

File No. 101318

Committee Item No. 12
Board Item No. 28

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: October 27, 2010

Board of Supervisors Meeting

Date 11/2/2010

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Ethics Form 126 |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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Petitions to establish the Civic Center Community Benefit District

- | |
|-------------------|
| _____ |
| Engineer's Report |
| _____ |
| Management Plan |
| _____ |
| _____ |

Completed by: Victor Young

Date: October 22, 2010

Completed by: Victor Young

Date: 10/25/10

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.

25

1 [Resolution of Intention to form the Civic Center Community Benefit District]

2
3 **Resolution (1) declaring the intention of the Board of Supervisors to establish a**
4 **property-based business improvement district (community benefit district) to be**
5 **known as the "Civic Center Community Benefit District" and levy a multi-year**
6 **assessment on identified parcels in the district, (2) approving the management**
7 **district plan and engineer's report and proposed boundaries map for the district,**
8 **(3) ordering and setting a time and place for a public hearing thereon, (4) approving**
9 **the form of the Notice of Public Hearing and Assessment Ballots, (5) directing**
10 **environmental findings, and (6) directing the Clerk of the Board of Supervisors to give**
11 **notice of the public hearing and balloting as required by law.**

12
13 WHEREAS, The Property and Business Improvement District Law of 1994 (California
14 Streets and Highways Code sections 36600 *et seq.*, "1994 Act" or the "Act"), authorizes cities
15 to establish property and business improvement districts within business districts to promote
16 the economic revitalization and physical maintenance of such business districts; and

17 WHEREAS, Section 36603 of the 1994 Act recognizes the authority of Charter cities to
18 adopt ordinances providing for different methods of levying assessments for similar or
19 additional purposes from those set forth in the 1994 Act; and

20 WHEREAS, Article 15 of the San Francisco Business and Tax Regulation Code
21 ("Article 15") augments certain procedural and substantive requirements relating to the
22 formation of property and business improvement districts and the assessments on real
23 property or businesses within such districts; and

24 WHEREAS, The 1994 Act and Article 15 authorize the City to levy and collect
25 assessments on real property within such districts for the purpose of providing improvements

1 and promoting activities and property-related services that specially benefit identified parcels
2 of real property located within such districts; and

3 WHEREAS, Article XIID of the California Constitution and Section 53753 of the
4 California Government Code impose certain procedural and substantive requirements relating
5 to assessments on real property; and

6 WHEREAS, The 1994 Act and Article 15 impose additional procedural and substantive
7 requirements relating to assessments on real property within a proposed property and
8 business improvement district, also known as a community benefit district ("CBD"); and

9 WHEREAS, The Board of Supervisors finds that the property-related services, activities
10 and improvements to be funded with assessments on real property within the proposed district
11 will confer substantial special Benefit on the assessed properties over and above the general
12 Benefit to the public at large from such services, activities and improvements; and

13 WHEREAS, The property owners who will pay 30 percent or more of the total amount
14 of assessments on properties within the proposed district signed and submitted to the Clerk of
15 the Board of Supervisors a petition (the "Petition") requesting that the Board of Supervisors
16 establish a property-based community benefit district to be named the "Civic Center
17 Community Benefit District," and to levy assessments on properties located in the proposed
18 district to fund property-related services, activities and improvements within the district; and

19 WHEREAS, A Management District Plan entitled the "Civic Center Community Benefit
20 District Management District Plan" containing information about the proposed district and
21 assessments required by Section 36622 of the 1994 Act, including but not limited to maps
22 showing all identified parcels located in the district, a description of the boundaries of the
23 district, the name of the district, the amount of the proposed assessment for each identified
24 parcel, the total annual amount chargeable to the entire district, the duration of the payments,
25 the property-related services, activities and improvements to be funded by the assessments

1 for each year and the maximum cost thereof, the method and basis upon which the
2 assessments are calculated in sufficient detail to allow each property owner to calculate the
3 amount of the assessment to be levied against his or her property, a statement that no bonds
4 will be issued, the time and manner of collecting the assessments, and a list of the properties
5 to be assessed (including assessor parcel numbers), has been submitted to the Clerk of the
6 Board of Supervisors, and amended on October 27, 2010; and

7 WHEREAS, A detailed engineer's report supporting the assessments within the
8 proposed district, prepared by K. Dennis Klingelhofer, California Registered Professional
9 Engineer No. C 50255, titled "Civic Center Community Benefit District, Engineer's Report,"
10 has been submitted to the Clerk of the Board of Supervisors, and amended on October 27,
11 2010; and

12 WHEREAS, A Proposed Boundaries Map has been submitted to the Clerk of the Board
13 of Supervisors pursuant to California Streets and Highways Code §3110;

14
15 Now, therefore, be it

16 RESOLVED, That the Board of Supervisors declares as follows:

17 Section 1. Pursuant to Section 36621(a) of the 1994 Act and Article 15, the Board of
18 Supervisors declares its intention to form a property and business improvement district to be
19 designated as the "Civic Center Community Benefit District" (the "District") for a period of ten
20 (10) years, and to levy and collect assessments against all identified parcels of real property
21 in the District for a period of ten (10) years, commencing with fiscal year 2011-2012, subject to
22 approval by a majority of the property owners in the District who cast assessment ballots,
23 which ballots shall be weighted according to the proportional financial obligations of the
24 affected properties. No bonds will be issued. District operations will commence on or about
25 July 1, 2011, following collection of the assessments for fiscal year 2011-2012 and

1 disbursement of the assessment proceeds to the nonprofit owners' association that will
2 administer the property-related services, activities and improvements in the District pursuant
3 to Section 36651 of the 1994 Act and a written agreement with the City.

4 Section 2. The Board of Supervisors hereby approves the Management District Plan
5 and District Assessment Engineer's Report, as each amended October 27, 2010, including
6 the estimates of the costs of the property-related services, activities and improvements set
7 forth in the plan, and the assessment of said costs on the properties that will specially benefit
8 from such services, activities and improvements. A copy of the Management District Plan as
9 amended and the District Assessment Engineer's Report as amended, are on file with the
10 Clerk of the Board of Supervisors in File No. 101318. The Clerk of the Board shall make the
11 Management District Plan, District Assessment Engineer's Report and other documents
12 related to the District and included in the record before the Board of Supervisors available to
13 the public for review during normal business hours, Monday through Friday 8:00 a.m. through
14 5:00 p.m., excluding legal holidays.

15 Section 3. The Board of Supervisors hereby approves the Proposed Boundaries
16 Map showing the exterior boundaries of the District, which is on file with the Clerk of the Board
17 of Supervisors in File No. 101318 and incorporated herein by reference. The proposed
18 District contains approximately 654 identified parcels, located on approximately 35 whole or
19 partial blocks in the City Hall and Civic Center Plaza Street area, including the adjacent
20 portion of Market Street. The District is generally bounded: on the North by Turk Street; on
21 the East by a varying boundary along Hyde, Larkin and Ninth Streets; on the South by and
22 including the South side of Market Street; and on the West by the West side of Franklin
23 Street. It also includes both sides of Grove, Ivy and Hayes Streets westward to Gough Street.

24 Within the Civic Center CBD there are three separate benefit zones, established to
25 reflect different levels of service provided.

1 Zone 1 generally encompasses the North side of McAllister Street to the South side of
2 Turk Street, from Larkin Street in the East (where it adjoins the Tenderloin Community Benefit
3 District) to the properties on the West side of Franklin Street, and extending South to include
4 the Ballet building midway in the block between Fulton and Grove Streets.

5 Zone 2 generally encompasses the Civic Center Plaza, the Asian Art Museum, the
6 Main Library, Bill Graham Auditorium, Symphony Hall, the Opera House, the War Memorial
7 Building, the Performing Arts Garage, plus properties along Grove, Ivy and Hayes Streets
8 West to Gough Street, and properties on both sides of Van Ness Avenue extending South to
9 Market Street.

10 Zone 3 generally encompasses Polk Street South of Lech Walesa Street, Fox Plaza,
11 Fell Street, Hickory Street, Oak Street West to Franklin Street, and both sides of Market Street
12 from Ninth Street to Franklin Street.

13 Reference should be made to the detailed maps and the lists of parcels identified by
14 Assessor Parcel Number that are contained in the Management District Plan, in order to
15 determine which specific parcels are included in the Civic Center Community Benefit District,
16 and in each zone.

17 Section 4. A public hearing on the establishment of the District, and the levy and
18 collection of assessments starting with fiscal year 2011-2012 and continuing through fiscal
19 year 2020-2021, shall be conducted before the Board of Supervisors on January 4, 2011 at
20 3:00 p.m., or as soon thereafter as the matter may be heard in the Board's Legislative
21 Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco,
22 California, 94102. At this public hearing, the Board of Supervisors will hear public testimony
23 regarding the proposed formation of the District, assessments, boundaries of the District,
24 including testimony from all interested persons for or against establishment of the District, the
25 extent of the District, the levy of the assessments, the furnishing of specific types of property-

1 related services, improvements and activities, and other matters related to the District. The
2 Board of Supervisors may waive any irregularity in the form or content of any written protest,
3 and at the public hearing may correct minor defects in the proceedings. All protests submitted
4 by affected property owners and received prior to the conclusion of the public testimony
5 portion of the public hearing shall be tabulated to determine whether a majority protest exists.

6 Section 5. The Board of Supervisors hereby approves the form of the Notice of
7 Public Hearing and Assessment Ballot which are on file with the Clerk of the Board of
8 Supervisors in File No. 101318.

9 Section 6. The proposed property-related services, improvements or activities for
10 the District include several programs. Programs will be refined by the CBD management
11 corporation board based on evaluation of need and effectiveness, and availability of additional
12 resources.

13 **I. Programs common to all three Zones are as follows:**

14 A. Safety Program -- Daytime Community Service Ambassadors: Four uniformed
15 Community Service Ambassadors (CSAs) will serve throughout all three Zones five
16 days per week during daytime, with overlapping shifts. The CSAs are currently
17 scheduled to operate from 7:30 a.m. to 7:30 p.m.

18 B. Advocacy: For all three Zones, multi-faceted Advocacy will be provided by the
19 Executive Director. The Executive Director will coordinate a process for regular
20 exchange of information among Civic Center stakeholders, develop a website, and
21 produce a regular newsletter directed towards District merchants, organizations,
22 property owners, and members of the media. Advocacy will also include participating
23 in community meetings, coordinating information between City agencies and Civic
24 Center stakeholders related to events and issues affecting the area, speaking at
25 hearings, and raising additional resources and investments.

1 C. Beautification: For all three Zones, capital improvements such as wayfinding
2 signage, sidewalk lighting and other streetscape improvements will be provided.
3 Flower baskets/other greening throughout the District will be provided, using both
4 assessment and non-assessment funds.

5 D. Daily Cleaning and Maintenance: For all three Zones, Daily Cleaning and
6 Maintenance will be provided by on call maintenance services for graffiti removal,
7 washing down sidewalks, and similar services, for a total of 20 hours per week.

8 E. Administration: The District will have an Executive Director, and provide
9 dispatch and related administrative functions.

10 **II. Programs for Zone 2, in addition to those listed under 6.I. above, are:**

11 F. Safety Program -- Evening Community Service Ambassadors: Four uniformed
12 Community Service Ambassadors will serve Zone 2 during evening hours, for 200
13 evenings per year or an equivalent. The evening CSA shifts are currently scheduled
14 for 6:30 p.m. – 11:30 p.m.

15 G. Public Space and Sidewalk Activation: Public Space and Sidewalk Activation
16 will be provided in Civic Center Plaza, Fulton Mall, and on sidewalks throughout Zone
17 2, through activities such as free music performances or performing arts.

18 **III. Programs for Zone 3, in addition to those listed under 6.I. above, are:**

19 H. Daily Cleaning and Maintenance: Daily Cleaning and Maintenance will be
20 provided by one maintenance worker to sweep sidewalks and remove graffiti; the shift
21 is currently scheduled for 7:30 a.m. – 4:00 p.m. daily. (This is in addition to the 20
22 hours per week on call maintenance services for tasks such as graffiti removal and
23 washing down sidewalks, provided throughout the three Zones.)

24 Section 7. Within the area encompassed by the proposed District, the City currently
25 provides services at the same level provided to other similar areas of the City. It is the intent

1 of the Board of Supervisors to continue to provide the area encompassed by the District with
2 the same level of services provided to these other similar areas of the City. The
3 establishment of the District will not affect the City's policy to continue to provide the same
4 level of service to the areas encompassed by the District as it provides to other similar areas
5 of the City during the duration of the District.

6 Section 8. The annual assessment proposed to be levied and collected for the first
7 year of the District (fiscal year 2011-2012) is estimated to be \$729,482. The amount of the
8 annual assessment to be levied and collected for years two through ten (fiscal years 2012-
9 2013 through 2020-2021) may be increased from one year to the next by a percentage that
10 does not exceed either the change in the Consumer Price Index for All Urban Consumers in
11 the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area, or three
12 percent (3%), whichever is less.

13 Section 9. Environmental Findings. The Planning Department shall determine
14 whether the actions contemplated in this Resolution are in compliance with the California
15 Environmental Quality Act (California Public Resources Code sections 21000 *et seq.*), and
16 respond in writing to the Clerk of the Board of Supervisors.

17 Section 10. The Clerk of the Board is directed to give notice of the public hearing as
18 provided in California Streets and Highways Code Section 36623, California Government
19 Code Section 53753, California Constitution Article XIID Section 4, San Francisco Charter
20 Section 16.112, and San Francisco Administrative Code Section 67.7-1.



TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *For* Mayor Gavin Newsom *SI*
RE: Resolution of Intention to Form the Civic Center Community Benefit District
DATE: October 19, 2010

Dear Madame Clerk:

Attached for introduction to the Board of Supervisors is the Resolution (1) declaring the intention of the Board of Supervisors to establish a community benefit district to be known as the "Civic Center Community Benefit District" and levy a multi-year assessment on identified parcels in the district, (2) approving the management district plan and engineer's report and proposed boundaries map for the district, (3) ordering and setting a time and place for a public hearing thereon, (4) approving the form of the Notice of Public Hearing and Assessment Ballots, and (5) directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting as required by law.

I request that this item be calendared in Budget and Finance committee on October 27, 2010.

Should you have any questions, please contact Starr Terrell (415) 554-5262.



October 19, 2010

To: Ms. Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Subject: Submittal of Petitions to form the
Civic Center Community Benefit District,
formed under the State of California Property
and Business Improvement District Law of
1994, augmented by Article 15 of the Business
and Tax Regulations Code

Dear Ms. Calvillo:

Enclosed please find petitions representing 30.41 % weighted support representing \$224,150.04 in assessments. The total assessment budget is \$736,530.04 in assessments.

The proposed Civic Center Community Benefit District (CBD) is proposed to be formed pursuant to the State of California Property and Business Improvement District Law of 1994, augmented by Article 15 of the San Francisco Business and Tax Regulations Code (Article 15).

Article 1511 states that the "Board of Supervisors may initiate proceedings to establish a property and business improvement district upon receipt of petitions signed by property owners in the proposed district who will pay at least 30% of the assessments proposed to be levied"

If you have any questions about the proposed CBD please call Karin Eklund at 415 477-2600.

Sincerely,

A handwritten signature in black ink, appearing to read "Karin Flood Eklund". The signature is written in a cursive style.

Karin Flood Eklund
on behalf of the Civic Center
CBD Steering Committee
MJM Management Group
(415) 477-2600

Civic Center CBD Petition Update 10-19-10			
	YES petitions received:		% Amount
0786A-001	War Memorial Building and Opera House	37,266.02	5.06
0810-001	War Memorial Symphony	18,985.55	2.58
0811-022	VNO Patson Companies (former AAA)	10,607.99	1.44
0814-014	VNO Patson Companies (former AAA)	3,921.33	0.53
0814-015	VNO Patson Companies (former AAA)	3,680.41	0.5
0814-020	VNO Patson Companies (former AAA)	13,916.54	1.89
0814-022	Anka Civic Center (Argenta - 1 Polk)	16,370.39	2.22
0353-001	Asian Art Museum	15,725.21	2.14
0767 -001	STATE PROPERTY	4,507.79	0.61
0767 -002	STATE PROPERTY	517.26	0.07
0767 -003	STATE PROPERTY	874.97	0.12
0767 -004	STATE PROPERTY	959.57	0.13
0767 -005	SF STATE BUILDING AUTHORITY	1,375.59	0.19
0767 -006	SF STATE BUILDING AUTHORITY	566.60	0.08
0767 -007	SF STATE BUILDING AUTHORITY	760.48	0.10
0767 -009	SF STATE BUILDING AUTHORITY	2,223.35	0.30
0767 -010	SF STATE BUILDING AUTHORITY	883.85	0.12
0767 -011	SF STATE BUILDING AUTHORITY	527.84	0.07
0767 -012	SF STATE BUILDING AUTHORITY	341.01	0.05
0767 -013	SF STATE BUILDING AUTHORITY	774.12	0.11
0767 -014	STATE PROPERTY	672.35	0.09
0813-009	BRCP Broadreach Fox Plaza (Office)	11,293.47	1.53
0814 -001	COLUMBUS ENVIRONMENTAL CO	2,461.90	0.33
0814 -021	COLUMBUS ENVIRONMENTAL CO	644.80	0.09
0836 -008	COLUMBUS ENVIRONMENTAL CO	1,882.13	0.26
0836 -009	COLUMBUS ENVIRONMENTAL CO	827.42	0.11
0836 -013	COLUMBUS ENVIRONMENTAL CO	4,848.07	0.66
0814 -016	RESCALVO GEORGE & NORMA A	617.88	0.08
0792-029	MTA - Performing Arts Garage	9,001.49	1.22
0834-027	SF Conservatory of Music	8,557.53	1.16
0762-027	Opera Plaza Commercial	1,929.65	0.26
0762-026	Opera Plaza Commercial	5,685.99	0.77
0836-005	1540 Market St. NV	2,908.17	0.39
0836-003	1540 Market St. NV	969.39	0.13
0836-002	1540 Market St. NV	969.39	0.13
0836-004	1540 Market St. NV	2,247.08	0.31
3506-004	Boas Family Investments	6,696.20	0.91
0836-010	Mercy Housing	4,638.17	0.63
0811-018	234 Van Ness LLC	1,635.64	0.22
0811-020	250 Van Ness LLC	1,797.08	0.24
0766-013	Golden Van Building (Chevys)	3,307.22	0.45
0792-031	San Francisco Ballet Admin. Building	3,285.09	0.45
0768-013	San Francisco Redevelopment Agency	2,963.60	0.4
0816-003	San Francisco Jazz Properties	2,540.12	0.34
0763-001	Mattison Family Trust	1,801.66	0.24
0816-009	Pearl Investments - Jay Begun	1,683.19	0.23
0809-005	Patricia Unterman	788.08	0.11
0809-006	Patricia Unterman	788.08	0.11

0809-018A	Charles Litzinger	561.06	0.08
0816-023	Thomas Horn - Property owner on Hayes St.	465.20	0.06
0809-037	Mary Edington 342 Hayes	204.86	0.03
0809-035	Paul Marshall	204.86	0.03
0762-220	M.J. & Marion Nagashima - 601 Van Ness #649	97.47	0.01
0762-174	Mary Herbert - 601 Van Ness #505	97.47	0.01
0762-138	Stanton W. Jones - 601 Van Ness, #506	97.47	0.01
0762-044	Martha Knutzen - Residential Property Owner Oper	97.47	0.01
0762-362	Dr. Abraham Gianini - 601 Van Ness, #912	97.47	0.01
	Subtotal:	\$ 224,150.04	30.41%
NO petitions received:			% Amount
0833-003	FAIS/CAIS Schools	7,781.39	1.060
0811-002	101-3V Polk	3,538.70	0.480
0811-003	101-3V Polk	1654.3	0.220
0768-072	600 McAllister St.	1,578.70	0.210
0768-073	600 McAllister St.	992.98	0.130
0811-012	214 Van Ness	2,129.85	0.290
0811-010	200 Van Ness	2131.32	0.290
0837-001	41 Franklin St.	2,077.66	0.280
0814-09	55 Polk	1270.06	0.170
0837-003	1 Franklin St.	1,115.90	0.150
0834-016	Christopher White - 155 Fell	1048.6	0.140
0763-012	690 Van Ness	531.36	0.070
0809-034	May Ng	204.86	0.030
0809-043	Lesley Shane	204.86	0.030
0809-031	Roseanne Strano	204.86	0.030
0762-229	Erich & Ingrid Neuhold	97.47	0.010
0762-201	Kim Bolan	97.47	0.010
762-172	Ralph Lotito	97.47	0.010
762-177	Phil Chin	97.47	0.010
762-032	Kevin Tierney	97.47	0.010
762-460	Juith Wertheimer	97.47	0.010
	Subtotal:	\$ 27,050.22	3.64%



**Ballot on Assessment for the establishment of a
property-based business improvement district to be known as the
"Civic Center Community Benefit District"**

«Barcode»

Assessor's Parcel Number: _____ Address of Parcel: _____

Property Owner's Name: _____

Property Owner's Address: _____

Proposed Assessment for this Parcel Beginning 2011-2012 Fiscal Year: _____ of Total: \$ _____

Proposed Range of Inflation Adjustment Formula: Year 2 through 10 assessments may be subject to annual adjustments based upon changes in the Bay Area Consumer Price Index (CPI) for all urban consumers, not to exceed 3% increase per year.

Instructions for Completing and Delivering this Ballot

*To express your view on the proposed assessment and the proposed range of inflation adjustment, check above the line before the word "YES" or "NO" below, then sign and date the ballot.

_____ Yes, I approve the proposed annual assessment described above on the parcel identified in this ballot, and I understand that my assessment could be subject to the inflation adjustment formuladescribed above.

_____ No, I do not approve the proposed annual assessment, on the parcel identified in this ballot, nor the inflation adjustment formula described above.

I hereby declare by penalty of perjury that I am a record owner or authorized agent for the record owner ofthe parcel listed above.

Signature of Record Owner or Authorized Agent Date

Print Name of Record of Owner: If Agent of Owner, Print Name and State Authorization

*After completing your ballot, please mail to:
Director
Department of Elections
P.O. Box _____
San Francisco, CA 94142-2189

To hand deliver, please use the following address:
Director
Department of Elections
City Hall
1 Dr. Carlton B. Goodlett Place, Room 48
San Francisco, CA 94102

Ballots may also be delivered to the Director at the Public Hearing prior to the close of public testimony.

*Ballots may be sent or delivered to the Director at any time, but MUST be received in the mail not later than 12 P.M. (noontime) on the day of the public hearing or in person before the conclusion of the public testimony portion of the public hearing on the proposed assessment and assessment range. That hearing is set for 3:00 p.m. on January



Ballots received after that time will only be counted if the Board elects to continue public comment until a



NOTICE OF PUBLIC HEARING
AND ASSESSMENT BALLOT PROCEEDING

TO: «Name»
 Assessor's Parcel No. «BlockLot»
 «Situs»
 «No»

FROM: John Arntz, Director
 Department of Elections
 City and County of San Francisco

SUBJECT: Notice of Public Hearing and Assessment Ballot Proceeding to consider the establishment of the property-based special assessment district, to be known as the "Civic Center Community Benefit District"

The purpose of this notice is to provide you with information about an assessment ballot proceeding and public hearing being conducted by the Board of Supervisors, and its effect on real property that you own. This notice is being sent to you in accordance with Resolution No. ___-10, passed by the Board of Supervisors (a copy of which is enclosed), California Government Code Section 53753, and California Constitution Article XIID Section 4(c).

Please be advised of the following:

- The Board of Supervisors will hold a public hearing on the proposed assessment at 3:00 p.m. on January 4th, 2011 or as soon thereafter as the matter may be heard, in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At this hearing, the Board will hear testimony regarding the proposed assessment. The reason for the assessment is to establish the property-based business improvement district (community benefit district) to be known as the "Civic Center Community Benefit District". The annual assessments would last for 10 years, the services will be implemented through June 30, 2021.
- The proposed Civic Center Community Benefit District contains approximately 654 identified parcels, located on approximately 35 whole or partial blocks in the City Hall and Civic Center Plaza Street area, including the adjacent portion of Market Street. The District is generally bounded: on the North by Turk Street; on the East by a varying boundary along Hyde, Larkin and Ninth Streets; on the South by and including the South side of Market Street; and on the West by the West side of Franklin Street. It also includes both sides of Grove, Ivy and Hayes Streets westward to Gough Street.

Within the Civic Center CBD there are three separate benefit zones, established to reflect different levels of service provided. Zone 1 generally encompasses the North side of McAllister Street to the South side of Turk Street, from Larkin Street in the East (where it adjoins the Tenderloin Community Benefit District) to the properties on the West side of



Franklin Street, and extending South to include the Ballet building midway in the block between Fulton and Grove Streets.

Zone 2 generally encompasses the Civic Center Plaza, the Asian Art Museum, the Main Library, Bill Graham Auditorium, Symphony Hall, the Opera House, the War Memorial Building, the Performing Arts Garage, plus properties along Grove, Ivy and Hayes Streets West to Gough Street, and properties on both sides of Van Ness Avenue extending South to Market Street.

Zone 3 generally encompasses Polk Street South of Lech Walesa Street, Fox Plaza, Fell Street, Hickory Street, Oak Street West to Franklin Street, and both sides of Market Street from Ninth Street to Franklin Street.

Reference should be made to the detailed maps and the lists of parcels identified by Assessor Parcel Number that are contained in the Management District Plan, in order to determine which specific parcels are included in the Civic Center Community Benefit District, and in each zone.

- The Civic Center Community Benefit District will fund the following services:
 - 1) Safety Program
 - 2) Advocacy
 - 3) Beautification
 - 4) Cleaning and Maintenance
 - 5) Administration
 - 6) Public Space and Sidewalk Activation
- Examples of services and improvements to be funded under the budget category "Safety Program" in all service zones include: Four full time uniformed Community Service Ambassadors (CSAs) five days a week or an equivalent, dispatch service, coordination with public safety agencies, and private building security staff. Additional services in zone 2 include four additional uniformed Community Service Ambassadors during night and evening hours, for 200 evenings per year or an equivalent.
- Examples of services and improvements to be funded under the budget category "Advocacy" in all service zones include: District Staff Director who will coordinate a process for regular exchange of information among Civic Center stakeholders, development of a website, and production of a regular newsletter directed towards District merchants, organizations, property owners, and members of the media. Advocacy will also include participating in community meetings, coordinating information between City agencies and Civic Center stakeholders related to events and issues affecting the area, speaking at hearings, and raising additional resources and investments.
- Examples of services to be funded under the budget category "Beautification" in all service zones include: capital improvements such as wayfinding signage, sidewalk lighting and other streetscape improvements. Flower baskets and other greening throughout the District.



- Examples of services to be funded under the budget category “Cleaning and Maintenance” in all service zones include: On-call maintenance services for graffiti removal, washing down sidewalks, and emergency spills. Additional Services in Zone 3 only, include Daily Cleaning and Maintenance to be provided by one maintenance worker to sweep sidewalks and remove graffiti.
- Examples of services to be funded under the budget category “Administration” in all service zones include: Staff such as an Full Time Executive Director, or equivalent, dispatch service and all administrative support functions to supervise and implement district services including fundraising for projects within the district.
- Examples of services to be funded under the budget category “Public Space and Sidewalk Activation” will occur in zone 2 only and will include: Public Space and Sidewalk Activation to be provided in Civic Center Plaza, Fulton Mall, and on sidewalks throughout Zone 2, through activities such as free music performances or performing arts.
- The proposed fiscal year 2011-2012 assessment for your parcel is ~~«Voter Proportional»~~. The duration of the assessment district is 10 years, the authority to levy assessments on your property would be ten (10) years, with services to be implemented July 1, 2011 through June 30, 2021. The Civic Center CBD assessment will appear as a separate line item on the property tax bill. The final assessment would be collected on your property tax bill for fiscal year 2020-2021. The City will directly bill any Assessor’s Parcels which do not regularly receive a property tax bill from the City. The amount of the annual assessment for years 2 through 10 would be subject to annual adjustment by an amount not to exceed the change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area, or 3%, whichever is less. The amount of your assessment could also be reduced in a subsequent fiscal year if the amount collected during the prior fiscal year exceeded the costs incurred of providing authorized services in the district. In such a case, your assessment for the subsequent year would be reduced by the share of the excess funds collected that is allocable to your property.
- The total amount chargeable to the entire assessment district would be \$736,530 in the first year. The total amount assessed to the entire assessment district over the life of the district (*assuming the maximum annual CPI adjustment of 3% in years 2 through 10*) would be \$8,443,491. The maximum amount assessed to the entire assessment district for each of the ten fiscal years is set forth in the following table.



TOTAL MAXIMUM AMOUNT OF ASSESSMENTS ON ALL PARCELS INCLUDED IN THE PROPOSED DISTRICT FOR EACH FISCAL YEAR, ASSUMING MAXIMUM ANNUAL CPI INCREASE OF 3% IN YEARS 2 THROUGH 10 ONLY

Fiscal Year	Total Maximum Annual Assessment Revenue(1)
2011/12	736,530
2012/13	758,626
2013/14	781,385
2014/15	804,826
2015/16	828,971
2016/17	853,840
2017/18	879,455
2018/19	905,839
2019/20	933,014
2020/21	961,005
Total Maximum Assessment Revenue	\$8,443,491

(1) The total maximum amount assessed to property owners within the Civic Center CBD each Fiscal Year.

- The first year annual assessment rate for each parcel is calculated at

Building Size Classification	Parcel Land Use	Building Square Footage	Building Size Classification Multiplier
1	Residential	All Square Footages	0.50
2	Non-Residential	Less than 10,000	1.00
3	Non-Residential	10,000 - 19,999	1.50
4	Non-Residential	20,000 - 49,999	3.00
5	Non-Residential	50,000 - 99,999	6.00
6	Non-Residential	100,000 - 299,999	20.00
7	Non-Residential	300,000 - 499,999	40.00
8	Non-Residential	Greater than 500,000	60.00

Assessment Classification Description	Fiscal Year 2011/12 Assessment Rate
Linear Street Frontage for all Assessor's Parcels	\$7.05 per Linear Street Foot
Additional Linear Street Frontage	\$0.00



for all Zone 1 Assessor's Parcels	per Linear Street Foot (total of \$7.05 per Linear Street Foot)
Additional Linear Street Frontage for all Zone 2 Assessor's Parcels	\$3.04 per Linear Street Foot (total of \$10.09 per Linear Street Foot)
Additional Linear Street Frontage for all Zone 3 Assessor's Parcels	\$6.41 per Linear Street Foot (total of \$13.46 per Linear Foot)
Building Size Classification Multiplier for all Assessor's Parcels	\$178.86 per Building Size Classification (total of \$178.86 per Bldg. Size Classification)
Additional Building Size Classification Multiplier for all Zone 1 Assessor's Parcels	\$0.00 per Building Size Classification (total of \$178.86 per Bldg. Size Classification)
Additional Building Size Classification Multiplier for all Zone 2 Assessor's Parcels	\$104.73 per Building Size Classification (total of \$283.59 per Bldg. Size Classification)
Additional Building Size Classification Multiplier for all Zone 3 Assessor's Parcels	\$129.45 per Building Size Classification (total of \$308.31 per Bldg. Size Classification)

- In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, San Francisco Board of Supervisors, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102.

ASSESSMENT BALLOT PROCEDURES

Enclosed with this notice, you will find an assessment ballot. Please follow the directions on the assessment ballot to express your view on the proposed assessment. The following is a summary of the procedures governing the return and tabulation of ballots. More detailed information concerning the ballot procedures is set forth in the enclosed "Procedures for the Completion, Return and Tabulation of Ballots," which is also available on the City's website at www.sfelections.org.

1. You may mail or deliver your ballot to the Director of Elections at the Post Office Box location shown on the ballot, or submit the ballot in person at the Department of Elections, located at City Hall Room 48.



2. Ballots may be sent or delivered to the Director of Elections at any time, but MUST be received by the Director of Elections not later than the conclusion of the public input portion of the public hearing on January 4, 2011 in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102, scheduled to commence at 3 p.m. or as soon thereafter as the matter may be heard. Depending on the nature and extent of public testimony, the public input portion of the hearing may not be concluded on that date, but may instead be continued to a later date. At any time prior to the conclusion of the public input portion of the hearing, you may withdraw your ballot and submit a new or changed ballot in place of the ballot previously submitted. If the public input portion of the hearing is continued to a later date, the deadline for submission of ballots will likewise be extended until the close of public input on that date.
3. The Director of Elections will pick up mailed ballots at 12 o'clock noon from the designated Department of Elections Post Office box on the date scheduled for the public hearing. To ensure that mailed ballots are received by the Director of Elections prior to the conclusion of the public input portion of the hearing, mailed ballots must be received by the Director of Elections by 12 o'clock noon on January 4, 2011. Mailed ballots received after 12 o'clock noon on the date scheduled for the public hearing will only be counted if the public input portion of the hearing is continued to a later date and the ballots are received by the Director of Elections prior to the conclusion of the public input portion of the hearing.
4. Only ballots with original signatures - not photocopies of signatures - will be accepted.
5. The Director of Elections will not accept or tabulate a ballot:
 - which is a photocopy without an original signature;
 - which is unsigned;
 - which lacks an identifiable "yes" or "no" vote; or
 - which appears to have been tampered with based upon its appearance or method of delivery.
6. The assessment ballot shall be treated as a disclosable public record during and after the tabulation of the assessment ballots.
7. At the conclusion of the public input portion of the public hearing, the Director of Elections will tabulate the ballots, including those received during the public input portion of the public hearing. If the number of ballots received at the hearing is such that it is not feasible to accurately tabulate the ballots that day, the Board of Supervisors may continue the meeting to a later date for the purpose of obtaining the final tabulation.
8. The Board of Supervisors will not impose the assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. Ballots shall be weighted according to the proposed financial obligation of the affected property.



Should you have any questions, please call or write to: Mr. Cuong Quach, Department of Elections, Room 48, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. Telephone: (415) 554-4342.

Civic Center CBD Petition Update 10-27-10			
APN #	YES petitions received:		% Amount
0786A-001	War Memorial Building and Opera House	37,266.02	5.06
0810-001	War Memorial Symphony	18,985.55	2.58
0811-022	VNO Patson Companies (former AAA)	10,607.99	1.44
0814-014	VNO Patson Companies (former AAA)	3,921.33	0.53
0814-015	VNO Patson Companies (former AAA)	3,680.41	0.5
0814-020	VNO Patson Companies (former AAA)	13,916.54	1.89
0814-022	Anka Civic Center (Argenta - 1 Polk)	16,370.39	2.22
0353-001	Asian Art Museum	15,725.21	2.14
0767 -001	STATE PROPERTY	4,507.79	0.61
0767 -002	STATE PROPERTY	517.26	0.07
0767 -003	STATE PROPERTY	874.97	0.12
0767 -004	STATE PROPERTY	959.57	0.13
0767 -005	SF STATE BUILDING AUTHORITY	1,375.59	0.19
0767 -006	SF STATE BUILDING AUTHORITY	566.60	0.08
0767 -007	SF STATE BUILDING AUTHORITY	760.48	0.10
0767 -009	SF STATE BUILDING AUTHORITY	2,223.35	0.30
0767 -010	SF STATE BUILDING AUTHORITY	883.85	0.12
0767 -011	SF STATE BUILDING AUTHORITY	527.84	0.07
0767 -012	SF STATE BUILDING AUTHORITY	341.01	0.05
0767 -013	SF STATE BUILDING AUTHORITY	774.12	0.11
0767 -014	STATE PROPERTY	672.35	0.09
0813-009	BRCP Broadreach Fox Plaza (Office)	11,293.47	1.53
0814 -001	COLUMBUS ENVIRONMENTAL CO	2,461.90	0.33
0814 -021	COLUMBUS ENVIRONMENTAL CO	644.80	0.09
0836 -008	COLUMBUS ENVIRONMENTAL CO	1,265.51	0.17
0836 -009	COLUMBUS ENVIRONMENTAL CO	827.42	0.11
0836 -013	COLUMBUS ENVIRONMENTAL CO	3,306.52	0.45
0814 -016	RESCALVO GEORGE & NORMA A	617.88	0.08
0792-029	MTA - Performing Arts Garage	9,001.49	1.22
0834-027	SF Conservatory of Music	8,557.53	1.16
0762-027	Opera Plaza Commercial	1,929.65	0.26
0762-026	Opera Plaza Commercial	5,685.99	0.77
0836-005	1540 Market St. NV	2,908.17	0.39
0836-003	1540 Market St. NV	969.39	0.13
0836-002	1540 Market St. NV	969.39	0.13
0836-004	1540 Market St. NV	2,247.08	0.31
3506-004	Boas Family Investments	5,771.27	0.79
0836-010	Mercy Housing	4,638.17	0.63
0811-018	234 Van Ness LLC	1,635.64	0.22
0811-020	250 Van Ness LLC	1,797.08	0.24
0766-013	Golden Van Building (Chevys)	3,307.22	0.45
0792-031	San Francisco Ballet Admin. Building	3,285.09	0.45
0768-013	San Francisco Redevelopment Agency	2,963.60	0.4
0816-003	San Francisco Jazz Properties	2,540.12	0.34
0763-001	Mattison Family Trust	1,801.66	0.24
0816-009	Pearl Investments - Jay Begun	1,116.01	0.15
0809-005	Patricia Unterman	788.08	0.11
0809-006	Patricia Unterman	788.08	0.11

0809-018A	Charles Litzinger	561.06	0.08
0816-023	Thomas Horn - Property owner on Hayes St.	465.20	0.06
0809-037	Mary Edington 342 Hayes	204.86	0.03
0809-035	Paul Marshall	204.86	0.03
0762-220	M.J. & Marion Nagashima - 601 Van Ness #649	97.47	0.01
0762-174	Mary Herbert - 601 Van Ness #505	97.47	0.01
0762-138	Stanton W. Jones - 601 Van Ness, #506	97.47	0.01
0762-044	Martha Knutzen - Residential Property Owner Oper.	97.47	0.01
0762-242	Maria Geczy, #242	97.47	0.01
0762-461	Sara Van Dyke, #1106	97.47	0.01
0762-362	Dr. Abraham Gianini - 601 Van Ness, #912	97.47	0.01
0762-206	Meredith Clausen	97.47	0.01
Revised Subtotal:		\$ 220,792.17	30.27%

NO petitions received:			% Amount
0833-003	FAIS/CAIS Schools	7,781.39	1.060
0811-002	101-3V Polk	3,538.70	0.480
0811-003	101-3V Polk	1654.3	0.220
0768-072	600 McAllister St.	1,578.70	0.210
0768-073	600 McAllister St.	992.98	0.130
0811-012	214 Van Ness	2,129.85	0.290
0811-010	200 Van Ness	2131.32	0.290
0837-001	41 Franklin St.	2,077.66	0.280
0814-09	55 Polk	1270.06	0.170
0837-003	1 Franklin St.	1,115.90	0.150
0834-016	Christopher-White - 155 Fell	1048.6	0.140
0763-012	690 Van Ness	531.36	0.070
0809-034	May Ng	204.86	0.030
0809-043	Lesley Shane	204.86	0.030
0809-031	Roseanne Strano	204.86	0.030
0762-229	Erich & Ingrid Neuhold	97.47	0.010
0762-201	Kim Bolan	97.47	0.010
0762-172	Ralph Lotito	97.47	0.010
0762-177	Phil Chin	97.47	0.010
0762-032	Kevin Tierney	97.47	0.010
0762-460	Juith Wertheimer	97.47	0.010
0762-369	Barry Blazeyk	97.47	0.010
0762-276	Voy Wiederhold	97.47	0.010
0762-277	Voy Wiederhold	97.47	0.010
0762-278	Voy Wiederhold	97.47	0.010
0762-254	James Anderson	97.47	0.010
0762-430	Paul Juilly	97.47	0.010
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0762-402	Darlyce Sandrock	97.47	0.010
0762-284	Ann Boren	97.47	0.010
0762-042	Awad Theodore V. Rev. Trust	97.47	0.010
0762-115	Robert C. Tricaro	97.47	0.010
0762-469	Robert Kissick	97.47	0.010
0762-240	Zelda G. Wolff	97.47	0.010
0762-268	George Condon	97.47	0.010
Revised Subtotal:		\$ 28,512.27	3.91%



275 Post Street, Fifth Floor San Francisco California 94108
Phone (415) 477-2600 Fax (415) 477-2604 www.mjmanagementgroup.com

October 27, 2010

Ms. Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2010 OCT 27 PM 3:46
BY _____
AK

Dear Ms. Calvillo:

Enclosed please find an updated list of petitions regarding the formation of the Civic Center CBD which represent 30.27% of all assessments proposed for the Civic Center CBD.

Please note that there are three new "YES" petitions representing .03% collectively and 13 new "NO" petitions representing .13% collectively. These new petitions are also enclosed.

Also four of the parcels have adjusted assessments and therefore adjusted percentages due to the property owner confirming the building square footage of their respective buildings after the petitions were sent out The overall Civic Center Budget has also been reduced to \$729,481.78.

These are:

- 836-008 – less \$616.62
- 836-013 – less \$1,541.55
- 3506-004 – less \$924.93
- 816-009 – less \$567.18

Thank you for your consideration. Please let me know if you have any questions.

Sincerely,

Karin Eklund

(415) 477-2600

Civic Center CBD Petition Update 10-27-10			
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	of Revised Total Budget	\$729,481.78	
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