Property Ordinance, shall not apply to the sale of the Central Freeway Excess
22 Parcels.

23 Section 5. The Mayor, Clerk of the Board, Controller, and Director of Property are
24 hereby authorized and directed to take any and all actions which they or the City Attorney may
25 deem necessary or advisable in order to effectuate the purpose and intent of this ordinance.

1 All actions previously taken by the officers of the City with respect to the proposed sale by
2 auction of the Central Freeway Parcels are hereby approved and ratified.

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4 RECOMMENDED:

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Director of Department of Public Works

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Director of the Office of Economic and
9 Workforce Development

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Director of Property

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13 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

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15 By: _____
Carol Wong
16 Deputy City Attorney

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