

MEMORANDUM

TO: Angela Calvillo, Clerk of the Board
FROM: Chris Corgas, Senior Program Manager
DATE: May 9, 2017
RE: Proposed Japantown Community Benefit District

Enclosed please find the petitions representing 30.84% weighted support for the establishment of the Japantown Community Benefit District (JTCBD). The petitions enclosed are consistent with the requirements of the City.



KRISTIN LOWELL INC.
PUBLIC FINANCE SOLUTIONS

MEMORANDUM

TO: City of San Francisco
FROM: Kristin Lowell
REGARDING: Japantown Community Benefit District
DATE: May 8, 2017

This memo is to serve as the findings from the review of petitions attributable to the formation of the proposed Japantown Community Benefit District ("District"). The District includes 67 parcels for a total assessment of \$393,750. KLI has reviewed 12 executed petitions representing 23 parcels related to the proposed District formation. Petitions signed in favor of the District formation equal \$121,429.08 representing 30.85%.

Description	Number of Petitions	Number of Parcels	Assessment Amount	% of Total Assessment
Petitions in favor of District Formation	9	16	\$121,429.08	30.85%
Petitions Opposed to District Formation	3	7	\$62,081.68	15.77%
Total Executed Petitions	12	23	\$183,510.76	46.62%

JAPANTOWN CBD - PETITION SUMMARY

RESPONSE	AMOUNT	%	# of PARCELS REPRESENTED
YES	\$ 121,429.08	30.84%	16
NO	\$ 62,081.68	15.77%	7
NO RESPONSE	\$ 2,076.89	0.53%	1
NOT SUBMITTED	\$ 208,162.34	52.87%	43
TOTAL	\$ 393,750.50	100%	67

#	APN	Address	ANNUAL ASSESSMENT	% of Total	RESPONSE	Owner
1	0686 052	1603-1613 Laguna Street	\$ 6,671.96	1.69%	YES	Susumu Sim Seiki & Tsuya Seiki
2	0686 008	1620 Post Street	\$ 1,402.47	0.36%	YES	SUSUMU S & TSUYAKO S SEIKI 198
3	0701 001	1881 Post Street	\$ 31,711.22	8.05%	YES	Kabuki LLC / Sundance Cinemas
4	0701 002	1881 Post Street	\$ 5,466.21	1.39%	YES	Kabuki LLC / Sundance Cinemas
5	0685 038	1741-1743 Buchanan Street	\$ 2,186.11	0.56%	YES	Mihara Nobuo J & Shizuko
6	0685 012	1746 Post Street	\$ 4,252.38	1.08%	YES	Shogakukan / Viz Media
7	0700 017	1625 Post Street	\$ 4,230.82	1.07%	YES	Japan Center Hotel Assoc. LP
8	0700 018	1625 Post Street	\$ 22,578.29	5.73%	YES	Japan Center Hotel Assoc. LP
9	0700 019	1625 Post Street	\$ 6,049.93	1.54%	YES	Japan Center Hotel Assoc. LP
10	0700 020	1625 Post Street	\$ 3,182.09	0.81%	YES	Japan Center Hotel Assoc. LP
11	0685 041	1721 -1723 Buchanan Street	\$ 1,777.73	0.45%	YES	Ishisaki Tsutomu B
12	0700 028	22 Peace Plaza	\$ 510.57	0.13%	YES	Union Bank
13	0700 029	22 Peace Plaza	\$ 6,716.90	1.71%	YES	Union Bank
14	0700 030	"no Site Address"	\$ 704.84	0.18%	YES	Union Bank
15	0676 072	1800 Sutter Street	\$ 11,993.77	3.05%	YES	KHP III SF Sutter LLC
16	0676 073	1805 Sutter Street	\$ 11,993.77	3.05%	YES	KHP III SF Sutter LLC
17	0686 032	1672-1674 Post Street	\$ 2,027.99	0.52%	NO	Ashizawa Masao
18	0686 034	1672-1698 Post Street	\$ 9,642.17	2.45%	NO	Ashizawa Masao
19	0686 057	1662-1664 Post Street	\$ 1,900.94	0.48%	NO	Ashizawa Masao
20	0700 006	1580 Webster Street	\$ 625.90	0.16%	NO	Kinokuniya Book Streetore of America
21	0701 005	1580 Webster Street	\$ 3,169.08	0.80%	NO	Kinokuniya Book Streetore of America
22	0701 007	1825 Post Street	\$ 39,487.02	10.03%	NO	Kinokuniya Book Streetore of America
23	0685 001	1745-1747 Buchanan Street	\$ 5,228.57	1.33%	NO	Okamura Sue S
24	0686 041	1632-1636 Post Street	\$ 2,076.89	0.53%	NO RESPONSE, BUT RETURNED	Ogawa Family Trust
25-67	SUBTOTAL PETITIONS NOT SUBMITTED		\$ 208,162.34	52.87%	NOT SUBMITTED	
		TOTAL	\$ 393,750.00	100.00%		

PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO ESTABLISH THE
JAPANTOWN COMMUNITY BENEFIT DISTRICT

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the **"JAPANTOWN COMMUNITY BENEFIT DISTRICT"** (hereafter "Japantown CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Japantown CBD* (hereafter "Plan").
2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the services, improvements and activities as described in the Plan. If the proposed District is established by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 10 years (July 1, 2017 – June 30, 2027). Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (December 31, 2027), at which point the District would terminate if not renewed.
3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 *et seq.* "Property and Business Improvement District Law of 1994" as augmented by the City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
4. We understand that upon receipt of this petition signed by property owners (or authorized representative of property owners) who will pay more than thirty percent (30%) of the proposed assessments, the Board of Supervisors may initiate proceedings to renew and expand the District. These proceedings will include balloting of property owners under which a majority of weighted property owners who return a ballot may authorize the Board of Supervisors to renew and expand the District. This petition does not represent a final decision.

Legal Owner: Susumu Sim Seiki & Tsuya Seiki

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0686 052	1603-1613 Laguna Street	\$6,671.96	1.69%
		Total \$6,671.96	Total 1.69%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


 Signature of Owner or Authorized Representative

 05-05-2017
 Date

 SIM SEIKI
 Print Name of Owner or Authorized Representative

 Representative Contact Phone or Email

PLEASE RETURN BY MAY 8, 2017 TO:

Japantown Task Force
 1765 Sutter Street, 3rd Floor
 San Francisco, CA 94115

The full Japantown Community Benefit District Management Plan can be found online at <http://www.japantowntaskforce.org/> . For more information regarding formation of the Japantown CBD, or if you believe any of the information stated in this petition is incorrect, please contact Greg Marutani at gregm@japantowntaskforce.org.

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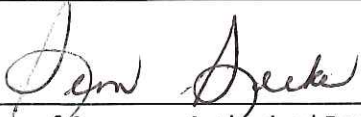
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Legal Owner: SUSUMU S & TSUYAKO S SEIKI 198

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0686 008	1620 Post Street	\$1,402.47	0.36%
		Total \$1,402.47	Total 0.36%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



 Signature of Owner or Authorized Representative

05-05-2017

 Date

SIM SEIKI

 Print Name of Owner or Authorized Representative

 Representative Contact Phone or Email

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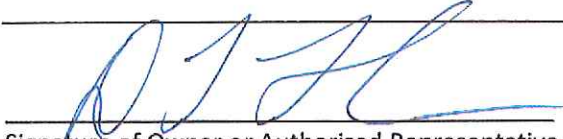
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Legal Owner: Kabuki LLC / Sundance Cinemas			
APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0701 001	1881 Post Street	\$31,711.22	8.05%
0701 002	1881 Post Street	\$5,466.21	1.39%
		Total \$37,177.43	Total 9.44%

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
- No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



 Signature of Owner or Authorized Representative

5/4/17

 Date

Darla T Flanagan

 Print Name of Owner or Authorized Representative

darla@familyflanagan.com

 Representative Contact Phone or Email

PLEASE RETURN BY MAY 8, 2017 TO:
 Japantown Task Force
 1765 Sutter Street, 3rd Floor
 San Francisco, CA 94115

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Legal Owner: Mihara Nobuo J & Shizuko

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0685 038	1741-1743 Buchanan Street	\$2,186.11	0.56%
		Total \$2,186.11	Total 0.56%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



 Signature of Owner or Authorized Representative

5-3-2017

 Date

NOBUO J. MIHARA

 Print Name of Owner or Authorized Representative

 Representative Contact Phone or Email

PLEASE RETURN BY MAY 8, 2017 TO:
 Japantown Task Force
 1765 Sutter Street, 3rd Floor
 San Francisco, CA 94115

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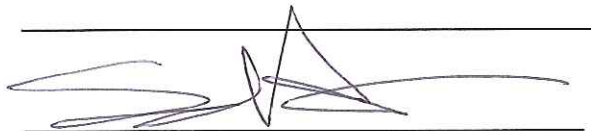
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Legal Owner: Shogakukan / Viz Media

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0685 012	1746 Post Street	\$4,252.38	1.08%
		Total \$4,252.38	Total 1.08%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



Signature of Owner or Authorized Representative

4/25/2017
Date

SEIJI HORIBUCHI
Print Name of Owner or Authorized Representative

seiji@new-peopleworld.com
Representative Contact Phone or Email

PLEASE RETURN BY MAY 8, 2017 TO:
 Japantown Task Force
 1765 Sutter Street, 3rd Floor
 San Francisco, CA 94115

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Legal Owner: Japan Center Hotel Assoc. LP

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0700 017	1625 Post Street	\$4,230.82	1.07%
0700 018	1625 Post Street	\$22,578.29	5.73%
0700 019	1625 Post Street	\$6,049.93	1.54%
0700 020	1625 Post Street	\$3,182.09	0.81%
		Total \$36,041.13	Total 9.15%

- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
 No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



 Signature of Owner or Authorized Representative

4/26/17

 Date

CRAG A. WATERMAN

 Print Name of Owner or Authorized Representative

415-614-5400

 Representative Contact Phone or Email

PLEASE RETURN BY MAY 8, 2017 TO:
 Japantown Task Force
 1765 Sutter Street, 3rd Floor
 San Francisco, CA 94115

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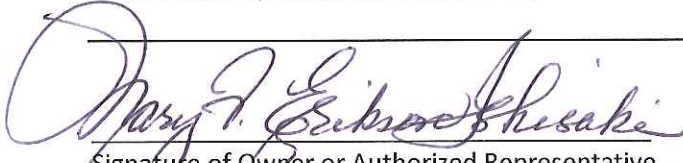
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Legal Owner: Ishisaki Tsutomu B

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0685 041	1721 -1723 Buchanan Street	\$1,777.73	0.45%
		Total \$1,777.73	Total 0.45%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.


26 April 2017
Date
 Signature of Owner or Authorized Representative

Mary F. ERIKSON ISHISAKI 415-567-3154
 Print Name of Owner or Authorized Representative Representative Contact Phone or Email

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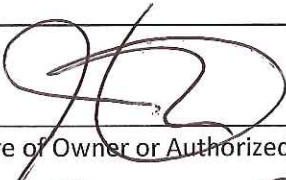
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Legal Owner: Union Bank

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0700 028	22 Peace Plaza	\$510.57	0.13%
0700 029	22 Peace Plaza	\$6,716.90	1.71%
0700 030	*no Site Address*	\$704.84	0.18%
		Total \$7,932.31	Total 2.02%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

	<u>5/1/17</u>
Signature of Owner or Authorized Representative	Date
<u>Jerry Ono</u>	<u>415-202-0350</u>
Print Name of Owner or Authorized Representative	Representative Contact Phone or Email

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APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0676 072	1800 Sutter Street	\$11,993.77	3.05%
0676 073	1805 Sutter Street	\$11,993.77	3.05%
		Total \$23,987.54	Total 6.10%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



 Signature of Owner or Authorized Representative

4-26-17

 Date

Benjamin Rowe

 Print Name of Owner or Authorized Representative

415-868-4888

 Representative Contact Phone or Email

PLEASE RETURN BY MAY 8, 2017 TO:
 Japantown Task Force
 1765 Sutter Street, 3rd Floor
 San Francisco, CA 94115

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PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO ESTABLISH THE
JAPANTOWN COMMUNITY BENEFIT DISTRICT

1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "JAPANTOWN COMMUNITY BENEFIT DISTRICT" (hereafter "Japantown CBD" or "District"), the boundaries of which are shown on the attached map and in the Management Plan for the Japantown CBD* (hereafter "Plan").
2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the services, improvements and activities as described in the Plan. If the proposed District is established by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 10 years (July 1, 2017 – June 30, 2027). Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (December 31, 2027), at which point the District would terminate if not renewed.
3. We petition the Board of Supervisors to initiate special assessment district proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 *et seq.* "Property and Business Improvement District Law of 1994" as augmented by the City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
4. We understand that upon receipt of this petition signed by property owners (or authorized representative of property owners) who will pay more than thirty percent (30%) of the proposed assessments, the Board of Supervisors may initiate proceedings to renew and expand the District. These proceedings will include balloting of property owners under which a majority of weighted property owners who return a ballot may authorize the Board of Supervisors to renew and expand the District. This petition does not represent a final decision.

Legal Owner: Ashizawa Masao

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0686 032	1672-1674 Post Street	\$2,027.99	0.52%
0686 034	1672-1698 Post Street	\$9,642.17	2.45%
0686 057	1662-1664 Post Street	\$1,900.94	0.48%
		Total \$13,571.11	Total 3.45%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

Philip Ashizawa
 Signature of Owner or Authorized Representative

4/18/17
 Date

PHILIP ASHIZAWA
 Print Name of Owner or Authorized Representative

415-931-5570
 Representative Contact Phone or Email

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 1765 Sutter Street, 3rd Floor
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PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS
TO ESTABLISH THE
JAPANTOWN COMMUNITY BENEFIT DISTRICT

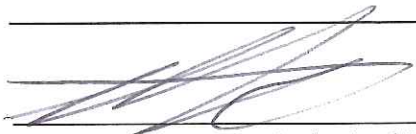
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Legal Owner: Kinokuniya Book Store of America

APN:	Parcel Address (<i>if known</i>)	Parcel Assessment	Parcel %
0700 006	1580 Webster Street	\$625.90	0.16%
0701 005	1580 Webster Street	\$3,169.08	0.80%
0701 007	1825 Post Street	\$39,487.02	10.03%
		Total \$43,282.00	Total 10.99%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



 Signature of Owner or Authorized Representative

5/2/17

 Date

RICHARD MATSUNO

 Print Name of Owner or Authorized Representative

matsuno@KINOKUNIYA.COM

 Representative Contact Phone or Email

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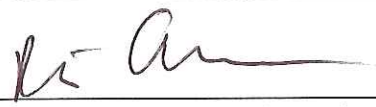
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Legal Owner: Okamura Sue S

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0685 001	1745-1747 Buchanan Street	\$5,228.57	1.33%
		Total \$5,228.57	Total 1.33%

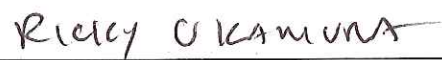
- Yes, I petition the Board of Supervisors to initiate special assessment proceedings.
- No, I do not petition the Board of Supervisors to initiate special assessment proceedings.



 Signature of Owner or Authorized Representative



 Date



 Print Name of Owner or Authorized Representative



 Representative Contact Phone or Email

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Legal Owner: **Ogawa Family Trust**

APN:	Parcel Address (if known)	Parcel Assessment	Parcel %
0686 041	1632-1636 Post Street	\$2,076.89	0.53%
		Total \$2,076.89	Total 0.53%

Yes, I petition the Board of Supervisors to initiate special assessment proceedings.

No, I do not petition the Board of Supervisors to initiate special assessment proceedings.

I do not understand the boundry established. Why are some properties excluded, although they are in Japantown & benefit from all these things happening to their property.
 Signature of Owner or Authorized Representative _____ Date _____
Please explain before I can give yes or No answer.

Print Name of Owner or Authorized Representative _____

Representative Contact Phone or Email _____



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