

CITY AND COUNTY OF SAN FRANCISCO
Recreation and Park Commission
Resolution Number 1608-006

PURCHASE OF REAL PROPERTY

WHEREAS, the City is considering purchasing certain real property located at 145 11th Street, 147 11th Street, 165 11th Street, 973 Minna Street, and 964 Natoma Street, comprised of five parcels (Assessor Blocks and Lots: 3510/037, 3510/055, 3510/056, 3510/039, and 3510/035) having a total area of 19,570 square feet site (hereinafter referred to as the “Site”); and

WHEREAS, the City wishes to acquire the Site for future development of the property into a neighborhood park by the Recreation and Park Department (“RPD”); and

WHEREAS, RPD has provided the Recreation and Park Commission oral and written reports regarding the proposed Site acquisition, and has explained in those reports that the proposed acquisition will further RPD’s mission, as articulated in the Strategic Plan Objective 1.1 (“Develop more open space to address population growth in high needs areas and emerging neighborhoods”), by providing enriching recreational activities, beautiful parks, and preserving the environment for the well-being of San Francisco’s diverse community; and

WHEREAS, in 2013, the District 6 Open Space Task Force identified areas desirable for the acquisition of new open space based on the Recreation and Open Space Element High Needs Areas mapping, based on factors such as population density, concentration of children and/or seniors, concentration of lower income households, anticipated growth, and existing parks relative to other areas; and

WHEREAS, The City obtained an appraisal which valued the Site at \$ ____ Million dollars as determined by an appraisal conducted by an objective, MAI and State-certified consultant appraiser, based on highest and best use of the property; and

WHEREAS, The Director of Property has determined that the sales price of \$10,000,000 is reasonable and representative of fair market value; and

WHEREAS, RPD intends to use monies from the Open Space Acquisition Fund to fund the acquisition of the Site; and

WHEREAS, On June 22, 2016, the Planning Department determined that the acquisition of the Site would not be subject to the California Environmental Quality Act Public Resources Code Section 21000 *et seq.* (CEQA), pursuant to CEQA Guidelines Section 15060(c)(2), which provides that an activity is not subject to CEQA if the activity will not result in a “direct or reasonably foreseeable indirect physical change on the environment;” and

WHEREAS, There are adequate funds available in the Open Space Acquisition Fund to fund the purchase of the Site; and

WHEREAS, to the extent the development of a park is found to be feasible and desirable, a specific park project is designed and proposed, and any required review under the CEQA is completed, the Commission believes use of Open Space Acquisition Funds would be appropriate for the purchase of the Site for a future park; and

WHEREAS, The Purchase and Sale Agreement to acquire the Site requires Board of Supervisors approval under Chapter 23 of the Administrative Code; now therefore be it

RESOLVED, The Recreation and Park Commission hereby adopts the RPD reports identifying the proposed acquisition of the Site as an update to the Five-Year Capital Plan previously adopted by the Commission in June 2014; and

FURTHER RESOLVED, The Recreation and Park Commission hereby recommends that the Board of Supervisors approve the purchase of the property located at 145 11th Street, 147 11th Street, 165 11th Street, 973 Minna Street, and 964 Natoma Street Assessor Blocks and Lots: 3510/037, 3510/055, 3510/056 3510/039, and 3510/035 using monies from the Park, Recreation and Open Space Fund.

Adopted by the following vote:

Ayes	6
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the August 18, 2016 meeting of the Recreation and Park Commission.

Margaret A. McArthur, Commission Liaison