

1 [Sale of City Property]

2

3 **Ordinance ordering the sale at public auction of City-owned property located at**  
4 **1648 Pacific Avenue and 2350 19<sup>th</sup> Avenue; adopting findings pursuant to the California**  
5 **Environmental Quality Act; adopting findings that the sale is consistent with the City's**  
6 **General Plan and Eight Priority Policies of City Planning Code Section 101.1; and**  
7 **authorizing other actions in furtherance of this ordinance.**

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

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

13 Section 1. In accordance with the recommendation of the San Francisco Fire  
14 Commission (Fire Commission Resolution Numbers 03-9 and 04-4), Chief of the Fire  
15 Department, and the Director of Property, the Board of Supervisors hereby declares that the  
16 public interest or necessity will not be inconvenienced by the sale at public auction of the  
17 following property owned by the City under the jurisdiction of the Fire Department, all of which  
18 is located within the City and County of San Francisco and which is shown on the maps  
19 marked "Exhibit A" and "Exhibit B" which are on file with the Clerk of the Board of Supervisors:

20 Parcel 1. Assessor's Block 0574, Lot 011, 1648 Pacific Avenue, located on the  
21 north side of Pacific Avenue, between Van Ness Avenue and Polk Street;

22 Parcel 2. Assessor's Block 2347, Lot 004G, 2350 19<sup>th</sup> Avenue, located on the east  
23 side of 19<sup>th</sup> Avenue, between Santiago Street and Taraval Street.

24 Section 2. In a letter dated December 15, 2004 from the Director of Planning to the  
25 Director of Property, the Planning Department determined that the sale of Parcel 1 is  
(i) consistent with the City's General Plan, (ii) consistent with the Eight Priority Policies of City

1 Planning Code Section 101.1, and (iii) categorically exempt from environmental review under  
2 California Environmental Quality Act (California Public Resources Code Sections 21000  
3 et seq.) (CEQA). A copy of the letter is on file with the Clerk of the Board of Supervisors in  
4 File No. \_\_\_\_\_ and is incorporated herein by reference. The Board of Supervisors  
5 finds that the proposed sale is consistent with the City's General Plan and with Planning Code  
6 Section 101.1(b) for the reasons set forth in said letter.

7 Section 3. On December 9, 2004, at a duly noticed public hearing, the Planning  
8 Commission in Motion No. 16909, found that the sale of Parcel 2 was consistent with the  
9 City's General Plan and with Planning Code Section 101.1(b). A copy of the Motion is on file  
10 with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated  
11 herein by reference. The Board finds that proposed sale is consistent with the City's General  
12 Plan and with Planning Code Section 101.1(b) for the reasons set forth in said Motion. In  
13 addition, the Planning Department determined that the sale of Parcel 2 is in compliance with  
14 CEQA. A copy of the determination is on file with the Clerk of the Board of Supervisors in File  
15 No. \_\_\_\_\_ and is incorporated herein by reference.

16 Section 4. The Board of Supervisors has previously included the estimated sale  
17 proceeds of Parcels 1 and 2 as revenue in the San Francisco Fire Department's 2004-2005  
18 budget to balance its budget.

19 Section 5. The Board of Supervisors hereby authorizes the Director of Property, on  
20 behalf of the City and County of San Francisco, to request and receive bids at public auction  
21 for the sale of Parcels 1 and 2. Notwithstanding Section 23.3 of the San Francisco  
22 Administrative Code, the Director of Property is hereby authorized to sell said surplus property  
23 at public auction without subsequent approval or confirmation by the Board of Supervisors on  
24 the condition that the sales price is equal to or greater than the fair market value as  
25 determined by an independent appraisal. All documents conveying parcel 1 of this ordinance

1 (Assessor's Block 0574, Lot 011, 1648 Pacific Avenue, located on the north side of Pacific  
2 Avenue, between Van Ness Avenue and Polk Street) shall indicate that the property is San  
3 Francisco landmark No. 188 and that the property shall not be demolished and that the  
4 property shall be subject to the controls and procedures set forth in this Board of Supervisors'  
5 Ordinance designating the property as a landmark and the controls and procedures set forth  
6 in Planning Code Article 10. Subsequent to the public auction sale, the Director of Property  
7 shall report to the Clerk of the Board of Supervisors the results of the public auction sale. The  
8 provisions of San Francisco Administrative Code Chapter 23A, the Surplus City Property  
9 Ordinance, shall not apply to the sale of Parcels 1 and 2 as set forth above.

10 Section 6. The Mayor, Clerk of the Board, Controller, and Director of Property are  
11 hereby authorized and directed to take any and all actions which they or the City Attorney may  
12 deem necessary or advisable in order to effectuate the purpose and intent of this ordinance.

13  
14 RECOMMENDED:

15  
16 \_\_\_\_\_  
17 Director of Property

18 \_\_\_\_\_  
19 Chief of the Fire Department

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

22 By: \_\_\_\_\_  
23 Charles R. Sullivan  
24 Deputy City Attorney