

File No. 130637

Committee Item No. _____

Board Item No. 45

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date July 23, 2013

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
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- Introduction Form
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- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

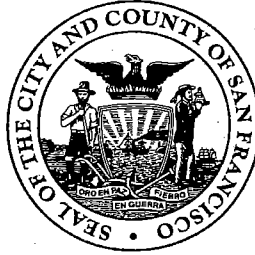
- Notice of Public Hearing
- Board of Supervisors Resolution No. 167-13
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: _____ Date _____

Completed by: Alisa Miller Date July 18, 2013

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

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco, will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, July 23, 2013

Time: 3:00 p.m.

Location: Legislative Chamber, Room 250 located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: Public Hearing pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code §§ 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code Article 15, to consider renewal and expansion of a property-based assessment district to be known as the Central Market Community Benefit District

Pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code §§ 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code Article 15, this is to notify you that a petition signed by property owners to renew and expand a property and business improvement district in your area was received by the Clerk of the Board of Supervisors on May 14, 2013. The proposed renewed and expanded district is known as the Central Market Community Benefit District (CBD).

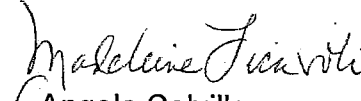
If this Property and Business Improvement District is renewed and expanded, it would authorize assessments against real property in the district for 15 years with services to be implemented January 1, 2014, through December 31, 2028. The renewed and expanded Central Market Community Benefit District would fund and provide the following services:

- 1) Safety
- 2) Cleaning/Maintenance
- 3) Economic Development
- 4) Management

Renewal and expansion of the property and business improvement district is subject to the approval of the Board of Supervisors after noticed public hearings and a vote by the property owners who would be subject to the assessments. Following public comment, ballots submitted by the property owners in the proposed renewed and expanded Central Market Community Benefit District (CBD) will be counted by the Department of Elections and the results will be announced by the Board of Supervisors. If the ballot election does not result in a majority protest against renewal and expansion of the proposed district, the Board of Supervisors may vote to renew and expand the Central Market Community Benefit District (CBD).

Further information about this petition and proposed renewed and expanded district, including the district management plan, which describes the boundaries, operations and activities of the proposed district, may be reviewed in Legislative File No. 130470 at the Office of the Clerk of the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco. Alternatively, information may be accessed on the Board of Supervisors web site at www.sfbos.org and on the Department of Elections Website at www.sfgov.org/elections.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters 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 records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett-Place, San Francisco, 94102.


for Angela Calvillo
Clerk of the Board

DATED: June 28, 2013
MAILED: July 3, 2013
PUBLISHED: July 12, 2013

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

POR MEDIO DE LA PRESENTE SE NOTIFICA QUE la Junta de Supervisores de la Ciudad y Condado de San Francisco, tendrá una audiencia pública para considerar la siguiente propuesta y dicha audiencia pública se llevará a cabo de la siguiente manera, momento en el cual todas las partes interesadas podrán asistir y ser escuchadas:

- Fecha:** Martes, 23 de Julio de 2013
- Hora:** 3:00 p.m.
- Lugar:** Cámara Legislativa, Sala 250 localizada en la Alcaldía
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Asunto:** Audiencia pública conforme a la Ley de Distrito de Mejoras a la Propiedad y Negocios de California "California Property and Business Improvement District Law" de 1994 (Código de Calles y Carreteras "Streets and Highways Code" §§ 36600 et seq.) y el Código de Regulación de Negocios e Impuestos de la Ciudad y Condado de San Francisco "City and County of San Francisco Business and Tax Regulations Code" Artículo 15, para considerar la renovación y expansión de un distrito basado en la evaluación de propiedad que se conocerá como el Distrito de Beneficio a la Comunidad de la Calle Market (Central Central Market Community Benefit District)

Conforme a la Ley de Distrito de Mejoras a la Propiedad y Negocios de California "California Property and Business Improvement District Law" de 1994 (Código de Calles y Carreteras "Streets and Highways Code" §§ 36600 et seq.) y el Código de Regulación de Negocios e Impuestos de la Ciudad y Condado de San Francisco "City and County of San Francisco Business and Tax Regulations Code" Artículo 15, la presente es para notificarle que una petición firmada por dueños de propiedad para renovar y expandir un distrito de mejoras a las propiedades y negocios en su área fue recibida por el Secretario de la Junta de Supervisores el 14 de mayo de 2013. El distrito propuesto renovado y ampliado se conoce como el Distrito de Beneficio a la Comunidad de la Calle Market (CBD por sus siglas en Inglés).

Si este Distrito de Mejoras a la Propiedad y Negocios es renovado y expandido, autorizaría evaluaciones contra bienes inmuebles por 15 años con servicios a


implementarse desde el 1 de enero de 2014 hasta el 31 de diciembre de 2028. El renovado y expandido Distrito de Beneficio a la Comunidad de la Calle Market Central financiará y proveerá los siguientes servicios:

- 1) Seguridad
- 2) Limpieza/Mantenimiento
- 3) Desarrollo Económico
- 4) Manejo

La renovación y expansión del distrito de mejoras a la propiedad y negocio está sujeta a la aprobación de la Junta de Supervisores luego de audiencias públicas anunciadas y una votación hecha por los dueños de las propiedades que estarán sujetas a las evaluaciones. Luego de los comentarios públicos, las boletas presentadas por los dueños de las propiedades localizadas en la propuesta renovación y expansión del Distrito de Beneficio a la Comunidad de la Calle Market (CBD por sus siglas en Inglés) serán contadas por el Departamento de Elecciones y los resultados serán anunciados por la Junta de Supervisores. Si la votación electoral no resulta en una mayoría protestando en contra de la renovación y expansión del distrito propuesto, la Junta de Supervisores puede votar para renovar y expandir el Distrito de Beneficio a la Comunidad de la Calle Market (CBD por sus siglas en Inglés).

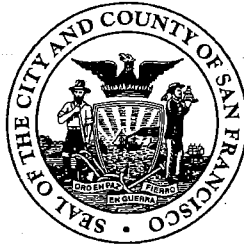
Para más información sobre esta petición y propuesta de renovación y expansión de distrito, incluyendo el plan de manejo del distrito, el cual describe los límites, las operaciones y actividades del distrito propuesto, verifique el Archivo Legislativo No. 130470 en la Oficina del Secretario de la Junta de Supervisores, Alcaldía, Sala 244, 1 Dr. Carlton B. Goodlett Place, San Francisco. Alternativamente, puede acceder la información en el sitio web de la Junta de Supervisores www.sfbos.org y en el sitio web del Departamento de Elecciones www.sfgov.org/elections.

De acuerdo con la Sección 67.7-1 del Código Administrativo de San Francisco, las personas que no puedan asistir a la audiencia sobre estos asuntos pueden someter sus comentarios por escrito a la Ciudad antes del comienzo de la audiencia. Estos comentarios se harán parte del récord público oficial sobre estos asuntos, y deberán ser traídos a la atención de la Junta de Supervisores. Los comentarios por escrito deben ser dirigidos a Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, 94102.


for Angela Calvillo
Secretaria de la Junta

FECHADO: 28 de junio de 2013
ENVIADO: 3 de julio de 2013
PUBLICADO: 12 de Julio de 2013

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

公聽會通告

三藩市市及縣市參事委員會

三藩市市及縣政府將舉行公聽會以考慮以下的建議，而相關的公聽會將根據下述的資料舉行，屆時所有有興趣的民眾可出席和發言，特此公告：

- 日期:** 2013年7月23日星期二
- 時間:** 下午3時
- 地點:** 加州三藩市 Dr. Carlton B. Goodlett Place 1號
市政廳 250 號室，立法會議廳
- 主題:** 根據加州 1994 年的物業及商業改良區域法例(街道和公路法規 36600 及下列等等)和三藩市市及縣的商業及稅務法規第 15 條召開公聽會，以考慮更新及擴展一個以物業為基礎的評估區域，名為中市場街社區受益區(Central Market Community Benefit District)

根據加州 1994 年的物業及商業改良區域法例(街道和公路法規 36600 及下列等等)和三藩市市及縣的商業及稅務法規第 15 條，現在正式通知你關於市參事委員會書記於 2013 年 5 月 14 日，收到一份經物業擁有人簽署的申請書。申請書的內容是關於更新及擴展你的地區內的一個物業及商業改良區域。這個建議所更新和擴展的區域稱為中市場街社區受益區(Central Market Community Benefit District, CBD)。

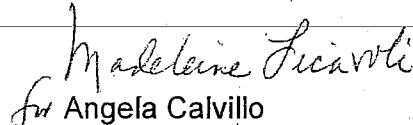
如這個物業及商業改良區域得以更新和擴展，這將允許進行一個為期 15 年、針對區內土地財產的評估，而相關的服務將由 2014 年 1 月 1 日開始履行，直至 2028 年 12 月 31 日。這個更新及擴展的中市場街受益區將會資助和提供以下服務：

- 1) 安全
- 2) 清潔/保養
- 3) 經濟發展
- 4) 管理

這個物業及商業區域的更新和擴展，需要經過一系列的程序，當中包括已作出公告的公聽會以及作為評估對象的業主的投票，然後再經由市參事委員會通過。在公眾發言後，由建議中的更新及擴展中市場街社區受益區(CBD)內的業主所提交的選票，將會由選務處點算，然後由市參事委員會公佈投票結果。若投票選舉結果不反映絕大多數人對建議中的更新及擴展區域作出反對，則相關的更新及擴展中市場街社區受益區的建議 (CBD) 將由市參事委員會進行投票表決。

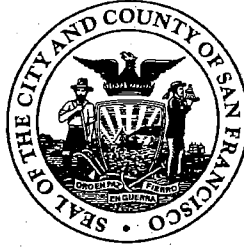
要進一步取得此申請書和建議中的更新及擴展區域的資料，包括描述建議區域的範圍、操作和活動的區域管理計劃書，可以於市參事委員會書記辦公室內的立法檔案編號 130470 審閱，地址為：三藩市 Dr. Carlton B. Goodlett Place 1 號市政廳 244 號室。有關的資料亦可透過市參事委員會的網頁 www.sfbos.org 以及選務處的網頁 www.sfgov.org/elections 取得。

根據三藩市行政法規第 67.7-1 條，任何人士如未能出席關於這些問題的聽證會，可以在聽證會召開前向市政府提交書面意見。這些意見將會被包括在相關問題的正式公眾紀錄之內，並且應讓市參事知悉有關的書面意見。請將書面意見郵寄到市參事委員會書記辦公室，地址為：三藩市 Dr. Carlton B. Goodlett Place 1 號市政廳 244 號室，郵區編號 CA 94102。收件人：Angela Calvillo。


for Angela Calvillo
市參事委員會書記

日期: 2013 年 6 月 28 日
郵寄: 2013 年 7 月 3 日
公佈: 2013 年 7 月 12 日

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF MAILING

Legislative File No. Top of Broadway Community Benefit District

Description of Items:

Public Hearing pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code §§ 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code Article 15, to consider establishment of a property-based assessment district to be known as the Top of Broadway Community Benefit District

I, JAMES PHUNG, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: 7/03/13

Time: 6:00 PM

USPS Location: 1300 EUANS AVE SF CA 94188

Mailbox/Mailslot Pick-Up Times (if applicable): _____

Signature: *James Phung*

Instructions: Upon completion, original must be filed in the above referenced file.

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Alisa Miller
 S.F. BD OF SUPERVISORS (OFFICIAL NOTICES)
 1 DR CARLTON B GOODLETT PL #244
 SAN FRANCISCO, CA 94102

EXM 2508632

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
 Ad Description 07.23.13 - Board COW - Central Market CBD

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

07/12/2013

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY

OF SAN FRANCISCO
 TUESDAY, JULY 23, 2013
 - 3:00 PM LEGISLATIVE CHAMBER, ROOM 250, CITY HALL 1 DR.
 CARLTON B. GOODLETT PLACE,
 SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco, will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard. FILE NO. 130637 - CENTRAL MARKET COMMUNITY BENEFIT DISTRICT; Public Hearing pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code §§ 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code Article 15, to consider renewal and expansion of a property-based assessment district to be known as the Central Market Community Benefit District.

Pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code §§36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code Article 15, this is to notify you that a petition signed by property owners to renew and expand a property and business improvement district in your area was received by the Clerk of the Board of Supervisors on May 14, 2013. The proposed renewed and expanded district is known as the Central Market Community Benefit District (CBD). If this Property and Business Improvement District is renewed and expanded, it would authorize assessments against real property in the district for 15 years with services to be implemented January 1, 2014, through December 31, 2028. The renewed and expanded Central Market Community Benefit District would fund and provide the following services: 1) Safety; 2) Cleaning/Maintenance; 3) Economic Development; and 4) Management. Renewal and expansion of the property and business

improvement district is subject to the approval of the Board of Supervisors after noticed public hearings and a vote by the property owners who would be subject to the assessments. Following public comment, ballots submitted by the property owners in the proposed renewed and expanded Central Market Community Benefit District (CBD) will be counted by the Department of Elections and the results will be announced by the Board of Supervisors. If the ballot election does not result in a majority protest against renewal and expansion of the proposed district, the Board of Supervisors may vote to renew and expand the Central Market Community Benefit District (CBD). Further information about this petition and proposed renewed and expanded district, including the district management plan, which describes the boundaries, operations and activities of the proposed district, may be reviewed in Legislative File No. 130470 at the Office of the Clerk of the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco. Alternatively, information may be accessed on the Board of Supervisors web site at www.sfbos.org and on the Department of Elections Website at www.sfgov.org/elections. In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters 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 records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, 94102. Angela Calvillo, Clerk of the Board



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1 [Resolution of Intention - Renew and Expand the Central Market Community Benefit District]

2
3 **Resolution declaring the intention of the Board of Supervisors to renew and**
4 **expand the property-based business improvement district (community benefit district)**
5 **known as the "Central Market Community Benefit District" and levy a multi-year**
6 **assessment on all parcels in the district; approving the management district plan and**
7 **engineer's report and proposed boundaries map for the district; ordering and setting a**
8 **time and place for a public hearing thereon; approving the form of the Notice of Public**
9 **Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing**
10 **environmental findings; and 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"), authorizes cities to establish
15 property and business improvement districts within business districts to promote the economic
16 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 Regulations 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 parcels of real
2 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 special benefits on the assessed properties over and above the general benefit to
12 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 ("Petition") requesting that the Board of Supervisors renew
16 and expand the property-based community benefit district known as the "Central Market
17 Community Benefit District," and 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 "Central Market CBD Management
20 Plan" ("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 a map
22 showing all parcels located in the district, a description of the boundaries of the district, the
23 name of the district, the amount of the proposed assessment for each parcel, the total annual
24 amount chargeable to the entire district, the duration of the payments, the property-related
25 services, activities and improvements to be funded by the assessments for each year and the

1 maximum cost thereof, the method and basis upon which the assessments are calculated in
2 sufficient detail to allow each property owner to calculate the amount of the assessment to be
3 levied against his or her property, a statement that no bonds will be issued, the time and
4 manner of collecting the assessments, and a list of the properties to be assessed (including
5 assessor parcel numbers), is on file with the Clerk of the Board of Supervisors in File No.
6 130470, which is hereby declared to be a part of this Resolution as if set forth fully herein; and

7 WHEREAS, A detailed engineer's report supporting the assessments within the
8 proposed district, prepared by Brian K. Thomas, California Registered Professional Engineer
9 No. 60907, entitled "Central Market Community Benefit District Engineer's Report"
10 ("Engineer's Report") is on file with the Clerk of the Board of Supervisors in File No. 130470,
11 which is hereby declared to be a part of this Resolution as if set forth fully herein; and

12 WHEREAS, A Proposed Boundaries Map, submitted pursuant to California Streets and
13 Highways Code Section 3110, is on file with the Clerk of the Board of Supervisors in File No.
14 130470, which is hereby declared to be a part of this Resolution as if set forth fully herein;
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 renew and expand the property and business
19 improvement district known as the "Central Market Community Benefit District" ("District") for a
20 period of fifteen and one half (15 1/2) years, and to levy and collect assessments against all
21 parcels of real property in the District for fifteen (15) of those years, commencing with fiscal
22 year 2013-2014, subject to approval by a majority of the property owners in the District who
23 cast assessment ballots, which ballots shall be weighted according to the proportional
24 financial obligations of the affected properties. No bonds will be issued. District operations
25 are expected to commence on or about January 1, 2014, following collection of the

1 assessments for fiscal year 2013-2014 and disbursement of the assessment proceeds to the
2 nonprofit owners' association that will administer the property-related services, activities and
3 improvements in the District pursuant to Section 36651 of the 1994 Act and a written
4 agreement with the City.

5 Section 2. The Board of Supervisors hereby approves the Management District Plan
6 and Engineer's Report, including the estimates of the costs of the property-related services,
7 activities and improvements set forth in the plan, and the assessment of said costs on the
8 properties that will specially benefit from such services, activities and improvements, on file
9 with the Clerk of the Board of Supervisors in File No. 130470, which are hereby declared to be
10 a part of this Resolution as if set forth fully herein. The Clerk of the Board shall make the
11 Management District Plan, Engineer's Report and other documents related to the District and
12 included in the record before the Board of Supervisors available to the public for review during
13 normal business hours, Monday through Friday 8:00 a.m. through 5:00 p.m., excluding legal
14 holidays.

15 Section 3. The Board of Supervisors hereby approves the Proposed Boundaries Map
16 showing the boundaries of the District. The proposed expanded District contains
17 approximately 806 identified parcels located on approximately 42 whole or partial blocks.

18 Specifically, current exterior District boundaries are:

- 19 • 5th St. from Market St. to Mission St. (West Side only)
- 20 • 6th St. from Market St. to Jessie St. (East and West Sides)
- 21 • 7th St. from Market St. to Stevenson St.; (East and West Sides)
- 22 • 8th St. on the east side of the street from Market St. to approximately 185 feet
23 from the southeast corner of Market St. and 8th St. - in which the lot line is
24 drawn to a point equidistant with the balance of the depth of the parcels on that
25 block between 7th St. and 8th St. (as if there was a continuation of
Stevenson St. to 8th St.); also on the west side of 8th St. running southward
from the southwest corner of 8th St. and Market St., including Parcels No.
3701-050, 3701-059, 3701-005, 3701-060, but *not including* Parcel No.
3701-053 at the corner of 8th St. and Mission St. (owned by PG&E)

- 9th St. just including the parcel at the southeast corner of the Market St. and 9th St. intersection
- Market St. from 5th St. to 9th St. (South Side)
- Market St., from Cyril Magnin St. to Mason St. and then from Hyde St. to Larkin St. (North Side)
- Mason St. from Eddy St. to Market St. (East Side)
- Eddy St. from Parcel No. 0341-18 to Mason St. (South Side)
- Mission St. from 5th St. running west (North Side only) including the Old Mint and four parcels (3704-012, 3704-013, 3704-015, 3704-017) directly west of Mint St.
- Jessie St. from 5th St. to 6th St. (North Side only), and Jessie St. running west from 6th St. including 6 parcels (3703-006, 3703-007, 3703-010, 3703-011, 3703-012, 3703-086) to the west of 6th St. (North Side only)
- Mint St. from Jessie St. to Mission St. (East and West Sides)
- Mint Plaza from 5th St. to Mint St. (North and South Sides)

Specifically, the proposed exterior boundaries of the expanded district are:

- 5th St. from Market St. to Mission St. (West Side only)
- 6th St. from Market St. to Folsom St. (East and West Sides)
- 7th St. from Market St. to Stevenson St. (East and West Sides)
- 8th St. from Market St. to Mission St. (East and West Sides)
- Laskie St. from Parcel No. 3701-60 and Parcel No. 3701-66 to Mission St. (East and West Sides)
- 9th St. from Market St. to Mission St. (East Side) and from Jessie St. to Mission St. (West Side)
- 10th St. from Stevenson St. to Mission St. (East Side) and from Jessie St. to Mission St. (West Side)
- Market St. from 5th St. to 9th St. (South Side)
- Market St. from Cyril Magnin St. to Mason St. (North Side)
- Mason St. from Eddy St. to Market St. (East Side)
- Eddy St. from Parcel No. 0341-18 to Mason St. (South Side)
- Market St. from Hyde St. to Larkin St. (North Side)
- Grove St. from Hyde St. to Larkin St. (South Side)

- 1 • Stevenson St. from Parcel No. 3703-085 to Fifth St. (South Side),
and from Parcel No. 3702-054 to Fifth St. (North Side)
- 2 • Jessie St. From Parcel No. 3703-086 (North Side) to Mint St.
- 3 • Jessie St. from Parcel No. 3703-080 (South Side) to Mint St.
- 4 • Mint St. from Jessie St. to Mission St. (East and West Sides)
- 5 • Mint Plaza from 5th St. to Mint St. (North and South Sides)
- 6 • Mission St. from 5th St. to South Van Ness Ave. (North Side), excluding parcels
owned by the federal government in the area of 7th St. and Mission St. (parcel
7 numbers listed below), and excluding Parcel No. 3507-040 which is located to
the west next to Parcel No. 3507-042 (within the adjacent Civic Center CBD
boundaries)
- 8 • Mission St. starting from Parcel No. 3725-088 to Lafayette St. (South Side)
- 9 • Minna St. starting from Parcel No. 3725-075 to Sixth St. (South Side)
- 10 • Natoma St. starting from Parcel No. 3725-048 and Parcels No. 3725-033 and
3725-035 to Sixth St. (North and South Sides)
- 11 • Howard St. starting from Parcel No. 3725-014 and Parcel No. 3732-146
to Sixth St. (North and South Sides)
- 12 • Tehama St. starting from Parcel No. 3732-099 and Parcel No. 3732-097
to Sixth St. (North and South Sides)
- 13 • Clementina St. starting from Parcel No. 3732-062 and Parcel No. 3732-048
14 to Sixth St. (North and South Sides)

15 Parcel No. 3507-040 is excluded from this District (within the adjacent Civic Center
16 CBD boundaries, on Mission St. near 11th St., next to Parcel No. 3507-042). Parcels owned
17 by the federal government are also excluded from the District (near 7th St. and Mission St.,
18 the Federal Building and United States Court of Appeals): Parcels No. 3702-015, 3702-016,
19 3702-029, 3702-031, 3702-032, 3702-033, 3702-034, 3702-035, 3702-036, 3702-055,
20 3703-040, 3703-041, and 3703-084.

21 Reference should be made to the detailed maps and the lists of parcels identified by
22 Assessor Parcel Number that are contained in the Management District Plan, in order to
23 determine which specific parcels are included in the Central Market Community Benefit
24 District.
25

1 Section 4. A public hearing on the renewal and expansion of the District, and the levy
2 and collection of assessments starting with fiscal year 2013-2014 and continuing through
3 fiscal year 2027-2028, shall be conducted before the Board of Supervisors sitting as a
4 Committee of the Whole on July 23, 2013 at 3:00 p.m., or as soon thereafter as the matter
5 may be heard in the Board's Legislative Chambers, Second Floor, City Hall, 1 Dr. Carlton B.
6 Goodlett Place, San Francisco, California, 94102. At this public hearing, the Board of
7 Supervisors will hear public testimony regarding the proposed renewal and expansion of the
8 District, assessments, and boundaries of the District, including testimony from all interested
9 persons for or against renewal and expansion of the District, the extent of the District, the levy
10 of the assessments, the furnishing of specific types of property-related services,
11 improvements and activities, and other matters related to the District. The Board of
12 Supervisors may waive any irregularity in the form or content of any written protest, and at the
13 public hearing may correct minor defects in the proceedings. All protests submitted by
14 affected property owners and received prior to the conclusion of the public testimony portion
15 of the public hearing shall be tabulated to determine whether a majority protest exists.

16 Section 5. The Board of Supervisors hereby approves the form of the Notice of Public
17 Hearing and Assessment Ballot Proceeding, and Assessment Ballot, which are on file with the
18 Clerk of the Board of Supervisors in File No. 130470; which are hereby declared to be a part
19 of this Resolution as if set forth fully herein.

20 Section 6. The proposed property-related services, improvements and activities for the
21 renewed and expanded District include Public Safety/Community Guides, Cleaning and
22 Maintenance, Economic Development, and Management.

23 **Public Safety/Community Guides:** Community Guides functions are oriented
24 towards crime prevention and providing information, and include but are not limited to
25

1 monitoring street conditions, social service outreach, pedestrian directions and information,
2 and merchant outreach. Other resources are drawn on as needed.

3 **Cleaning and Maintenance:** Cleaning and Maintenance includes but is not limited to
4 garbage and graffiti removal, weeding, sweeping, and quarterly steam cleaning in the public
5 right-of-way.

6 **Economic Development:** Economic Development includes but is not limited to district
7 marketing, retail attraction, retention and expansion, and technical support.

8 **Management:** Management includes but is not limited to handling of day-to-day
9 operations, advocacy, grant writing, financials, and all administrative tasks.

10 Section 7. Within the area encompassed by the proposed renewed and expanded
11 District, the City currently provides services at the same level provided to other similar areas
12 of the City. It is the intent of the Board of Supervisors to continue to provide the area
13 encompassed by the District with the same level of services provided to other similar areas of
14 the City; renewal and expansion of the District will not affect the City's policy to continue to
15 provide the same level of service to the areas encompassed by the District as it provides to
16 other similar areas of the City during the term of the District.

17 Section 8. The annual total assessments proposed to be levied and collected for the
18 first year of the District (fiscal year 2013-2014) is estimated to be \$1,180,337.63. The amount
19 of the total annual assessments to be levied and collected for years two through fifteen (fiscal
20 years 2014-2015 through 2027-2028) may be increased from one year to the next by a
21 percentage that does not exceed either the change in the Consumer Price Index for All Urban
22 Consumers in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical
23 Area, or three percent (3%), whichever is less.

1 Section 9. Environmental Findings. Following the approval of this Resolution, the
2 Planning Department shall determine whether the actions contemplated in this Resolution are
3 in compliance with the California Environmental Quality Act (California Public Resources
4 Code Sections 21000 *et seq.*), and respond in writing to the Clerk of the Board of Supervisors
5 prior to the Board's public hearing on the renewal and expansion of the District on July 23,
6 2013 at 3:00 p.m.

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



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 130470

Date Passed: June 04, 2013

Resolution declaring the intention of the Board of Supervisors to renew and expand the property-based business improvement district (community benefit district) to be known as the "Central Market Community Benefit District" and levy a multi-year assessment on all parcels in the district; approving the Management District Plan, Engineer's Report, and proposed boundaries map for the district; ordering and setting a time and place for a public hearing thereon; approving the form of the Notice of Public Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and directing the Clerk of the Board of Supervisors to give notice of the public hearing and balloting as required by law.

May 23, 2013 Government Audit and Oversight Committee - RECOMMENDED

June 04, 2013 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 130470

I hereby certify that the foregoing Resolution was ADOPTED on 6/4/2013 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

6/5/13

Date Approved

