

File No. 230514

Committee Item No. _____

Board Item No. 41

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 11, 2023

Cmte Board

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- Application
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OTHER

- Public Hearing Notice - 6/30/23 _____
- _____
- _____
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- _____
- _____

Prepared by: Lisa Lew

Date: July 7, 2023

Prepared by: _____

Date: _____

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

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 11, 2023

Time: 3:00 p.m.

Location: **IN-PERSON MEETING INFORMATION**
Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA

REMOTE ACCESS

Watch: www.sfgovtv.org

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 230514** Hearing of the Board of Supervisors sitting as a Committee of the Whole on July 11, 2023, at 3:00 p.m., to consider establishment of a property-based assessment district to be known as the Excelsior Community Benefit District, pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code, Sections 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code, Article 15; scheduled pursuant to the Resolution in File No. 230386; adopted on May 2, 2023.

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 form a property and business improvement district in your area was received by the Clerk of the Board of Supervisors on April 4, 2023. The proposed district would be known as the Excelsior Community Benefit District (CBD).

If this Property and Business Improvement District is formed, it would authorize assessments against real property in the district for 10- and one-half years with services to be implemented January 1, 2024 through December 31, 2033. The

Excelsior Community Benefit District would fund and provide the following services:

- 1) Clean & Beautiful
- 2) Marketing & Economic Development
- 3) Administration

Formation 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 Excelsior 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 formation of the proposed district, the Board of Supervisors may vote to establish the Excelsior Community Benefit District (CBD).

Further information about this petition and proposed district, including the district management plan, which describes the boundaries, operations and activities of the proposed district, may be reviewed in Legislative File No. 230386 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 Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made a part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, July 7, 2023.

For any questions about this hearing, please contact the Assistant Clerk for the Government Audit and Oversight Committee:

Stephanie Cabrera (Stephanie.Cabrera@sfgov.org) ~ (415) 554-7722)



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

sc:jec:ams

JUNTA de SUPERVISORES



Ayuntamiento
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
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AVISO DE AUDIENCIA PÚBLICA JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

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

Fecha: Martes, 11 de julio de 2023

Hora: 3:00 p.m.

Lugar: INFORMACIÓN DE LA REUNIÓN EN PERSONA
Cámara Legislativa, Sala 250 del Ayuntamiento
1 Dr. Carlton B. Goodlett Place, San Francisco. CA

ACCESO REMOTO:

Ver: www.sfgovtv.org

Instrucciones para dar comentario público por teléfono:
<https://sfbos.org/remote-meeting-call>

Asunto: Expediente Núm. 230514; Audiencia de la Junta de Supervisores que actuará como Comité Plenario el 11 de julio de 2023, a las 3:00 p.m., para considerar el establecimiento de un distrito de tasación inmobiliaria que se conocerá como el Distrito de Beneficio Comunitario del Excelsior en conformidad con la Ley de Mejoramientos de Propiedades y Empresas de California de 1994 (Código de Calles y Carreteras 36600 y ss.) y Ciudad y el Artículo 15 del Código de Regulaciones de Comerciales y Tributarias de la Ciudad y Condado de San Francisco; programada de acuerdo con la Resolución del Expediente Núm. 230386; aprobado el 2 de mayo de 2023.

En conformidad con la Ley de Mejoramientos de Propiedades y Empresas de California de 1994 (Código de Calles y Carreteras 36600 y ss.) y Ciudad y el Artículo 15 del Código de Regulaciones de Comerciales y Tributarias de la Ciudad y Condado de San Francisco, la presente es para notificarle que una petición firmada por propietarios para formar un distrito de mejoramientos de propiedades y empresas en su zona fue presentada en la Secretaría de la Junta de Supervisores el 4 de abril de 2023. El distrito propuesto se conocería como el Distrito de Beneficio Comunitario del Excelsior (CBD, siglas en inglés).

Si se forma este Distrito de Mejoramientos de Propiedades y Empresas, se efectuarán las autorizaciones de evaluaciones contra bienes inmuebles en el distrito por diez años y medio

con servicios a ser implementados a partir del 1 de enero de 2024, hasta el 31 de diciembre de 2033.

El CBD de Excelsior financiaría y aportaría los siguientes servicios de:

- 1) limpieza y embellecimiento
- 2) marketing y desarrollo económico
- 3) administración

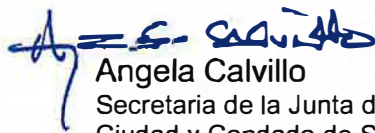
La formación del distrito de mejoramientos de propiedades y empresas está sujeta a la aprobación de la Junta de Supervisores tras audiencias públicas anunciadas y la votación de los propietarios quienes estarían sujetos a las evaluaciones. Después del comentario público, las boletas presentadas por los propietarios del CBD del Excelsior propuesto serán contadas por el Departamento de Elecciones y los resultados serán anunciados por la Junta de Supervisores. Si la votación por medio de boletas no resulta en una protesta mayoritaria contra la formación del distrito propuesto, la Junta de Supervisores puede que vote para establecer el CBD del Excelsior.

Más información sobre esta petición y el distrito propuesto, incluyendo el plan de gestión del distrito, que describe los límites, operaciones y actividades del distrito propuesto, puede ser revisado en el Expediente Legislativo Num. 230386 en la Oficina de la Secretaría de la Junta de Supervisores, Ayuntamiento, Sala 244, 1 Dr. Carlton B. Goodlett Place, San Francisco. Alternativamente, se puede acceder a la información en el sitio web de la Junta de Supervisores en www.sfbos.org y en el sitio web del Departamento de Elecciones en www.sfgov.org/elections.

De acuerdo con la Sección 67.7-1 del Código Administrativo, las personas que no puedan asistir a la audiencia sobre este asunto pueden presentar sus comentarios por escrito antes del comienzo de la audiencia. Estos comentarios se incluirán como parte del registro público oficial de este asunto y se pondrán en conocimiento de la Junta de Supervisores. Los comentarios por escrito deben ser dirigidos a Angela Calvillo, Secretaria de la Junta, Ayuntamiento, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 o enviados por correo electrónico (bos@sfgov.org). Información sobre este asunto está disponible en la Oficina de la Secretaría de la Junta o en el Centro de Investigación Legislativa de la Junta de Supervisores (<https://sfbos.org/legislative-research-center-lrc>). Información relacionada con este asunto estará disponible en el orden del día para su revisión pública el viernes 7 de julio de 2023.

Para cualquier otra pregunta sobre esta audiencia, por favor póngase en contacto con la secretaria asistente del Comité de Auditoría y Supervisión Gubernamental:

Stephanie Cabrera (Stephanie.Cabrera@sfgov.org) ~ (415) 554-7722)



Angela Calvillo
Secretaria de la Junta de Supervisores
Ciudad y Condado de San Francisco

sc:jec:ams

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ABÍSO SA PAMPUBLIKONG PAGDIDINIG LUPON NG MGA SUPERBISOR NG LUNGSOD AT COUNTY NG SAN FRANCISCO

IPINAPABATID PO SA LAHAT NA ang Lupon ng mga Superbisor ng Lungsod at County ng San Francisco ay magtatanghal ng pampublikong pagdidinig para talakayin ang sumusunod na panukala. Ang naturang pagdidinig ay gagawin sa paraan na kung saan ang lahat ng interesadong partido ay maaaring dumalo at kung ninanais ay mag bahagi ng kani-kanilang pahayag:

Petsa: Martes, Hulyo 11, 2023

Oras: 3:00 p.m.

Lugar: **IMPORMASYON DUMALO NG PERSONAL SA PAGPUPULONG:**
Legislative Chamber, Room 250, nasa loob po ng City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA

PAG AKSES NG REMOTE:

Panuorin: www.sfgovtv.org

Upang tumawag at magpahayag: <https://sfbos.org/remote-meeting-call>

Paksa: **File No. 230514** Pagdidinig ng Lupon ng mga Superbisor na uupo bilang buong komite sa Hulyo 11, 2023 sa 3:00 p.m., para isaalang-alang ang mungkáhing magtatag ng distrito para sa pagtatasa (assessment district), na batay sa mga ari-arianang napapaloob dito na kikilalanin bilang Excelsior Community Benefit District. Alinsunod sa 1994 na batas ng California sa mga distrito patungkol sa mga ari-arian at ang pagpapabuti ng mga Negosyo (California Property and Business Improvement District Law of 1994) (Streets and Highways Code, Sections 36600 et seq.) at sa Artikulo 15 ng San Francisco Business at Tax regulations Code; na siyang naging dahilan sa pagtatakda ng pagdidinig na ito sang-ayon sa Resolusyong nakapaloob sa File No. 230386; na pinagtibay noong Mayo 2, 2023.

Batay sa 1994 na batas ng California patungkol sa mga ari-arian at pagpapabuti ng mga negosyo sa Distrito (California Property and Business Improvement District Law of 1994) (Streets and Highways Code 36600 et seq.) at sa Artikulo 15 ng Business and Tax Regulations Code ng Lungsod at County ng San Francisco, ipinapabatid po sa inyo na nuong Abril 4, 2023, nakatangap ang Klerk ng Lupon ng mga Superbisor ng pirmadong petisyon mula sa mga nagmamay-ari ng mga ari-arian sa inyong distrito para bumuo at magtatag ng distrito sa pagpapabuti ng ari-arian at negosyo sa inyong lugar. Ang panukalang distrito ay kikilalanin bilang Excelsior Community Benefit District (CBD).

Kung sakaling maitatag ang naturang Property and Business Improvement District, ito ay pagkakalooban ng kakayahang magsagawa ng pagtatasa sa mga lupain at gusali (real property) sa inyong distrito sa loob ng susunod na sampu at kalahating taon na kung saan ang naturang serbisyo ay magsisimula mula Enero 1, 2024 at magpapatuloy hangang sa Disyembre 31, 2033.

Popondohan at mag bibigay serbisyo ng Excelsior CBD sa mga sumusunod na gawain:

- 1) Clean & Beautiful
- 2) Marketing & Economic Development
- 3) Administration

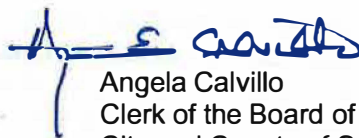
Ang pagtatag ng distrito para sa pagpapabuti ng ari-arian at negosyo (Property and Business improvement District) ay nakasalalay sa pag sang-ayon ng Lupon ng mga Superbisor matapos ang ipinamalitang pampublikong pagdidinig at pag boto ng mga may-ari ng mga ari-arian na silang mapapasailalim sa mga naturang pagtatasa. Pagkatapos bigyan ng pagkakataon ang lahat na nagnanais magbigay ang kani-kanilang pampublikong pahayag, ang mga botong mula sa mga nagmamay-ari ng mga ari-arian para sa panukalang Excelsior CBD ay bibilangin ng Kagawaran ng Eleksyon at ang kalalabasan nito ay ipapahayag ng Lupon ng mga Superbisor. Kapag lumabas na mas mababa sa karamihan ang tutol sa pagbubuo ng panukalang distrito, maaaring bumoto ang mga Lupon ng Superbisor upang itatag ang Excelsior CBD.

Ang mga karagdagang kaalaman tungkol sa petisyong ito at ng panukalang distrito, kasama na ang plano sa pamamahala nito, ang pagsasalarawan ng kung saan ang mga hanganan nito, ang pagpapatakbo at mga gawain ng panukalang distrito, ay maaaring makita at pag-aralan ng lahat sa Legislative File No. 230386 na nasa Tangapan ng Klerk ng Lupon ng mga Superbisor, sa City Hall, Room 244, sa 1 Dr. Carlton B. Goodlett Place, San Francisco. Maaari ding tunghayan ang impormasyong ito sa web site ng Lupon ng mga Superbisor sa www.sfbos.org pati na rin sa web site ng Kagawaran ng Eleksyon sa www.sfgov.org/elections.

Sang-ayon sa Administrative Code, Section 67.7-1, ang mga hindi makakadalo sa pagdidinig sa paksang ito ay maaaring mabigay ng kani-kanilang isinulat na pahayag bago magsimula ang pagpupulong at pagdidinig. Ang mga naturang pahayag ay magiging bahagi ng opisyal na pampublikong rekord sa paksa at pagsasamahin para ipahatid at mabigyan pansin ng mga Superbisor. Ang mga isinulat na pahayag ay ipadala po kay Angela Calvillo, Klerk ng Lupon ng mga Superbisor sa City Hall, sa 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 o kaya naman po ay ipadala sa pamamagitan ng email sa (bos@sfgov.org). Ang impormasyong patungkol sa paksang ito ay matutunghayan sa Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>), na nasa Tangapan ng Klerk ng Lupon ng mga Superbisor. Ang impormasyon sa Adyenda tungkol dito ay ihahanda upang ito ay maaaring matunghayan ng lahat sa Biyernes, Hulyo 7, 2023.

Para sa ano man pong katanungan tungkol sa naturang pagdidinig, mangyari po lamang na makipag ugnayan sa kawaksing Klerk ng Government Audit and Oversight Committee:

Stephanie Cabrera (Stephanie.Cabrera@sfgov.org ~ (415) 554-7722)



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

sc:jec:ams

BOARD of SUPERVISORS



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公聽會通知
三藩市市縣市議會

謹此通告，三藩市市縣市議會將舉行一個公聽會，考慮以下建議；該公聽會將於以下日期舉行，所有感興趣人士均可參加並發表意見。

日期： 2023 年 7 月 11 日星期二

時間： 下午 3 時

地點： 親身出席會議
立法廳，250室，位於市政廳內
1 Dr. Carlton B. Goodlett Place, San Francisco. CA

網上接進

收看：www.sfgovtv.org

公共評論來電：<https://sfbos.org/remote-meeting-call>

題目： 檔案號碼 230514 市議會以全體委員會在 2023 年 7 月 11 日下午 3 時舉行公聽，考慮設立一個以物業為基礎的評稅區，稱為 Excelsior Community Benefit District，以 1994 年加州物業和商業改善區法（街道和高速公路法第 36600 款及以下各款），以及三藩市市縣商業和稅務規定法第 15 章為根據；並以 2023 年 5 月 2 日通過的檔案號碼 230386 安排聽證。

根據 1994 年加州物業和商業改善區法（街道和高速公路法第 36600 款及以下各款）和三藩市市縣稅務規定法第 15 章，謹此通知一份由業主簽署的請願書，要求在你的地區成立一個物業和商業改善區，市議會書記於 2023 年 4 月 4 日收到此要求。建議區名稱將為 Excelsior Community Benefit District (CBD)〔精進社區福利區〕。

如成立此物業和商業改善區，將授權向在此區的物業予以評稅，維期十年半，實施服務日期將由 2024 年 1 月 1 日起至 2033 年 12 月 31 日止。

社區福利區將資助和提供以下服務:

- 1) 清潔和美化
- 2) 市場推廣和經濟發展
- 3) 管理

成立物業和商業改善區須在發出公聽通知後由市議會批准，並由受評稅影響的業主投票。在公眾發表評論之後，在建議精益區社區福利區的業主提交之選票，將由選務局計算，而由市議會宣佈結果。如投票結果沒有多數反對組成建議區，市議會將投票設定精益區社區福利區。

有關此要求和建議區的進一步資料，包括說明建議區的界限、運作和活動之管理計劃，可在市議會書記處（市政廳 244 室，1 Dr. Carlton B. Goodlett Place, San Francisco）查閱，檔案號碼為 230386-86。此外，亦可瀏覽市議會的網站www.sfbos.org和選務處的網站www.sfgov.org/elections接進資料。

根據管理法第67.7-1款，無法就此事出席會議人士，可在公聽會開始之前提交書面評論。這些評論將屬此事件的官方公共紀錄之部份，應當提請市議會留意。書面評論應寄給 Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102，或發電郵至bos@sfgov.org。市議會書記辦事處或市議會立法研究中心（<https://sfbos.org/legislative-research-center-lrc>）均備有有關此事的資料。與此事有關的議程資料，將於2023年7月7日星期五提供予公眾參詳。

對此公聽會如有任何問題，請聯絡政府審核和監督委員會助理書記：

Stephanie Cabrera (Stephanie.Cabrera@sfgov.org) ~ (415) 554-7722)



Angela Calvillo
市議會書記
三藩市市縣政府

sc:jec:ams

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor inquiries..."
- 5. City Attorney Request
- 6. Call File No. from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: