

File No. 101201

Committee Item No. 8
Board Item No. 35

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: October 13, 2010

Board of Supervisors Meeting

Date 10.19.10

Cmte Board

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| <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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OTHER

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Completed by: Victor Young
Completed by: Victor Young

Date: October 8, 2010
Date: 10/14/10

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

2/5

07.81.0

1 [Petitions for City Parcels to Form the Proposed Civic Center Community Benefit District]

2
3 Resolution authorizing the Mayor to cast petitions in the affirmative for formation of the
4 proposed Civic Center Community Benefit District, to sign on behalf of the City and
5 County of San Francisco as the owner of certain parcels of real property that would be
6 subject to assessment in the proposed property and business improvement district to
7 be named the Civic Center Community Benefit District.

8
9 WHEREAS, The Property and Business Improvement Law of 1994 (California Streets
10 and Highways Code Sections 36600 *et seq.*) as augmented by Article 15 of the San Francisco
11 Business and Tax Regulations Code, authorizes formation of business and property
12 improvement assessment districts; and,

13 WHEREAS, Pursuant to petitions filed by property and business owners in various parts
14 of the City, following public hearing and balloting, the Board of Supervisors has previously
15 established eleven such assessment districts in various areas of San Francisco; and,

16 WHEREAS, The Civic Center Community Benefit District Steering Committee has now
17 asked that the City and County of San Francisco sign petitions for parcels it owns in the Civic
18 Center area, requesting that Board of Supervisors adopt a Resolution declaring the intention
19 of the Board of Supervisors to establish a property-based business improvement district
20 (community benefit district) to be known as the "Civic Center Community Benefit District" and
21 order the levy and collection of a multi-year assessment on identified parcels in the district,
22 with all appropriate notices, hearing and balloting to follow; and,

23 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels
24 within an assessment district that are owned or used by any government agency, the State of
25 California or the United States shall not be exempt from assessment unless the agency can

1 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
2 receive no special benefit; and,

3 WHEREAS, The City and County of San Francisco owns certain parcels of real
4 property within the proposed assessment district, the details of which are set forth in a
5 spreadsheet entitled "Proposed Assessments for City Owned Parcels in the Proposed Civic
6 Center Community Benefit District " on file with the Clerk of the Board of Supervisors in File
7 No. 101201, which is hereby declared to be a part of this Resolution as if set forth fully
8 herein; and,

9 WHEREAS, The City owns additional real property within the proposed assessment
10 district that is subject to the exclusive jurisdiction and control of certain City departments, such
11 as the San Francisco Public Utilities Commission, the War Memorial Board of Trustees, and
12 the Asian Art Museum Commission (the "Other Property"); and,

13 WHEREAS, The City-owned parcels (not including the Other Property) are listed as
14 follows, showing the street address for each, Assessor's lot and block number,
15 name/description of building, proposed assessment amount for each, and the percent of the
16 total proposed assessments for the District that each parcel would be assessed (which is the
17 corresponding weight to be afforded the City's signature on the petition to establish the Civic
18 Center CBD):

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ADDRESS	LOT / BLOCK	NAME / DESCRIPTION OF BUILDING	EST. ASSESSMENT AMOUNT	% OF TOTAL CBD BUDGET
101 Grove Street	0811 001	Dept. of Public Health	\$11,055.65	1.50%
155 Grove Street	0811 016	Art Commission Gallery	\$991.98	0.13%
240 Van Ness Ave.	0811 019	Vacant Building	\$929.88	0.13%
165 Grove Street	0811 021	Art Commission - Vacant Lot	\$991.98	0.13%
150 Grove Street	0812 001	Bill Graham Auditorium	\$25,217.34	3.42%
30 Van Ness Ave.	0835 004	City Office Building	\$12,082.3	1.64%
100 Larkin Street	0354 001	SF Main Public Library	\$21,397.01	2.91%
1 So Van Ness Ave.	3506 001	City Office Building	\$24,586.01	3.34%
1 Dr. Carlton B Goodlett Place	0787 001	City Hall	\$37,220.62	5.05%
Civic Center Plaza, Civic Center Garage	0788 001	Recreation & Park Dept.	\$32,154.22	4.37%
25 Van Ness Ave.	0834 004	City Office Building	\$10,272.83	1.39%

WHEREAS, It is appropriate for the Board to authorize a representative to submit assessment petitions for the City-owned parcels within the proposed district to avoid confusion on the Board's dual role as both the legislative body that may form the district and levy assessments if there is no majority protest by the affected property owners, and as the decision-making body for the City as the owner of property subject to assessments; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to submit any and all assessment petitions in the affirmative for the above-listed parcels of real property (which list does not include the Other Property) owned by the City and County of San Francisco that would be subject to assessment in the proposed property and business improvement district to be named the Civic Center Community Benefit District; and, be it

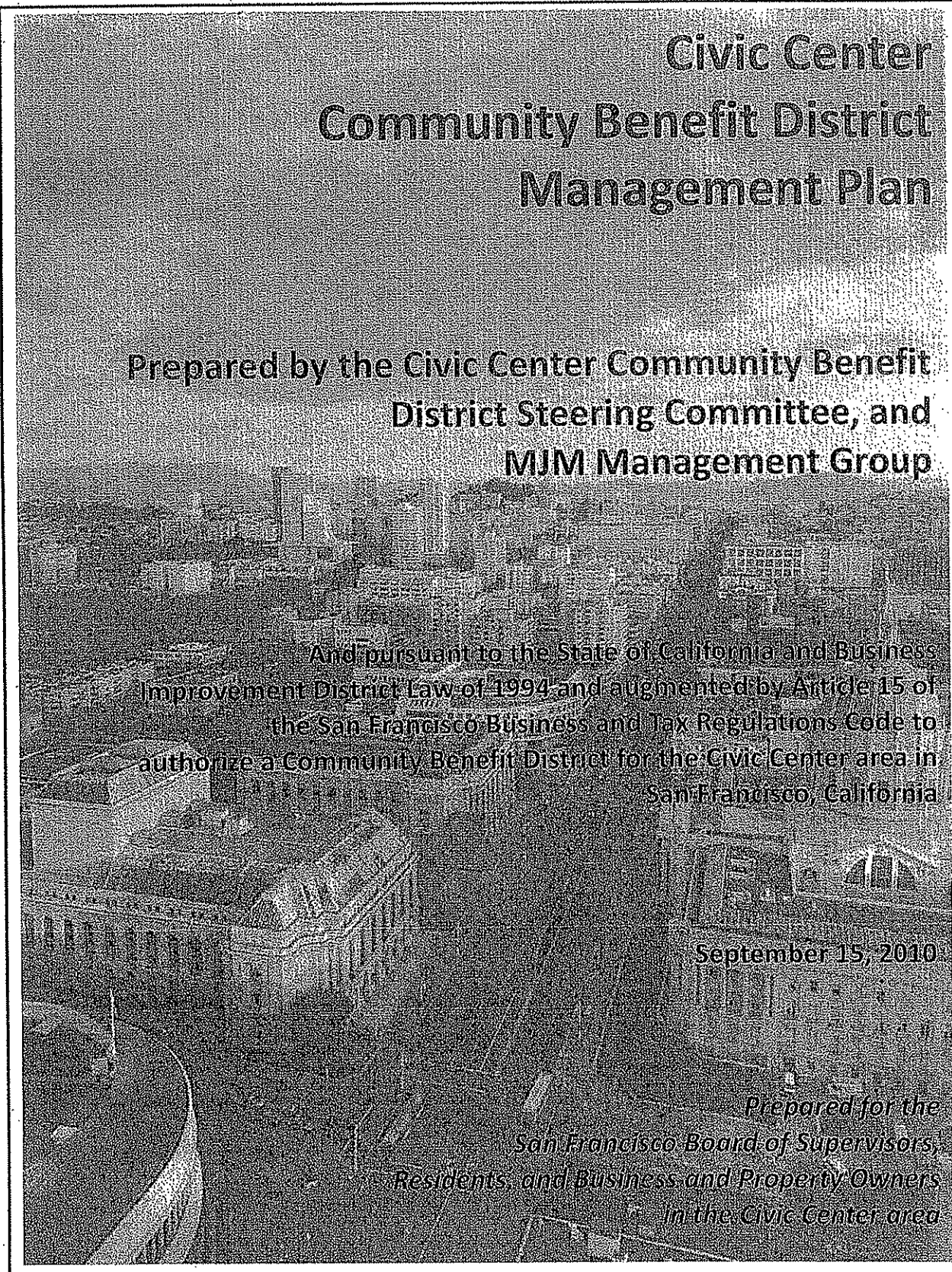
1 RESOLVED, That the Board encourages any City department that has exclusive
2 jurisdiction over the Other Property to submit any and all assessment petitions in the
3 affirmative; and, be it

4 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
5 of this Resolution to be delivered to the Civic Center Community Benefit District Steering
6 Committee, to the City departments with jurisdiction over the Other Property, and to the
7 Mayor's Office of Economic and Workforce Development.

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City & County of San Francisco		"Proposed Assessments for City Owned Parcels in the Proposed Civic Center Community Benefit District"									
Address	Lot/Block	Bldg. Sq. Ft.	Lot Sq. Ft.	Property Owner	Jurisdiction for Voting	Name/Description of Building	Assessment \$	% of Total Budget			
Departments Board of Supervisors Jurisdiction											
101 GROVE ST	0811 001	104,000	24,811	CITY & COUNTY OF SF	Board of Supervisors	Dept. of Public Health	\$ 11,055.65	1.5			
155 GROVE ST	0811 016	4,163	4,186	CITY & COUNTY OF SF	Board of Supervisors	Art Commission Gallery	\$ 991.98	0.13			
240 VAN NESS AVE	0811 019	15,980	5,449	CITY & COUNTY OF SF	Board of Supervisors	Vacant Building	\$ 929.88	0.13			
165 GROVE ST	0811 021	0	4,116	CITY & COUNTY OF SF	Board of Supervisors	Art Commission - Vacant Lot	\$ 991.98	0.13			
150 GROVE ST	0812 001	312,870	113,434	CITY & COUNTY OF SF	Board of Supervisors	Bill Graham Auditorium	\$ 25,217.34	3.42			
30 VAN NESS AVE	0838 004	180,939	38,123	CITY & COUNTY OF SF	Board of Supervisors	City Office Building	\$ 12,092.30	1.64			
100 LARKIN ST	0354 001	376,000	90,256	CITY & COUNTY OF SF	Board of Supervisors	SF Main Public Library	\$ 21,397.01	2.91			
1 SOUTH VAN NESS AVE	3508 001	656,844	65,000	CITY & COUNTY OF SF	Board of Supervisors	City Office Building	\$ 24,586.01	3.34			
1 Dr. Carlton B Goodlet Place	0787 001	543,611	237,598	CITY & COUNTY OF SF	Board of Supervisors	City Hall	\$ 37,220.62	5.05			
CIVIC CENTER PLAZA, CIVIC CENTER GARAGE											
	0788 001	355,674	255,231	RECREATION & PARK DEPARTMENT	Board of Supervisors	RECREATION & PARK DEPARTMENT	\$ 32,154.22	4.37			
25 Van Ness	0834 004	130,000	19,740	CITY & COUNTY OF SF	Board of Supervisors	City Office Building - Formerly owned by Security Pacific Bank	\$ 10,272.83	1.39			
Subtotal BOS Depis											
Departments Enterprise & Exclusive Jurisdiction Under Charter											
525 GOLDEN GATE AVE	0766 001	277,511	21,780	CITY & COUNTY OF SF - PUBLIC UTILITIES COMMISSION	PUC	Vacant, will be new PUC building	\$ 6,982.34	0.95			
360 GROVE ST	0792 029	213,564	43,950	CITY AND COUNTY OF SF - SF PARKING AUTHORITY	SFMTA/Parking Authority BOARD	Performing Arts Garage	\$ 9,001.49	1.22			
201 VAN NESS AVE & 270 - 290 HAYES ST	0810 001	229,500	105,802	CITY & COUNTY OF SF	War Memorial Board	Devies Symphony Hall & Zellerbach	\$ 18,985.55	2.58			
301 VAN NESS + 459 VAN NESS	0786A001	533,200	298,682	CITY & COUNTY OF SF	War Memorial Board	Opera House + Veterans' Building	\$ 37,266.02	5.06			
45 HYDE ST	0853 001	185,000	90,256	CITY & COUNTY OF SF	Asian Art Commission	Asian Art Museum	\$ 15,725.21	2.14			
Subtotal Enterprise Depis											
Total at City Parcels											
								\$ 249,135.22	35.96		

City & County of San Francisco			
Proposed Assessments for City Owned Parcels in the Proposed Civic Center Community			
Summary Civic Center CBD	Total Annual Assessment \$	%Vote	10 Year Total Assessment
City Departments - BOS Jurisdiction	\$ 176,899.82	24.01	1,768,999.20
Enterprise Developer Memorial	\$ 72,255.40	11.95	722,354.00
Total City Parcels	\$ 249,155.22	35.96	2,491,352.20
Total Private Parcels and State Parcels	\$ 487,264.78	64	4,872,647.80
District Assessment Total	\$ 736,400.00	100.00	7,364,000.00



Civic Center Community Benefit District Management Plan

Prepared by the Civic Center Community Benefit
District Steering Committee, and
MJM Management Group

And pursuant to the State of California and Business
Improvement District Law of 1994 and augmented by Article 15 of
the San Francisco Business and Tax Regulations Code to
authorize a Community Benefit District for the Civic Center area in
San Francisco, California

September 15, 2010

*Prepared for the
San Francisco Board of Supervisors,
Residents, and Business and Property Owners
in the Civic Center area*



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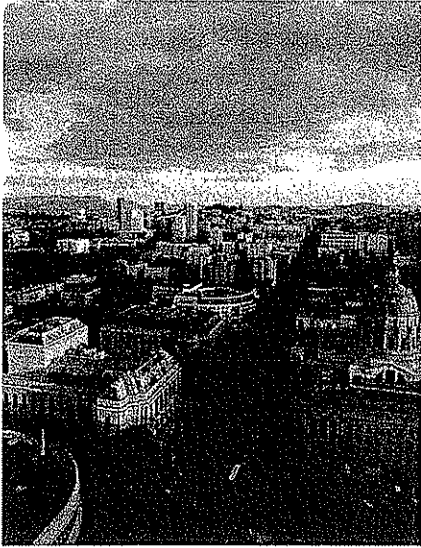
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October 12, 2010

To: Chair John Avalos, Supervisor Sean
Elsbernd, Supervisor Ross Mirkarimi
San Francisco Board of Supervisors
Budget & Finance Subcommittee
City Hall
San Francisco, CA 94102

FROM: Karin Flood Eklund & Jim Chappell
on behalf of the Civic Center
CBD Steering Committee
MJM Management Group

Subject: File 101201 (Petitions for City Parcels
to Form the Proposed Civic Center
Community Benefit District)

Dear Budget & Finance Committee Members:

Per your request at the Budget and Finance Committee meeting on September 29, 2010, we are pleased to provide you with an update on the status of the petition phase for the proposed Civic Center Community Benefit District (CBD). Since September 15th, the Civic Center Community Benefit District (CBD) Steering Committee has collected petitions representing 21.24% weighted support to establish the Civic Center Community Benefit District, these petitions represent 30% weighted support among the privately held and state owned parcels in the proposed district. The steering committee has received a total of 3.55% petitions against the formation of the Civic Center CBD to date. A petition collection summary is attached for your review. Petitions will continue to be collected until at least 30% weighted support is achieved.

The proposed Civic Center CBD is a unique public private partnership. A cross section of the private sector has weighed in during the petition phase in support of the formation of the proposed district; from larger commercial buildings (Fox Plaza, Opera Plaza, Paston Companies "AAA" buildings, Honda Dealership) to private arts organizations (SF Jazz, Ballet Admin. & Conservatory of Music) as well as restaurant properties (Caffe Della Stella, Hayes St. Grill and Absinthe, Chevy's), and residential properties (The Argenta, Mercy Affordable Housing). The Civic Center Steering Committee comprised of both private and public representation developed the Management Plan over the past 18 months.

Last Thursday on October 7th, the San Francisco Library Commission, the Recreation & Park Commission and the City Hall Preservation Advisory Commission all approved resolutions in support of the Civic Center Community Benefit District. On Thursday October 14th, the War Memorial Board of Trustees will

Civic Center CBD Petition Collection Update – 10-12-10

"YES" petitions received:	% Amount
Patson Companies (former AAA)	4.36
Argenta – 1 Polk	2.22
Asian Art Museum	2.14
State Building Authority	2.04
Broadreach Fox Plaza (Office)	1.53
Glen Rescalvo - Architect/Developer	1.45
SF Conservatory of Music	1.16
Opera Plaza Commercial	1.03
David Choo - Developer	.96
Boas Honda	.91
Mercy Housing	.63
Pat McBaine – Property Owner on Van Ness & Grove	.46
Golden Van Building (Chevys)	.45
San Francisco Ballet Admin. Building	.45
San Francisco Redevelopment Agency	.4
San Francisco Jazz	.34
Stan Mattison – Property Owner Community Justice Center	.24
Jay Begun – Property Owner Hayes St. (Caffe Della Stella)	.23
Patti Unterman – Hayes St. Grill	.11
Tom Horn – Property owner on Hayes St.	.06
Mary Edington – Residential Property Owner	.03
Condo owner on Hayes	.03
Marrtha Knutzen – Residential Property Owner Opera Plaza	.01
Subtotal:	21.24%

SAN FRANCISCO LIBRARY COMMISSION

RESOLUTION NO. 2010-02

**RESOLUTION ENDORSING PROPOSED CIVIC CENTER COMMUNITY
BENEFIT DISTRICT (CBD) AND URGING BOARD OF SUPERVISORS TO
APPROVE CITY PARTICIPATION**

WHEREAS, the San Francisco Public Library Commission supports the proposed Civic Center Community Benefit District (CBD) Management Plan, and its proposed boundary and assessment methodology; and,

WHEREAS, a CBD provides essential services such as safety, cleaning, and maintenance and activation to supplement and complement those provided by local government; and,

WHEREAS, there are ten successful CBD's in the following districts of San Francisco: Fisherman's Wharf, Union Square, Tenderloin/North, Castro/Upper Market, Fillmore, Noe Valley, Central Market, Tourism Improvement District, Yerba Buena and Mission Miracle Mile; and,

WHEREAS, the San Francisco Public Library is a founding member of the Civic Center CBD Steering Committee; and,

WHEREAS, the Civic Center Community Benefit District Steering Committee has met with a diverse group of Civic Center stake holders, for the past two years, to plan and develop the Civic Center CBD; and,

WHEREAS, the proposed Civic Center CBD will foster better collaboration and cooperation among all the private and governmental buildings in the area, for the improvement of the public spaces within the district, creating a safe, inviting, and vibrant district for all residents and visitors; and,

WHEREAS, the proposed CBD ambassador patrols and cleaning services will improve security and cleanliness around the exterior of the Main Library; and,

WHEREAS, the San Francisco Public Library believes that the reasonable annual expenditure level of the CBD assessment of \$21,397.00 will be offset by savings accrued from reduced maintenance costs related to incidents of vandalism and exterior building damage; and,

WHEREAS, we believe the successful implementation of the CBD will help us foster an improved environment for our Main Library visitors, and will encourage them to return more often to the area to visit us now, therefore, be it

RESOLVED, that the Library Commission urges the Board of Supervisors to approve the formation of the Civic Center CBD, including approving the participation of all City owned parcels within the district.

Approved on: October 7, 2010, by a vote of 4-1.



Library Commission Secretary

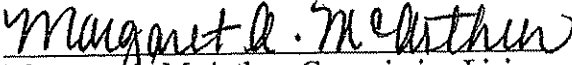
RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution No. 1010-005

CIVIC CENTER COMMUNITY BENEFIT DISTRICT

RESOLVED, That this Commission does support the inclusion of Civic Center Plaza and Civic Center Garage, property under the jurisdiction of the Recreation and Park Commission, in the proposed Civic Center Community Benefit District, at an estimated first year assessment of \$32,154.22, which may be adjusted up to 3% annually, for a period of 10 years.

Adopted by the following vote:
Ayes 6
Noes 0
Absent 0

I hereby certify that the foregoing resolution was adopted at the Regular Meeting of the Recreation and Park Commission held on October 7, 2010.


Margaret A. McArthur, Commission Liaison

City Hall Preservation Advisory Commission



Gavin Newsom
Mayor

Amy L. Brown
Director

Rob Reiter
City Hall Building Manager

Ellen Schumer, Chair
Mae C. Woo, Vice-Chair
James W. Haas

RESOLUTION 1-10

Resolution recommending that San Francisco City Hall be included in the formation of a Civic Center Community Benefit District.

WHEREAS, The City Hall Preservation Advisory Commission is an advisory body which can make recommendations to other city agencies on matters pertaining to San Francisco City Hall; and,

WHEREAS, It is being proposed that City Hall be included in the formation of a Civic Center Community Benefit District; and,

WHEREAS, The benefits of participation in the C.B.D. were described to the City Hall Preservation Advisory Commission during its regular meeting of October 7th, 2010; and,

WHEREAS, Estimated cost figures for participating in the C.B.D. were given to the City Hall Preservation Advisory Commission during its regular meeting of October 7th, 2010; and

WHEREAS, The estimated geographic boundaries of the C.B.D. were provided to the City Hall Preservation Advisory Commission during its regular meeting of October 7th, 2010; now therefore, be it

RESOLVED, That the City Hall Preservation Advisory Commission formally recommends that any subsequent board or commission with pertinent authority approve City Hall's inclusion in the Civic Center Community Benefits District.

A handwritten signature in black ink, appearing to read "Eric Nelson".

Eric Nelson
Secretary, City Hall Preservation Advisory Commission

Updated 10/13/10

RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution No. 1010-005

CIVIC CENTER COMMUNITY BENEFIT DISTRICT

RESOLVED, That this Commission does support the inclusion of Civic Center Plaza and Civic Center Garage, property under the jurisdiction of the Recreation and Park Commission, in the proposed Civic Center Community Benefit District, at an estimated first year assessment of \$32,154.22, which may be adjusted up to 3% annually, for a period of 10 years.

Adopted by the following vote:

Ayes	5
Noes	1
Absent	0

I hereby certify that the foregoing resolution was adopted at the Regular Meeting of the Recreation and Park Commission held on October 7, 2010.


Margaret A. McArthur, Commission Liaison

