



# City and County of San Francisco

## Meeting Agenda

### Budget and Finance Sub-Committee

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

*Members: Sandra Lee Fewer, Catherine Stefani, Rafael Mandelman*

*Clerk: Linda Wong (415) 554-7719*

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Wednesday, May 15, 2019

10:00 AM

City Hall, Legislative Chamber, Room 250

**Regular Meeting**

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## ROLL CALL AND ANNOUNCEMENTS

## AGENDA CHANGES

## REGULAR AGENDA

- 190465** [Real Property Lease Extension Option - Pacific Bay Inn, Inc. - 520 Jones Street - \$1,063,632 Annual Base Rent]  
**Sponsors: Mayor; Haney**  
Resolution authorizing the Director of Property to exercise a Lease Extension Option for the real property located at 520 Jones Street, known as the Pacific Bay Inn, with Pacific Bay Inn, Inc., as Landlord, for a ten-year term commencing on June 1, 2019, through May 31, 2029, at the monthly base rent of \$88,636 for a total annual base rent of \$1,063,632.

(Fiscal Impact)

4/30/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
- 190466** [Multifamily Housing Revenue Notes - Abel Gonzales Apartments - Not to Exceed \$20,000,000]  
**Sponsors: Mayor; Ronen**  
Resolution authorizing the issuance and delivery of multifamily housing revenue notes in a maximum aggregate principal amount not to exceed \$20,000,000 for the purpose of providing financing for the acquisition and rehabilitation of a 30-unit multifamily rental housing project located at 1045 Capp Street (also known as Abel Gonzales Apartments); approving the form of and authorizing the execution of a funding loan agreement providing the terms and conditions of the notes and authorizing the execution and delivery thereof; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; approving the forms of and authorizing the execution of certain loan documents; authorizing the collection of certain fees; ratifying and approving any action heretofore taken in connection with the note and the project, as defined herein; granting general authority to City officials to take actions necessary to implement this Resolution, as defined herein; and related matters, as defined herein.

4/30/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

3. [190310](#) **[Public Works Code - Waiver of Temporary Street Space Occupancy Permit Fee - Small Business Week Sidewalk Sales]**  
**Sponsor: Brown**  
Ordinance waiving the fee required by Public Works Code, Section 724.1(b), for temporary street space occupancy permits on certain designated City streets on Saturday, May 11, 2019, to promote Small Business Week.
- 3/19/19; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.
- 3/27/19; REFERRED TO DEPARTMENT.
- 4/16/19; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.
- 5/7/19; RESPONSE RECEIVED.
4. [190405](#) **[Real Property Lease Amendment - Ruth Mellinger - 70 Oak Grove Street - \$479,050.80 Annual Base Rent]**  
Resolution authorizing the Director of Real Estate to exercise a Second Amendment to a Lease between Ruth Mellinger, as landlord, and the City and County of San Francisco, for the real property located at 70 Oak Grove Street, amending the first extended term from May 30, 2019, to May 31, 2019, and exercise a second five-year extension term to commence on June 1, 2019, through May 31, 2024, with an additional third five-year option to extend at the monthly base rent of \$39,920.90 for a total annual base rent of \$479,050.80. (Sheriff)
- (Fiscal Impact)
- 4/12/19; RECEIVED FROM DEPARTMENT.
- 4/23/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.
5. [190387](#) **[Real Property Lease Amendment - PPF Paramount One Market Plaza Owner, L.P., One Market Street - \$185,709 Initial Year]**  
Resolution authorizing and approving the Second Amendment to Lease between PPF Paramount One Market Plaza Owner, L.P., as landlord, and the City and County of San Francisco, as tenant, extending the Lease until May 31, 2020, plus two, five-year options, for a portion of the roof and equipment room at One Market Street, for use by the Department of Technology and the Municipal Transportation Agency, at an initial annual rent of \$185,709, or the monthly base rent of \$15,475.75, with 3% annual adjustments thereafter, and two five-year options, to commence on June 1, 2019. (Department of Technology)
- 4/8/19; RECEIVED FROM DEPARTMENT.
- 4/16/19; RECEIVED AND ASSIGNED to the Budget and Finance Sub-Committee.

## ADJOURNMENT

## LEGISLATION UNDER THE 30-DAY RULE

*NOTE: The following legislation will not be considered at this meeting. Board Rule 3.22 provides that when an Ordinance or Resolution is introduced which would CREATE OR REVISE MAJOR CITY POLICY, the Committee to which the legislation is assigned shall not consider the legislation until at least thirty days after the date of introduction. The provisions of this rule shall not apply to the routine operations of the departments of the City or when a legal time limit controls the hearing timing. In general, the rule shall not apply to hearings to consider subject matter when no legislation has been presented, nor shall the rule apply to resolutions which simply URGE action to be taken.*

**190436** **[Authorizing Agreement - Retroactive - California Independent System Operator - Reliability Coordinator Services - Not to Exceed \$3,000,000]**  
Ordinance retroactively approving an agreement between the San Francisco Public Utilities Commission and the California Independent System Operator for Reliability Coordinator services for an initial term of 18 months from January 7, 2019, through July 6, 2020, with an automatic renewal of the contract term in excess of ten years and a maximum cost not to exceed \$3,000,000; and waiving Administrative Code, Section 21.9(b), regarding automatic renewal of contract term. (Public Utilities Commission)

(Fiscal Impact; No Budget and Legislative Analyst Report)

4/22/19; RECEIVED FROM DEPARTMENT.

4/30/19; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.

**190460** **[Waiver of Banner Fee - Retroactive - SOMA Pilipinas Filipino Cultural Heritage District]**

**Sponsor: Haney**

Ordinance retroactively waiving the banner fees under the Public Works Code for up to 300 banners placed on City-owned poles by SOMA Pilipinas, beginning September 24, 2018, to celebrate the culture and visibility of the Filipino Cultural Heritage District.

4/30/19; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.

**190463** **[Lease of City Property - South End Rowing Club - 500 Jefferson Street - Gross Receipts Rent]**

**Sponsor: Stefani**

Ordinance approving a Lease between the City and County of San Francisco and the South End Rowing Club, a California non-profit corporation, for City property at 500 Jefferson Street, with an annual rent of 10% of all gross receipts that are not derived from the Alcatraz Invitational and 4% of all gross receipts that are derived from the Alcatraz Invitational, for a term of 25 years to commence following Board approval, with an option to extend for 24 years, and general public access requirements; waiving the Administrative Code's market rent determination requirement that otherwise would apply to this Lease; and affirming the Planning Department's determination under the California Environmental Quality Act.

4/30/19; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.

5/6/19; REFERRED TO DEPARTMENT.

**190464**

**[Lease of City Property - Golden Gate Yacht Club - 1 Yacht Road - \$85,000 Annual Minimum Rent Guarantee]**

**Sponsor: Stefani**

Ordinance approving a Lease between the City and County of San Francisco and the Golden Gate Yacht Club, a California non-profit corporation, for City property at 1 Yacht Road, with an initial annual rent at the greater of 10% gross receipts or \$85,000 for a term of 18 years to commence following Board approval, and youth programming and general public access requirements; waiving the Administrative Code's market rent determination requirement that otherwise would apply to this Lease; and affirming the Planning Department's determination under the California Environmental Quality Act.

4/30/19; ASSIGNED UNDER 30 DAY RULE to the Budget and Finance Sub-Committee.

5/7/19; REFERRED TO DEPARTMENT.

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## Agenda Item Information

Each item on the Consent or Regular agenda may include the following documents:

- 1) Legislation, 2) Budget and Legislative Analyst report,
- 3) Department or Agency cover letter and/or report, 4) Public correspondence

Items will be available for review at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, Reception Desk.

## Meeting Procedures

The Board of Supervisors is the legislative body of the City and County of San Francisco. The Board has several standing committees where ordinances and resolutions are the subject of hearings at which members of the public are urged to testify. The full Board does not hold a second public hearing on measures which have been heard in committee.

Board procedures do not permit: 1) persons in the audience to vocally express support or opposition to statements by Supervisors or by other persons testifying; 2) ringing and use of cell phones, pagers, and similar sound-producing electronic devices; 3) bringing in or displaying signs in the meeting room; and 4) standing in the meeting room.

Each member of the public will be allotted the same maximum number of minutes to speak as set by the President or Chair at the beginning of each item or public comment, excluding City representatives, except that public speakers using interpretation assistance will be allowed to testify for twice the amount of the public testimony time limit. If simultaneous interpretation services are used, speakers will be governed by the public testimony time limit applied to speakers not requesting interpretation assistance. Members of the public who want a document placed on the overhead for display should clearly state such and subsequently remove the document when they want the screen to return to live coverage of the meeting.

**IMPORTANT INFORMATION:** The public is encouraged to testify at Committee meetings. Persons unable to attend the meeting may submit to the City, by the time the proceedings begin, written comments regarding the agenda items. These comments will be made a part of the official public record and shall be brought to the attention of the Board of Supervisors. Written communications should be submitted to the Clerk of the Board or Clerk of the Committee: 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Communications not received prior to the hearing may be delivered to the Clerk of the Board or Clerk of the Committee at the hearing and you are encouraged to bring enough copies for distribution to all of its members.

**LAPTOP COMPUTER FOR PRESENTATIONS:** Contact City Hall Media Services at (415) 554-7490 to coordinate the use of the laptop computer for presentations. Presenters should arrive 30 minutes prior to the meeting to test their presentations on the computer.

**COPYRIGHT:** System content that is broadcasted live during public proceedings is secured by High-bandwidth Digital Content Protection (HDCP), which prevents copyrighted or encrypted content from being displayed or transmitted through unauthorized devices. Members of the public who utilize chamber digital, audio and visual technology may not display copyrighted or encrypted content during public proceedings.

**AGENDA PACKET:** Available for review in the Office of the Clerk of the Board, City Hall, 1 Dr. Carlton B Goodlett Place, Room 244, or on the internet at <http://www.sfbos.org/meetings>. Meetings are cablecast on SFGovTV, the Government Channel 26. For DVD copies and scheduling call (415) 554-4188.

**LANGUAGE INTERPRETERS:** Requests must be received at least 48 hours in advance of the meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184. **AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Peggy Nevin at (415) 554-5184. **Paunawa:** Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag ka sa (415) 554-5184.

**翻譯 必須在會議前最少四十八小時提出要求**  
**請電 (415) 554-7719**

### **Disability Access**

The Legislative Chamber (Room 250) and the Committee Room (Room 263) in City Hall are wheelchair accessible. Meetings are real-time captioned and are cablecast open-captioned on SFGovTV, the Government Channel 26. Assistive listening devices for the Legislative Chamber are available upon request at the Clerk of the Board's Office, Room 244. Assistive listening devices for the Committee Room are available upon request at the Clerk of the Board's Office, Room 244 or in the Committee Room. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness Stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, , 7X, 9, 9R, 19, 21, 47, and 49. For more information about MUNI accessible services, call (415) 701-4485.

There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

### **Know Your Rights Under The Sunshine Ordinance**

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102; phone at (415) 554-7724; fax at (415) 554-5163; or by email at [sotf@sfgov.org](mailto:sotf@sfgov.org)

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67, on the Internet at <http://www.sfbos.org/sunshine>

### **Lobbyist Registration and Reporting Requirements**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code, Section 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site <http://www.sfgov.org/ethics>