

1 [Petitions for City Parcels - Renew and Expand the Proposed Civic Center Community Benefit  
2 District]

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3 **Resolution authorizing the Mayor to sign petitions in the affirmative for the proposed**  
4 **renewal and expansion of a property and business improvement district to be named**  
5 **the Civic Center Community Benefit District, with respect to certain parcels of real**  
6 **property owned by the City that would be subject to assessment in said district.**

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8 WHEREAS, The Property and Business Improvement Law of 1994 (California Streets  
9 and Highways Code, Sections 36600 *et seq.*) as augmented by Article 15 of the San  
10 Francisco Business and Tax Regulations Code, authorizes the City and County of San  
11 Francisco to form business and property improvement districts funded through the levy and  
12 collection of special assessments on identified parcels within the district; and

13 WHEREAS, In 2011, the City established a property-based business improvement  
14 district known as the Civic Center Community Benefit District, to fund certain activities and  
15 improvements within the district boundaries, for a period of ten years ending with  
16 FY2020-2021 (Res. No. 21-11); and

17 WHEREAS, Under Section 1511(a) of the Business and Tax Regulations Code, the  
18 Board of Supervisors may initiate proceedings to establish or renew a property and business  
19 improvement district upon receipt of a petition signed by property owners, business owners, or  
20 a combination of property owners and business owners in the proposed district who will pay at  
21 least 30% of the assessments proposed to be levied, except that the amount of assessments  
22 attributable to properties and businesses owned by the same owner that is in excess of 25%  
23 of all assessments proposed to be levied, shall not be included in this calculation; and

24 WHEREAS, The Civic Center Community Benefit District has now asked that the City  
25 sign petitions for 14 parcels it owns in the Civic Center area, to request that Board of

1 Supervisors adopt a Resolution declaring the intention of the Board of Supervisors to renew  
2 and expand a property-based business improvement district to be known as the "Civic Center  
3 Community Benefit District" and to order the levy and collection of a multi-year assessment on  
4 identified parcels in the district, with all appropriate notices, hearing and balloting to follow;  
5 and

6 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels  
7 within an assessment district that are owned or used by any government agency, the State of  
8 California or the United States shall not be exempt from assessment unless the agency can  
9 demonstrate by clear and convincing evidence that those publicly owned parcels in fact  
10 receive no special benefit; and

11 WHEREAS, The City owns 14 parcels of real property within the proposed assessment  
12 district, the details of which are set forth in a spreadsheet entitled "Proposed Assessments for  
13 City Owned Parcels in the Proposed Renewed and Expanded Civic Center Community  
14 Benefit District" on file with the Clerk of the Board of Supervisors in File No. 190361, which is  
15 hereby declared to be a part of this Resolution as if set forth fully herein; and

16 WHEREAS, The City owns additional real property within the proposed district that is  
17 subject to the exclusive jurisdiction and control of certain City departments, such as the San  
18 Francisco Public Utilities Commission; and

19 WHEREAS, The City-owned parcels (not including the Other Property) are listed as  
20 follows, showing the street address for each, Assessor's lot and block number,  
21 name/description of building, proposed assessment amount for each, and the percent of the  
22 total proposed assessments for the District that each parcel would be pay (which is the  
23 corresponding weight to be afforded the City's signature on the petition to establish the  
24 proposed district):  
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| ADDRESS                                 | LOT / BLOCK | NAME / DESCRIPTION OF BUILDING        | EST. ASSESSMENT AMOUNT | % OF TOTAL CBD BUDGET |
|---|-------------|---------------------------------------|------------------------|-----------------------|
| 1122 Market Street                      | 0351 039    | BART Entry at UN Plaza – Public Works | \$5,683.21             | 0.18%                 |
| UN Plaza                                | 0351 041    | BART Entry at UN Plaza – Public Works | \$1,397.71             | 0.04%                 |
| 1130 Market Street                      | 0351 046    | BART Entry at UN Plaza – Public Works | \$20,881.98            | 0.64%                 |
| UN Plaza                                | 0351 049    | BART Entry at UN Plaza – Public Works | \$11,111.15            | 0.34%                 |
| 101 Grove Street                        | 0811 001    | Dept. of Public Health                | \$44,938.58            | 1.39%                 |
| 155 Grove Street                        | 0811 016    | Art Commission Gallery                | \$5,211.21             | 0.16%                 |
| 240 Van Ness Ave.                       | 0811 019    | Vacant Building                       | \$6,590.18             | 0.20%                 |
| 165 Grove Street                        | 0811 021    | Art Commission - Vacant Lot           | \$4,660.38             | 0.14%                 |
| 150 Grove Street                        | 0812 001    | Bill Graham Auditorium                | \$146,892.12           | 4.53%                 |
| 100 Larkin Street                       | 0354 001    | SF Main Public Library                | \$138,067.81           | 4.26%                 |
| 1 So Van Ness Ave.                      | 3506 001    | City Office Building                  | \$59,727.06            | 1.84%                 |
| 1 Dr. Carlton B Goodlett Place          | 0787 001    | City Hall                             | \$262,269.21           | 8.09%                 |
| Civic Center Plaza, Civic Center Garage | 0788 001    | Recreation & Park Dept.               | \$250,191.02           | 7.72%                 |
| 25 Van Ness Ave.                        | 0834 004    | City Office Building                  | \$18,031.02            | 0.56%                 |
|   |             |                                       |                        |                       |
| <b>Total</b>                            |             |                                       | \$975,652.64           | 30.09%                |

17 WHEREAS, Pursuant to Section 15.11(a), if the City submits these petitions in the  
18 affirmative, it may not count for more than 25% of the 30% required to initiate formation  
19 proceedings; and

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

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

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

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