

1 [Sale of City Property]

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3 **Ordinance ordering the sale at public auction of City-owned property located at 425**
4 **Mason Street; adopting findings pursuant to the California Environmental Quality Act;**
5 **adopting findings that the sale is consistent with the City's General Plan and Eight**
6 **Priority Policies of City Planning Code Section 101.1; and authorizing other actions in**
7 **furtherance of this ordinance.**

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

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10 Section 1. In accordance with the recommendation of the San Francisco Public
11 Utilities Commission (PUC Resolution Number 05-0007), General Manager, Public Utilities
12 Commission, and the Director of Property, the Board of Supervisors ("Board") hereby declares
13 that the public interest or necessity will not be inconvenienced by the sale at public auction of
14 425 Mason Street (the "Property") owned by the City, located within the City and County of
15 San Francisco, as shown on the attached aerial photograph, copies of which are both on file
16 with the Clerk of the Board of Supervisors in File No. _____:

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Assessor's Block 0306, Lot 002, 425 Mason Street, located on the west side of Mason
Street, between Geary Street and Post Street.

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19 Section 2. The Property is under the jurisdiction of the Public Utilities Commission and
20 is no longer needed for the efficient and proper operation of its water enterprise.

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22 Section 3. On June 16, 2005, at a duly noticed public hearing, the Planning
23 Commission in Motion No. 17035, found that the sale of the Property was consistent with the
24 City's General Plan and with Planning Code Section 101.1(b). A copy of the Motion is on file
25 with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
herein by reference. The Board finds that the proposed sale is consistent with the City's

1 General Plan and with Planning Code Section 101.1(b) for the reasons set forth in said
2 Motion.

3 Section 4. Pursuant to the California Environmental Quality Act (“CEQA”), State CEQA
4 Guidelines and Chapter 31 of the San Francisco Administrative Code, the Planning
5 Department determined that the sale of the Property would have no significant effect on the
6 environment. A copy of such determination is on file with the Clerk of the Board of
7 Supervisors in File No. _____ and is incorporated herein by reference.

8 Section 5. The Board of Supervisors hereby authorizes the Director of Property, on
9 behalf of the City and County of San Francisco, to request and receive bids at public auction
10 for the sale of the Property. Notwithstanding Section 23.3 of the San Francisco Administrative
11 Code, the Director of Property is hereby authorized to sell the Property at public auction
12 without subsequent approval or confirmation by the Board of Supervisors on the condition that
13 the sales price is equal to or greater than the fair market value of Four Million Four Hundred
14 Thousand Dollars (\$4,400,000), which value has been determined by an independent
15 appraisal. Subsequent to the public auction sale, the Director of Property shall deposit the
16 proceeds from such sale in a separate fund for the water utility of the Public Utilities
17 Commission and report the results of the public auction sale to the Clerk of the Board of
18 Supervisors.

19 Section 6. The deed transferring the Property to the successful bidder shall state that
20 the building currently located on the Property has a “3S” National Register of Historic Places
21 designation and a Category IV rating under Article 11 of the San Francisco Planning Code
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23 Section 7. The Mayor, Clerk of the Board, Controller, and Director of Property are
24 hereby authorized and directed to take any and all actions which they or the City Attorney may
25 deem necessary or advisable in order to effectuate the purpose and intent of this ordinance.

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RECOMMENDED:

Director of Property

General Manager
Public Utilities Commission

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

By: _____
Carol Wong
Deputy City Attorney