

BOARD of SUPERVISORS



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

MEMORANDUM

TO: All City Departments via Adam Thongsavat, Mayor's Office
Sarah Dennis-Phillips, Executive Director, OEWD
Ocean Avenue Community Benefit District (info@oaacbd.org)

FROM: Victor Young, Assistant Clerk *Victor Young*

DATE: March 27, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed Ordinance:

File No. 250269

Resolution authorizing the Mayor to sign petitions in the affirmative for the proposed renewal and expansion of the existing property and business improvement district to be named the Ocean Avenue Community Benefit District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district.

If you have comments or reports to be included with the file, please forward them to Victor Young at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: victor.young@sfgov.org.

c. Aly Bonde, Mayor's Office
Anne Taupier, OEWD
Alesandra Lozano, OEWD



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 250269 **File Type:** Resolution **Status:** Pending Committee Action

Enacted: _____ **Effective:** _____

Version: 1 **In Control:** Public Safety and Neighborhood Services Committee

File Name: Petitions for City Parcels - Renewal and Expansion
- Ocean Avenue Community Benefit District **Date Introduced:** 03/18/2025

Requester: _____ **Cost:** _____ **Final Action:** _____

Comment: _____ **Title:** Resolution authorizing the Mayor to sign petitions in the affirmative for the proposed renewal and expansion of the existing property and business improvement district to be named the Ocean Avenue Community Benefit District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district.

Sponsors: Melgar; Chen

History of Legislative File 250269

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	03/18/2025	RECEIVED AND ASSIGNED	Public Safety and Neighborhood Services Committee		

1 [Petitions for City Parcels - Renewal and Expansion - Ocean Avenue Community Benefit
2 District]

3 **Resolution authorizing the Mayor to sign petitions in the affirmative for the proposed**
4 **renewal and expansion of the existing property and business improvement district to**
5 **be named the Ocean Avenue Community Benefit District, with respect to certain**
6 **parcels of real property owned by the City that would be subject to assessment in said**
7 **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 the City to form business and property
12 improvement districts funded through the levy and collection of special assessments on
13 identified parcels within the district; and,

14 WHEREAS, The Board of Supervisors may initiate proceedings to establish or renew a
15 property and business improvement district upon receipt of a petition signed by property
16 owners, business owners, or a combination of property owners and business owners in the
17 proposed district who will pay at least 30 percent of the assessments proposed to be levied;
18 and,

19 WHEREAS, The Ocean Avenue Community Benefit District proposed that the City
20 renew and expand their existing district to be named the Ocean Avenue Community Benefit
21 District, and is circulating a petition to property owners within the existing and extended
22 Community Benefit District area in order to initiate renewal proceedings; and,

23 WHEREAS, The City owns certain parcels of real property within the proposed district,
24 the details of which are set forth in a spreadsheet entitled "Proposed Assessments for City
25 Owned Parcels in the Renewed Ocean Avenue Community Benefit District," which is on file

1 with the Clerk of the Board of Supervisors in File No. _____ and which is hereby
2 declared to be a part of this Resolution as if set forth fully herein; and,

3 WHEREAS, The City-owned parcels (not including the Other Property) are listed as
4 follows, showing the street address for each, Assessor's lot and block number,
5 name/description of building, proposed assessment amount for each, and the percent of the
6 total proposed assessments for the District that each parcel would be pay (which is the
7 corresponding weight to be afforded the City's signature on the petition to renew and establish
8 the proposed district):

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ADDRESS	LOT / BLOCK	NAME / DESCRIPTION OF BUILDING	EST. ASSESSMENT AMOUNT	% OF TOTAL CBD BUDGET
801-899 OCEAN AVE	6946 -061	DPW	\$ 6,585.61	1.35%
1000 OCEAN AVE	3180-194	SFFD	\$ 5,696.35	1.17%
1298 OCEAN AVE	3199 -017	SFPL	\$ 2,409.77	0.49%
2-98 HOWTH ST	6948 -026	DPW	\$ 1,823.39	0.37%
2-98 HOWTH ST	6947 -008	DPW	\$ 1,697.64	0.35%
699 OCEAN AVE	6948 -027	DPW	\$ 670.67	0.14%
1280 OCEAN AVE	3180 -192	SFPL	\$ 628.76	0.13%
TOTAL			\$19,512.20	4.00%

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

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

12 FURTHER RESOLVED, That the Board encourages any City department that has
13 exclusive jurisdiction over the Other Property to submit any and all assessment petitions in the
14 affirmative; and, be it

15 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
16 of this Resolution to be delivered to the Ocean Avenue Community Benefit District, to the City
17 departments with jurisdiction over the Other Property, and to the Office of Economic and
18 Workforce Development.

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APN_D	SITE	Current Asst (FY 24-25)	\$515k	Petition %	District Area (Lakeside Village or OAA)
3180 -194	1000 OCEAN AVE	\$ 14,303.61	\$ 5,696.35	1.17%	OAA - SFFD
6946 -061	801-899 OCEAN AVE	\$ 4,960.70	\$ 6,585.61	1.35%	OAA - DPW
3199 -017	1298 OCEAN AVE	\$ 5,503.34	\$ 2,409.77	0.49%	OAA - Library
6948 -026	2-98 HOWTH ST	-	\$ 1,823.39	0.37%	OAA - DPW
6947 -008	2-98 HOWTH ST	-	\$ 1,697.64	0.35%	OAA - DPW
6948 -027	699 OCEAN AVE	-	\$ 670.67	0.14%	OAA - DPW
3180 -192	1280 OCEAN AVE	-	\$ 628.76	0.13%	OAA - SFPL

\$	24,767.65	\$	19,512.20	4.00%
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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 inquires..."
- 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:

From: [Low, Jen \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Chin, Linshao \(BOS\)](#); [Hazelwood, Jackie \(ECN\)](#); [Ho, Calvin \(BOS\)](#)
Subject: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District
Date: Tuesday, March 18, 2025 2:32:54 PM
Attachments: [Melgar - Introduction Form - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District.pdf](#)
[Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District.doc](#)
[City-Owned Parcels OAA Assessment.xlsx](#)

Dear Clerk Staff,

Please find attached **Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District**. Supervisor Chen's office is cc'ed to confirm co-sponsorship. We welcome any clerical edits.

We would like this item to be assigned to the Government Audit & Oversight Committee as similar Resolutions have been in the past. I am cc'ing the President's office to confirm.

Thank you,

Jen

Jen Low | 羅菁霞

pronouns: she,her/hers ([What's this?](#))

Legislative Aide

Supervisor Myrna Melgar

San Francisco Board of Supervisors, District 7

P: 415.554.6521 | **E:** jen.low@sfgov.org

From: [Prager, Jackie \(BOS\)](#)
To: [Low, Jen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Cc: [Chin, Linshao \(BOS\)](#); [Hazelwood, Jackie \(ECN\)](#); [Ho, Calvin \(BOS\)](#)
Subject: Re: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District
Date: Tuesday, March 18, 2025 2:48:32 PM

Confirming co-sponsorship for Supervisor Chen.

Thank you,

Jackie Prager
Legislative Aide
Office of Supervisor Chyanne Chen, District 11
jackie.prager@sfgov.org | 415-554-6975
Pronouns: she/her/hers

From: Low, Jen (BOS) <jen.low@sfgov.org>
Sent: Tuesday, March 18, 2025 2:32 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Chin, Linshao (BOS) <linshao.chin@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
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Thank you,

Jen

Jen Low | 羅菁霞
pronouns: she,her/hers ([What's this?](#))
Legislative Aide
Supervisor Myrna Melgar

San Francisco Board of Supervisors, District 7

P: 415.554.6521 | E: jen.low@sfgov.org

From: [Chin, Linshao \(BOS\)](#)
To: [Low, Jen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Hazelwood, Jackie \(ECN\)](#); [Ho, Calvin \(BOS\)](#)
Subject: RE: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District
Date: Tuesday, March 18, 2025 3:29:32 PM

Confirming Supervisor Chen's co-sponsorship

Linshao Chin 金寧邵
Legislative Aide 立法助理
Office of Supervisor Chyanne Chen, District 11
Linshao.Chin@sfgov.org | 415-554-7897
Pronouns: she/her

From: Low, Jen (BOS) <jen.low@sfgov.org>
Sent: Tuesday, March 18, 2025 2:33 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Chin, Linshao (BOS) <linshao.chin@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
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Thank you,

Jen

Jen Low | 羅菁霞

pronouns: she,her/hers ([What's this?](#))

Legislative Aide

Supervisor Myrna Melgar

San Francisco Board of Supervisors, District 7

P: 415.554.6521 | **E:** jen.low@sfgov.org

From: [Low, Jen \(BOS\)](#)
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Cc: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Hazelwood, Jackie \(ECN\)](#); [Ho, Calvin \(BOS\)](#)
Subject: Re: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District
Date: Tuesday, March 18, 2025 5:48:08 PM

My apologies. We would like to request the President to consider assigning this item to the Land Use and Transportation Committee instead because the Government Audit and Oversight Committee will not be meeting until April 17, 2025 given the Spring recess. We would like to move more expeditiously given the timeline for the Community Benefit District renewal.

Thank you in advance.

Best,

Jen

From: Chin, Linshao (BOS) <linshao.chin@sfgov.org>
Sent: Tuesday, March 18, 2025 3:29 PM
To: Low, Jen (BOS) <jen.low@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
Subject: RE: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District

Confirming Supervisor Chen's co-sponsorship

Linshao Chin 金寧邵
Legislative Aide 立法助理
Office of Supervisor Chyanne Chen, District 11
Linshao.Chin@sfgov.org | 415-554-7897
Pronouns: she/her

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Sent: Tuesday, March 18, 2025 2:33 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Chin, Linshao (BOS) <linshao.chin@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
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Please find attached **Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District**. Supervisor Chen's office is cc'ed to confirm co-sponsorship. We welcome any clerical edits.

We would like this item to be assigned to the Government Audit & Oversight Committee as similar Resolutions have been in the past. I am cc'ing the President's office to confirm.

Thank you,

Jen

Jen Low | 羅菁霞

pronouns: she,her/hers ([What's this?](#))

Legislative Aide

Supervisor Myrna Melgar

San Francisco Board of Supervisors, District 7

P: 415.554.6521 | **E:** jen.low@sfgov.org

From: [Melgar, Myrna \(BOS\)](#)
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Cc: [Chen, Chyanne \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Hazelwood, Jackie \(ECN\)](#); [Ho, Calvin \(BOS\)](#)
Subject: Re: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District
Date: Wednesday, March 19, 2025 10:17:42 PM

Thanks Calvin for bearing with us. Given that both Supervisors are on the Land Use and Transportation Committee, let's consider Rules Committee if possible. I have discussed with the Chair's staff, but recognize it is at the discretion of the President.

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From: Low, Jen (BOS) <jen.low@sfgov.org>
Sent: Wednesday, March 19, 2025 9:55:20 PM
To: Chin, Linshao (BOS) <linshao.chin@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
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From: Low, Jen (BOS) <jen.low@sfgov.org>
Sent: Tuesday, March 18, 2025 5:48:05 PM
To: Chin, Linshao (BOS) <linshao.chin@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
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Thank you in advance.

Best,

Jen

From: Chin, Linshao (BOS) <linshao.chin@sfgov.org>

Sent: Tuesday, March 18, 2025 3:29 PM

To: Low, Jen (BOS) <jen.low@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>

Subject: RE: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District

Confirming Supervisor Chen's co-sponsorship

Linshao Chin 金寧邵

Legislative Aide 立法助理

Office of Supervisor Chyanne Chen, District 11

Linshao.Chin@sfgov.org | 415-554-7897

Pronouns: she/her

From: Low, Jen (BOS) <jen.low@sfgov.org>

Sent: Tuesday, March 18, 2025 2:33 PM

To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Chin, Linshao (BOS) <linshao.chin@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>

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We would like this item to be assigned to the Government Audit & Oversight Committee as similar Resolutions have been in the past. I am cc'ing the President's office to confirm.

Thank you,

Jen

Jen Low | 羅菁霞

pronouns: she,her/hers ([What's this?](#))

Legislative Aide

Supervisor Myrna Melgar

San Francisco Board of Supervisors, District 7

P: 415.554.6521 | **E:** jen.low@sfgov.org

From: [Ho, Calvin \(BOS\)](#)
To: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chin, Linshao \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Cc: [Chen, Chyanne \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Hazelwood, Jackie \(ECN\)](#)
Subject: Re: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District
Date: Thursday, March 20, 2025 12:49:21 PM

Thank you Supervisor Melgar. I coordinated this offline with Jen - looks like we'll send this to Rules.

Calvin Ho (he/they)

Legislative Aide

Office of Board President Rafael Mandelman, District 8

calvin.ho@sfgov.org | (415) 554-6968

From: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>
Sent: Wednesday, March 19, 2025 10:17 PM
To: Low, Jen (BOS) <jen.low@sfgov.org>; Chin, Linshao (BOS) <linshao.chin@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
Subject: Re: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District

Thanks Calvin for bearing with us. Given that both Supervisors are on the Land Use and Transportation Committee, let's consider Rules Committee if possible. I have discussed with the Chair's staff, but recognize it is at the discretion of the President.

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From: Low, Jen (BOS) <jen.low@sfgov.org>
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To: Chin, Linshao (BOS) <linshao.chin@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>
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To: Chin, Linshao (BOS) <linshao.chin@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>

Subject: Re: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District

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Thank you in advance.

Best,

Jen

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Sent: Tuesday, March 18, 2025 3:29 PM

To: Low, Jen (BOS) <jen.low@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>

Subject: RE: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District

Confirming Supervisor Chen's co-sponsorship

Linshao Chin 金寧邵

Legislative Aide 立法助理

Office of Supervisor Chyanne Chen, District 11

Linshao.Chin@sfgov.org | 415-554-7897

Pronouns: she/her

From: Low, Jen (BOS) <jen.low@sfgov.org>

Sent: Tuesday, March 18, 2025 2:33 PM

To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Cc: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Prager, Jackie (BOS) <jackie.prager@sfgov.org>; Chin, Linshao (BOS) <linshao.chin@sfgov.org>; Hazelwood, Jackie (ECN) <jacqueline.hazelwood@sfgov.org>; Ho, Calvin (BOS) <calvin.ho@sfgov.org>

Subject: D7 Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District

Dear Clerk Staff,

Please find attached **Melgar - Resolution - Signing of Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District**. Supervisor Chen's office is cc'ed to confirm co-sponsorship. We welcome any clerical edits.

We would like this item to be assigned to the Government Audit & Oversight Committee as similar Resolutions have been in the past. I am cc'ing the President's office to confirm.

Thank you,

Jen

Jen Low | 羅菁霞

pronouns: she,her/hers ([What's this?](#))

Legislative Aide

Supervisor Myrna Melgar

San Francisco Board of Supervisors, District 7

P: 415.554.6521 | **E:** jen.low@sfgov.org

From: [BOS Legislation, \(BOS\)](#)
To: [Mandelman, Rafael \(BOS\)](#)
Cc: [Ho, Calvin \(BOS\)](#); [Ha, Anh \(BOS\)](#); [Mathewson, Melanie \(BOS\)](#); [RUSSI, BRAD \(CAT\)](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: RE: DRAFT Legislation Introduced - March 18, 2025
Date: Thursday, March 20, 2025 10:13:00 AM
Attachments: [image001.png](#)

President Mandelman and Calvin,

Thank you for your review. We will move forward with the Legislation Introduced with the following change(s) after eligibility for each item has concluded, pursuant to Board Rule 2.8:

250269 [Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District]

Sponsors: Melgar; Chen

Resolution authorizing the Mayor to sign petitions in the affirmative for the proposed renewal and expansion of the existing property and business improvement district to be named the Ocean Avenue Community Benefit District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district. RECEIVED AND ASSIGNED to ~~Government Audit and Oversight~~ **Public Safety and Neighborhood Services** Committee.

Lisa Lew

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
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(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Sent: Wednesday, March 19, 2025 5:41 PM

To: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>

Cc: Ho, Calvin (BOS) <calvin.ho@sfgov.org>; Ha, Anh (BOS) <anh.v.ha@sfgov.org>; Mathewson, Melanie (BOS) <melanie.mathewson@sfgov.org>; RUSSI, BRAD (CAT) <Brad.Russi@sfcityatty.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: DRAFT Legislation Introduced - March 18, 2025

Hello President Mandelman,

Attached is the draft Legislation Introduced for March 18, 2025, for your review and approval.

Please note the following matter was requested for a particular committee:

- File No. 250269 [Petitions for City Parcels - Renewal and Expansion of the Ocean Avenue Community Benefit District] was requested for Land Use and Transportation Committee; currently assigned to Government Audit and Oversight Committee

Please provide your changes, if any, by 10:00 a.m. on Thursday, March 20, 2025. Thank you.

Lisa Lew

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1 Dr. Carlton B. Goodlett Place, Room 244
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1 [~~Signing of~~ Petitions for City Parcels - Renewal and Expansion ~~of the~~ Ocean Avenue
2 Community Benefit District]

3 **Resolution authorizing the Mayor to sign petitions in the affirmative for the proposed**
4 **renewal and expansion of the existing property and business improvement district to**
5 **be named the Ocean Avenue Community Benefit District, with respect to certain**
6 **parcels of real property owned by the City that would be subject to assessment in said**
7 **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 the City to form business and property
12 improvement districts funded through the levy and collection of special assessments on
13 identified parcels within the district; and,

14 WHEREAS, The Board of Supervisors may initiate proceedings to establish or renew a
15 property and business improvement district upon receipt of a petition signed by property
16 owners, business owners, or a combination of property owners and business owners in the
17 proposed district who will pay at least 30 percent of the assessments proposed to be levied;
18 and,

19 WHEREAS, The Ocean Avenue Community Benefit District proposed that the City
20 renew and expand their existing district to be named the Ocean Avenue Community Benefit
21 District, and is circulating a petition to property owners within the existing and extended
22 Community Benefit District area in order to initiate renewal proceedings; and,

23 WHEREAS, The City owns certain parcels of real property within the proposed district,
24 the details of which are set forth in a spreadsheet entitled "Proposed Assessments for City
25 Owned Parcels in the Renewed Ocean Avenue Community Benefit District," which is on file

1 with the Clerk of the Board of Supervisors in File No. _____ and which is hereby
2 declared to be a part of this Resolution as if set forth fully herein; and,

3 WHEREAS, The City-owned parcels (not including the Other Property) are listed as
4 follows, showing the street address for each, Assessor's lot and block number,
5 name/description of building, proposed assessment amount for each, and the percent of the
6 total proposed assessments for the District that each parcel would be pay (which is the
7 corresponding weight to be afforded the City's signature on the petition to renew and establish
8 the proposed district):

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ADDRESS	LOT / BLOCK	NAME / DESCRIPTION OF BUILDING	EST. ASSESSMENT AMOUNT	% OF TOTAL CBD BUDGET
801-899 OCEAN AVE	6946 -061	DPW	\$ 6,585.61	1.35%
1000 OCEAN AVE	3180-194	SFFD	\$ 5,696.35	1.17%
1298 OCEAN AVE	3199 -017	SFPL	\$ 2,409.77	0.49%
2-98 HOWTH ST	6948 -026	DPW	\$ 1,823.39	0.37%
2-98 HOWTH ST	6947 -008	DPW	\$ 1,697.64	0.35%
699 OCEAN AVE	6948 -027	DPW	\$ 670.67	0.14%
1280 OCEAN AVE	3180 -192	SFPL	\$ 628.76	0.13%
TOTAL			\$19,512.20	4.00%

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

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

12 FURTHER RESOLVED, That the Board encourages any City department that has
13 exclusive jurisdiction over the Other Property to submit any and all assessment petitions in the
14 affirmative; and, be it

15 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
16 of this Resolution to be delivered to the Ocean Avenue Community Benefit District, to the City
17 departments with jurisdiction over the Other Property, and to the Office of Economic and
18 Workforce Development.

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