

1 [Petitions for City Parcels to Form the Proposed Civic Center Community Benefit District]

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3 **Resolution authorizing the Mayor to cast petitions in the affirmative for formation of the**
4 **proposed Civic Center Community Benefit District, to sign on behalf of the City and**
5 **County of San Francisco as the owner of certain parcels of real property that would be**
6 **subject to assessment in the proposed property and business improvement district to**
7 **be named the Civic Center Community Benefit District.**

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9 WHEREAS, The Property and Business Improvement Law of 1994 (California Streets
10 and Highways Code Sections 36600 *et seq.*) as augmented by Article 15 of the San Francisco
11 Business and Tax Regulations Code, authorizes formation of business and property
12 improvement assessment districts; and,

13 WHEREAS, Pursuant to petitions filed by property and business owners in various parts
14 of the City, following public hearing and balloting, the Board of Supervisors has previously
15 established eleven such assessment districts in various areas of San Francisco; and,

16 WHEREAS, The Civic Center Community Benefit District Steering Committee has now
17 asked that the City and County of San Francisco sign petitions for parcels it owns in the Civic
18 Center area, requesting that Board of Supervisors adopt a Resolution declaring the intention
19 of the Board of Supervisors to establish a property-based business improvement district
20 (community benefit district) to be known as the "Civic Center Community Benefit District" and
21 order the levy and collection of a multi-year assessment on identified parcels in the district,
22 with all appropriate notices, hearing and balloting to follow; and,

23 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels
24 within an assessment district that are owned or used by any government agency, the State of
25 California or the United States shall not be exempt from assessment unless the agency can

1 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
2 receive no special benefit; and,

3 WHEREAS, The City and County of San Francisco owns certain parcels of real
4 property within the proposed assessment district, the details of which are set forth in a
5 spreadsheet entitled "Proposed Assessments for City Owned Parcels in the Proposed Civic
6 Center Community Benefit District " on file with the Clerk of the Board of Supervisors in File
7 No. _____, which is hereby declared to be a part of this Resolution as if set forth fully
8 herein; and,

9 WHEREAS, The City owns additional real property within the proposed assessment
10 district that is subject to the exclusive jurisdiction and control of certain City departments, such
11 as the San Francisco Public Utilities Commission, the War Memorial Board of Trustees, and
12 the Asian Art Museum Commission (the "Other Property"); and,

13 WHEREAS, The City-owned parcels (not including the Other Property) are listed as
14 follows, showing the street address for each, Assessor's lot and block number,
15 name/description of building, proposed assessment amount for each, and the percent of the
16 total proposed assessments for the District that each parcel would be assessed (which is the
17 corresponding weight to be afforded the City's signature on the petition to establish the Civic
18 Center CBD):

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ADDRESS	LOT / BLOCK	NAME / DESCRIPTION OF BUILDING	EST. ASSESSMENT AMOUNT	% OF TOTAL CBD BUDGET
101 Grove Street	0811 001	Dept. of Public Health	\$11,055.65	1.50%
155 Grove Street	0811 016	Art Commission Gallery	\$991.98	0.13%
240 Van Ness Ave.	0811 019	Vacant Building	\$929.88	0.13%
165 Grove Street	0811 021	Art Commission - Vacant Lot	\$991.98	0.13%
150 Grove Street	0812 001	Bill Graham Auditorium	\$25,217.34	3.42%
30 Van Ness Ave.	0835 004	City Office Building	\$12,082.3	1.64%
100 Larkin Street	0354 001	SF Main Public Library	\$21,397.01	2.91%
1 So Van Ness Ave.	3506 001	City Office Building	\$24,586.01	3.34%
1 Dr. Carlton B Goodlett Place	0787 001	City Hall	\$37,220.62	5.05%
Civic Center Plaza, Civic Center Garage	0788 001	Recreation & Park Dept.	\$32,154.22	4.37%
25 Van Ness Ave.	0834 004	City Office Building	\$10,272.83	1.39%

WHEREAS, It is appropriate for the Board to authorize a representative to submit assessment petitions for the City-owned parcels within the proposed district to avoid confusion on the Board's dual role as both the legislative body that may form the district and levy assessments if there is no majority protest by the affected property owners, and as the decision-making body for the City as the owner of property subject to assessments; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to submit any and all assessment petitions in the affirmative for the above-listed parcels of real property (which list does not include the Other Property) owned by the City and County of San Francisco that would be subject to assessment in the proposed property and business improvement district to be named the Civic Center Community Benefit District; and, be it

1 RESOLVED, That the Board encourages any City department that has exclusive
2 jurisdiction over the Other Property to submit any and all assessment petitions in the
3 affirmative; and, be it

4 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
5 of this Resolution to be delivered to the Civic Center Community Benefit District Steering
6 Committee, to the City departments with jurisdiction over the Other Property, and to the
7 Mayor's Office of Economic and Workforce Development.

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