

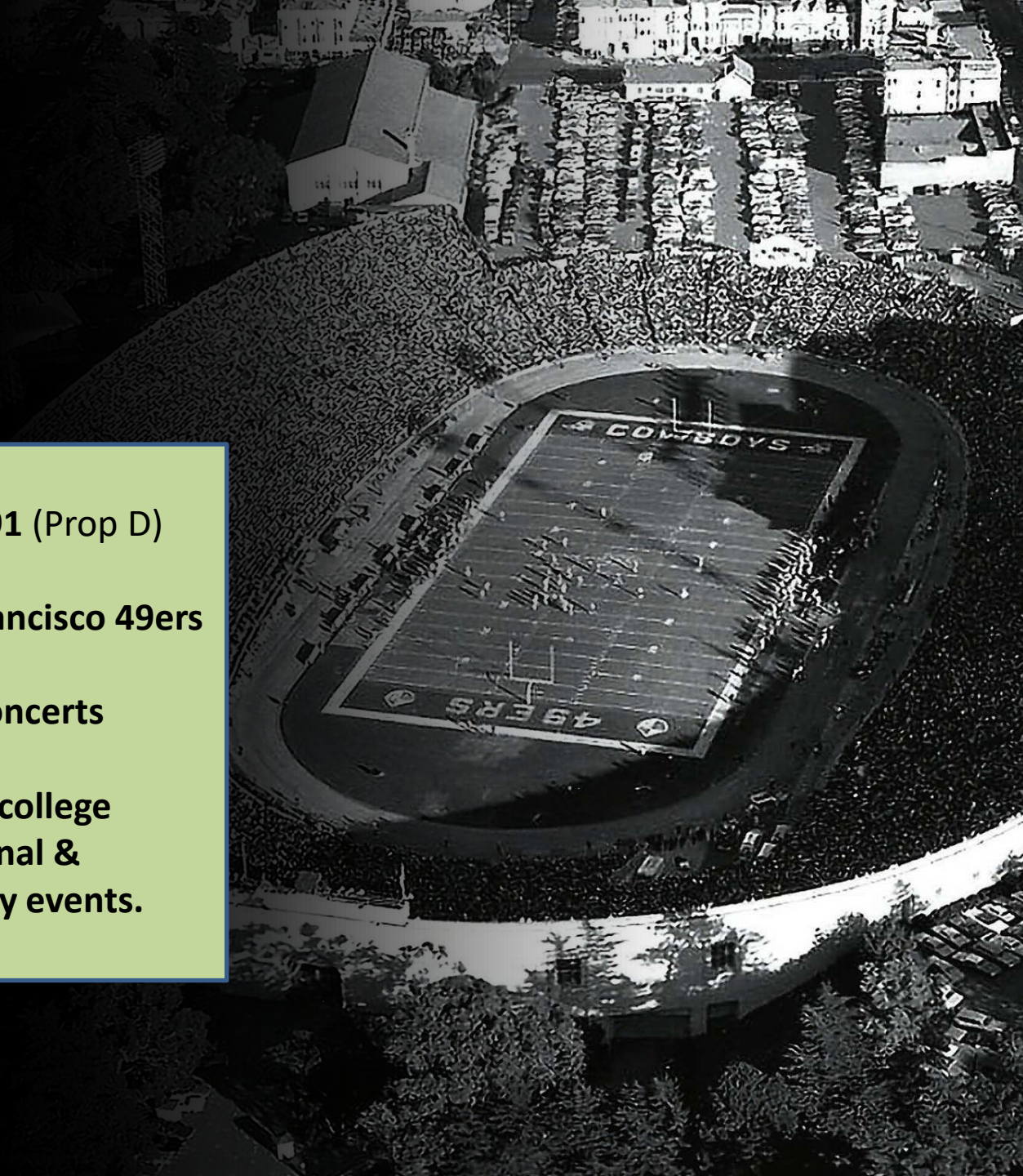


Kezar Stadium Permit to Enter and Use for Golden City Football Club

San Francisco Board of Supervisors
Government Audit and Oversight Committee
Thursday, June 5, 2025

Kezar Stadium Background

- Built: **1925** | Renovated: **1991** (Prop D)
- Original Home of the **San Francisco 49ers**
- Hosted major games and concerts
- Current use: high school & college sports, public access, professional & amateur teams, and community events.





Resolution file #250520:

Board of Supervisors to review and consider approval of a permit:



Recommend a 15-year permit for Golden City Football Club (GCFC) at Kezar Stadium for its home games and other field practices (with three five-year extension options).



\$10M in improvements from GCFC for stadium, GCFC fees (\$1,500 per game, \$750/hour - subject to credit), reimbursement of City expenses, a share of revenues, and a specific number of tickets.



The site continues to serve the public and community



Why this Permit?



Major \$10M Investment in Kezar: Brings substantial capital improvements, including a new turf field, critical infrastructure upgrades, and enhanced safety features—preserving and revitalizing a historic stadium.



Enhanced Fan and Community Experience: Upgrades will create a better environment for spectators and visitors while maintaining access for schools, youth, and community programs—ensuring no displacement of access.



Elevated Sports Opportunities for SF Residents: Offers San Franciscans a chance to enjoy professional-level soccer locally, building on the success of past efforts like the SF Deltas while enriching the city's sports culture.



Golden City Football Club

San Francisco's Only Pro Soccer Team: GCFC will be the only professional soccer team based in San Francisco, bringing top-tier talent and matches directly to the city.

Locally Led, Community Driven: Founded and led by long-time SF residents with a deep passion for the city and the game—committed to building a club that reflects and serves the community.

Backed by MLS NEXT Pro: Supported by MLS NEXT Pro to launch a team in San Francisco, contingent on having a suitable stadium—GCFC is making that vision a reality.

Investing in the Future of Kezar: Pledging \$10 million in stadium improvements, guided by expert consultation and backed by committed investors to restore and modernize a historic venue.

MLS NEXT Pro

Professional Pathway Under MLS: MLS NEXT Pro is the second tier of Major League Soccer, designed to develop talent and expand the professional soccer landscape in North America.

Expanding League with Strong MLS Ties: Currently includes 29 teams—most affiliated with MLS clubs—and is growing to over 34 by 2027. Golden City FC is one of just a few.

Proven Development Platform: More than 160 players have signed MLS contracts after competing in MLS NEXT Pro, highlighting its role in nurturing elite-level talent.

Mission-Driven Organization: Built on the pillars of player development, community engagement, innovation, and inclusion.

Seasonal Structure: Runs from spring through fall, aligning with the broader North American soccer calendar.

Stadium Improvements



Improvements –

Note: All become property of RPD upon termination of Permit

Cost

Renovate and Redo Field Turf

\$5,750,000

Improve Seating and Press Box

\$2,500,000

Improved Sound and Scoreboard

\$500,000

Improved Concession Area

\$250,000

ADA Compliance

\$1,000,000

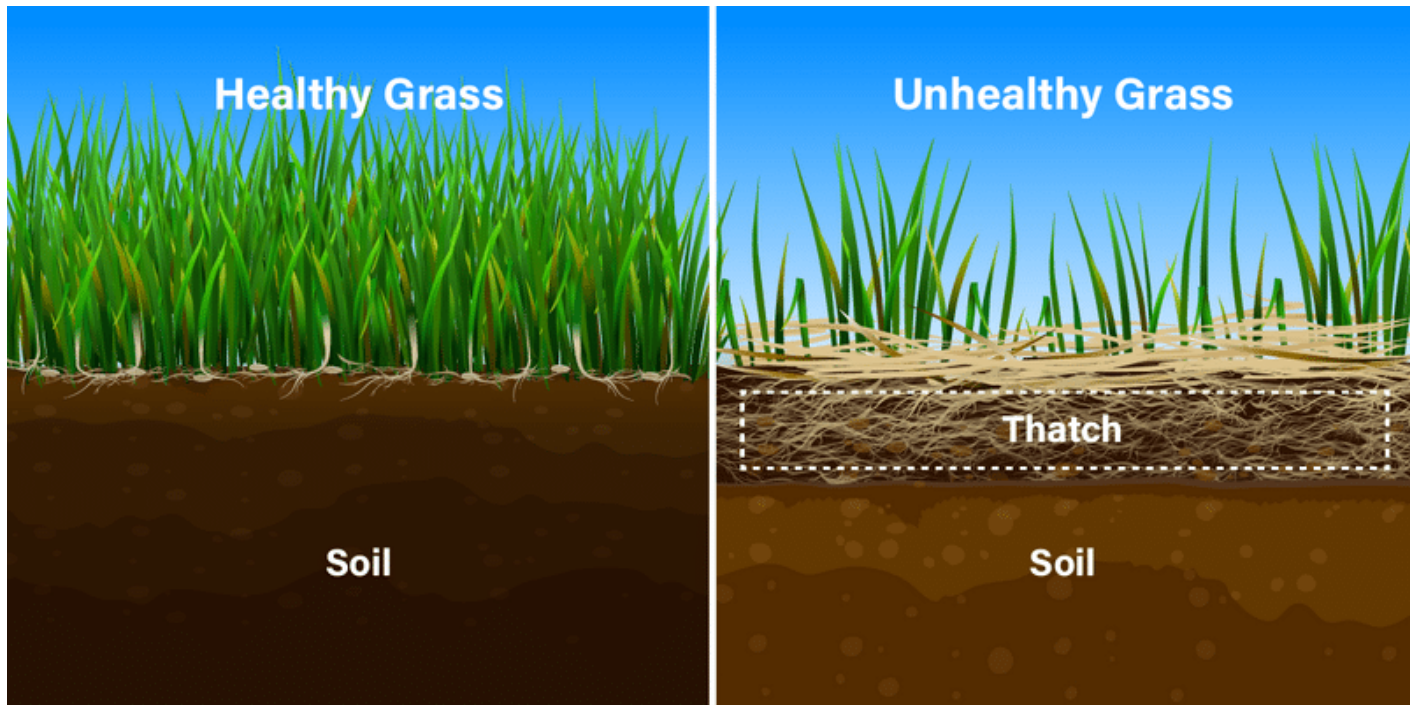
Final Agreement will Require Minimum Total \$10,000,000

Needed Turf Improvements

Overdue Turf Replacement: Kezar's turf field has not been updated since 1991—more than 30 years—making it well beyond its intended lifespan.

Poor Field Conditions: Drainage issues caused by heavy thatch buildup have made the turf unsafe and difficult to maintain.

Community-Backed Improvements: Local school teams and regular users strongly support the turf replacement to ensure a safer, more reliable playing surface.



Preserved Access & Community Support



Ongoing Access for School Athletics: Kezar will continue to host high school and middle school track meets, football games (e.g., Mission High, Sacred Heart, Bruce Mahoney Game, Turkey Bowl), and soccer matches.

Support for RPD Youth Programs: Recreation and Park Department summer camps will maintain full access to the stadium for activities and events.

Track Open to the Public: Community members will still be able to use the track for recreation, with access only limited during professional game days.



Backed by Longtime Kezar Users: School teams, the Kezar Committee, and other regular users of the stadium support the proposal and recognize the value of long-overdue improvements.

Strong Support from Soccer Community: The wider soccer community overwhelmingly backs the plan, viewing it as a meaningful step toward enhancing local soccer opportunities and experiences.

Balanced Dialogue with Stakeholders: Adult and community soccer organizations – *El Farolito, SF Glens, SF Elite Soccer Club, NightHawks, NorCal Premier Soccer* - support the renovations and believe it will bring lasting benefits to the sport in San Francisco.

Proposed Permit

Term	15 years with 3 Five Year Options, with third option only if RPD agrees (Options Require Fund Maintenance)
Stadium Improvements	Minimum \$10,000,000
Accommodate Existing Youth Uses	Will not displace existing uses for school sports and track. Must coordinate schedule with High Schools to ensure existing games
Number of Annual Games	About 15 home league games, not to exceed 20
Operation Plans	Each year, the Team must submit a comprehensive Operation Plan including Traffic and Safety working with RPD, SFMTA and SFPD covering their expenses
Restrictions on Alcohol	Sales must end 80 minutes after start of game. SFPD and Department review of Alcohol Monitoring Plan
Areas of Use	Stadium, including some locker room use, Kezar Triangle, Arguello Hub for Mobile Locker Rooms and Practice Fields for weekday practices ending at 2:30PM
Revocation of Permit	RPD may revoke if GCFC does not play first game by 9.30.27 with 50% of improvements done and if remaining 50% of improvements not done within later of 2 years from first game or 9.1.29



Thank you

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