

1 [Urging acceptance of Pritikin Mansion as San Francisco’s official ‘Mayoral Residence.’]

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3 **Resolution urging the acceptance of Pritikin Mansion as San Francisco’s official**
4 **‘Mayoral Residence’ on the condition that an agreement is worked out between the City**
5 **and Robert C. Pritikin. Further that such an agreement should be brought before the**
6 **Board by or before April 30th, 2005 for final approval**

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8 WHEREAS, Robert Pritikin has generously offered to donate the largest private estate
9 in San Francisco to the City to be used as the official ‘Mayoral Residence’, not unlike Gracie
10 Mansion in New York City; and

11 WHEREAS, This residence and its surrounding grounds could be used by the City for a
12 variety of public purposes, including but not limited to: a Mayoral residence, a place to host
13 City functions and foreign dignitaries as well as generate revenue for San Francisco by
14 renting it to the public for special venues; and

15 WHEREAS, The City currently licenses City Hall and other City facilities for private
16 events and filming, and could also license the Pritikin Mansion for private events or filming
17 and thereby potentially generate revenue; and

18 WHEREAS, City Hall currently generates \$1,100,000 in gross revenue of which
19 approximately 30% is profit, and Pritikin Mansion currently, generates 500K a year for similar
20 private functions according to Mr. Pritikin; and

21 WHEREAS, The surrounding grounds of the Pritikin Mansion could also serve as
22 valuable open space for the citizens of San Francisco; and

23 WHEREAS, In order for the City to finally accept the Pritikin Mansion, the City must
24 perform appropriate due diligence and then negotiate and enter into a gift agreement with
25 Pritikin that maximizes the City’s flexibility and minimizes potential liabilities related to the

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1 potential acceptance of this gift. The gift agreement should address Pritikin's right during his
2 life estate, the City's right to use the Pritikin Mansion and surrounding property without
3 restrictions, and the condition of the property at the time of transfer. The gift agreement should
4 also address and resolve issues relating to the property boundaries, condominium ownership
5 structure, debt or mortgage retirement, accessibility and code compliance, security, zoning,
6 property taxes, maintenance, insurance, operating costs, and parking. Upon determination
7 and agreement on these issues, the City must perform environmental review under the
8 California Environmental Quality Act (CEQA) and assess conformity with the City's General
9 Plan before final acceptance of the proposed gift; now, therefore, be it

10 RESOLVED, That the Board of Supervisors urges the Director of Property, in
11 consultation with other City Departments including the Planning Department, the Recreation
12 and Park Department, the Department of Building Inspection, and the Office of the City
13 Attorney, to perform appropriate due diligence and negotiate with Pritikin on terms of a gift
14 agreement and to submit such a proposed agreement to the Board Of Supervisors, with final
15 recommendations regarding terms and conditions on or before April 30, 2005; and be it

16 FURTHER RESOLVED, That the Board of Supervisors hereby approves \$20,000
17 to the Director of Property, for the payment of staff and other costs, as well as contractors
18 needed to complete due diligence investigations and reports; and be it

19 FURTHER RESOLVED, That the Board of Supervisors moves to accept Pritikin
20 Mansion as San Francisco's official 'Mayoral Residence' on condition that final conditions of
21 an agreement are reached between the City and Robert Pritikin and approved at the Board.

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