

File No. 101526

Committee Item No. _____

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 4, 2011

Cmte Board

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|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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Completed by: Joy Lamug

Date December 23, 2010

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

100

Supervisor Michela Alioto-Pier
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Files - 21526, 101527
1305-11 / Jamin
cpage
December 15, 2010
RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2010 DEC 15 PM 1:39

RE: Opera Plaza Homeowners' Request to be Excluded from
The Civic Center Community Benefit District (CCCBD)

Dear Supervisor Alioto-Pier:

Enclosed please find the following:

- (1) Petition signed by 173 homeowners or person(s) authorized to represent the owner(s) of the residential units of Opera Plaza, 601 Van Ness Av., San Francisco, CA 94102 requesting to be excluded from the CCCBD.
- (2) Analysis by a homeowner (Gio Wiederhold) of the originally proposed Management Plan by the CCCBD Steering Committee and the MJM Management Group Reports (Sept. 15, 2010 and Oct. 27, 2010).

The Analysis was made after a presentation to OP Homeowners by the MJM Group on November 8, 2010 at Opera Plaza. A small group of resident/homeowners became very concerned about the CCCBD. It was decided to circulate a Petition to exclude the homeowners of Opera Plaza from the CCCBD.

On December 2, 2010 four OP homeowners met with the CCCBD Steering Committee. The committee had been given the Analysis prior to the meeting, so that we were able to go directly to questions and answers. This resulted in the Steering Committee voting to exclude the OP Homeowners from the CCCBD.

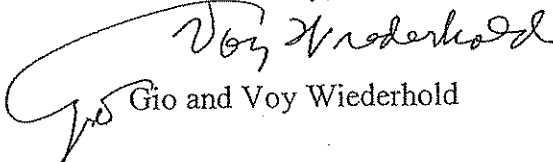
We understand a new Management Plan and a new Engineering Report have been developed to reflect the exclusion of the OP homeowners as approved by the CCCBD Steering Committee. We also understand that the resolution that will be presented to the Board of Supervisors on Jan. 4, 2011 will reflect the amended plan excluding OP homeowners. We urge you to approve this resolution.

We are sending you the Petition and the Analysis to give you a sense of the sentiment about what was being imposed on the Opera Plaza homeowners when we first learned that we were included in the CCCBD. Since then, people here are relieved that we were able to come to an agreement with the Steering Committee.

We feel the CBD's have been a good asset to the city and are a big help for public areas and businesses. We notice the difference from a few years ago when we visit Fisherman's Wharf and Union Square, for example. But Opera Plaza homeowners already contribute substantially to security and upkeep of the area, and will not benefit from the CCCBD.

Thank you for your consideration. We hope you find this note informative.

Yours sincerely,


Gio and Voy Wiederhold



TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *FC* Mayor Gavin Newsom *ST*
RE: Resolution to establish the Civic Center Community Benefit District
DATE: December 14, 2010

Dear Madame Clerk:

Attached for introduction to the Board of Supervisors is the Resolution establishing a property-based business improvement district to be known as the "Civic Center Community Benefit District (CBD)," ordering the levy and collection of assessments against property located in that district for ten (10) years commencing with fiscal year 2011-2012, subject to conditions as specified, and making environmental findings.

I request that this item be heard in front of the full Board sitting as a Committee of the Whole on January 4, 2011.

Should you have any questions, please contact Starr Terrell (415) 554-5262.

101526-H
101527-R

INTRODUCTION

This Engineer's Report has been prepared to support the authorization of the Civic Center Community Benefit District within the Civic Center area of the City and County of San Francisco ("City"). This Community Benefit District ("CBD") will provide public safety services, cleaning, maintenance, activation, and advocacy services throughout the Civic Center area, as defined below. If authorized, the City will levy assessments annually against real property, for a term of 10 years, within the boundaries of the CBD.

Official Name Designation

The name designation is the Civic Center Community Benefit District ("Civic Center CBD").

Type of Business Improvement District

The Civic Center CBD is being authorized pursuant to the Property and Business Improvement District Law of 1994, California Streets and Highway Code Sections 36600 et seq. ("1994 Act"), augmented by the Business Improvement District Procedure, Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15").

Civic Center CBD Boundary

The boundaries of the Civic Center CBD include approximately 35 whole or partial blocks surrounding City Hall and Civic Center Plaza. The Civic Center CBD is bounded on the north by Turk Street, on the east by a varying boundary including Hyde, Larkin and Ninth Streets, on the south by Market Street, and on the west by Franklin Street. The Civic Center CBD will not provide improvements, services, and activities to those properties located outside of the boundaries. The Civic Center CBD also includes both sides of Grove, Ivy, and Hayes Streets westward to Gough Street. Within the Civic Center CBD, there are three separate zones of benefit established in order to reflect the different levels of improvements, services, and activities provided.

Zone 1

This zone is generally from the north side of McAllister Street to the south side of Golden Gate Avenue between Larkin Street and Polk Street and from the south side of Turk Street from Polk Street to Van Ness Avenue. The eastern boundary is from Larkin Street on the east where it adjoins the Tenderloin Community Benefit District, to the properties on the west side of Franklin Street, extending south to include parcel 0792-031 "the Ballet building" midway in the block between Fulton Street and Grove Street and extending to the north to Elm Street.

Zone 2

This zone generally includes the Civic Center Plaza, the Asian Art Museum, the Main Library, Bill Graham Auditorium, Symphony Hall, the Opera House, the War Memorial Building, the Performing Arts Garage, and properties along Grove, Ivy, and Hayes streets west to Gough Street, and properties on both sides of Van Ness Avenue extending south to Market Street.

Zone 3

This zone generally includes Fulton Street between Hyde and Larkin Streets (between the Asian Art Museum and Main Library, the areas along Polk Street south of Lech Walsea Street, Fox Plaza, Fell; Hickory, and Oak streets west to Franklin Street, and both sides of Market Street Ninth Street to Franklin Street.

Appendix A of this Engineer's Report provides an assessment diagram that more fully details the boundaries of the Civic Center CBD and identifies each parcel.

DESCRIPTION OF IMPROVEMENTS, SERVICES, AND ACTIVITIES

Under the leadership of a non-profit corporation established by the Civic Center CBD ("Owners' Association"), the Civic Center CBD plans to implement and fund public safety, cleaning and maintenance, beautification, activation, and advocacy activities throughout the district.

Public Safety

The Civic Center CBD views the goal of the public safety efforts as producing an environment in which property owners, merchants, residents, and visitors feel comfortable and secure. An objective of the Civic Center CBD is to improve the quality of life for property owners, merchants, and residents within the Civic Center CBD, as well as continually improve the experience of visitors by providing a safe and welcoming presence throughout the area

The public safety programs include a daily assignment of four uniformed Community Service Ambassadors ("CSAs") who will support police officers and property owners in crime prevention, assist visitors with area information, and provide street population/homeless with social services information and referrals. All CSAs will carry two-way radios that are connected to a centralized dispatch. The CSAs will provide public safety services for 12 hours a day, five days per week. These public safety services are in addition to the current level of public safety services which are provided to the area using general tax revenues by the City.

Additional Zone 2 Public Safety

Additional public safety services and activities will be provided in Zone 2. The additional public safety services will include four uniformed CSAs to work for 200 evenings per year for five hour shifts from 6:30 p.m. - 11:30 p.m. or the equivalent as deemed necessary by the Civic Center CBD. The CSAs will patrol the area throughout Zone 2 to ensure for the safe and comfortable passage of visitors to and from evening performances, events and meetings.

Cleaning and Maintenance

The Civic Center CBD plans to supplement services already provided by the Department of Public Works ("DPW") and other relevant City agencies. The on call cleaning and maintenance program aims to provide for the maximum possible cleanliness of sidewalks, curbs, fixtures, landscaping, and buildings throughout the Civic Center CBD boundaries. The goal is for property owners, merchants, and residents alike to maintain a sense of pride in the Civic Center area. Further, perceptions of cleanliness lend itself as an important contribution to the establishment and growth of an aesthetically pleasing, safe, and vibrant community.

A uniformed maintenance worker will respond to maintenance calls to remove graffiti, wash down the sidewalks, or pick up an accumulation of debris on the sidewalks for 20 hours per week in addition to the services provided by DPW to parcels within the Civic Center CBD. This will provide an increased level of activity and reduce response time which will result in a higher level of service. The Civic Center CBD staff will support this maintenance worker by calling the DPW to coordinate the delivery of maintenance services that the City provides.

Additional Zone 3 Cleaning and Maintenance

Zone 3 will provide additional cleaning and maintenance throughout Zone 3's area. Additional cleaning and maintenance activities will include one maintenance worker providing daily sidewalk sweeping, washing down of sidewalks, and graffiti removal between 7:30 a.m. – 4:00 p.m. The maintenance worker will maintain trash receptacles including topping off and wiping down receptacles and removing bulky items between 7:30 a.m. - 4:00 p.m.

Opera Plaza and the Civic Center Community Benefit District (CCCBD)

updated 13 December 2010

Dear Opera Plaza Residential Owner,

On Monday, 8 November 2010, a meeting was held in the OP community room in order to allow residents to listen to the plans for the CCCBD. A 59 page brochure, dated Sep. 15th was made available at the presentation of the CCCBD Management Plan, by the MJM Management group, an organization which manages similar districts around Union Square and the central Market street area. There are also CBDs in the Tenderloin and Castro street area. Background on what a CBD does can be found at <http://www.newcityamerica.com/whatiscbd.asp>.

The overall CCCBD concept is to provide some services that will make the Civic Center area more attractive. The CCCBD will be supported by assessments on businesses and property owners in the district. At least 30% positive petitions have to be received to go forward. MJM sent the first round of "Petition[s] to the SF Board of Supervisors to Establish the CCCBD" between 15 September and 1 October 2010, but excluded OP homeowners. Most of the petitions returned were by commercial property owners and arts organizations. The petitions' votes were weighted by their CCCBD assessment. The 30% limit was not reached. A second round was sent on October 11th, to be returned by Oct. 18th, now including Opera Plaza homeowners, and the total positive MJM petitions became 30.41%, just over the limit. Only 7 positive petitions were received from Opera Plaza owners, 28 negative ones were ignored. OP residential owners comprise 451 of the 654 parcels in the CCCBD, the MJM plan shows only 37 other residential property owners. Most other residents in the CCCBD are renters, where the building owners are assessed and vote. We cannot tell how the CCCBD cost will affect rents in the long term.

A map had been drawn by an engineer consultant to MJM which defines the CCCBD. The map splits the 35 blocks into 3 service zones. Opera Plaza is at the northwest boundary of Zone 1. Overall the district covers the parcels on both sides of Market and Franklin, the blocks south of Turk, and west of Larkin plus the Asian Arts Museum and the Public Library. Other Western Addition and Tenderloin parcels are excluded, as is the BART exit with the escalator at United Nations Plaza. We should all have received a new brochure with the ballots, printed and mailed at a cost of \$14K (1K =1000\$) paid by the city, by now. That Oct. 27th brochure provides a subset of the information in the Sep.15th brochure, but omits the assessments of other CCCBD buildings, and splits the CEO's cost into salary and benefits.

The concept of the district is supported by the mayor (still Newsom) and the development by the MJM consultant firm is funded by the Mayor's Office of Economic Development (MOED). It has been in the planning stage since May 2009. There is a volunteer Steering committee of 14 to 26 members. Opera Plaza residents were not originally included in the initial discussions and our Homeowner's Organization did not participate in any of the prior 9 planning meetings, so that we are somewhat late to the game. The CCCBD start date is to be 1 July 2011.

If a 51% majority is reached on the ballots received, the proposal will move to the board of supervisors for final approval, now scheduled for the 4th of January, 2011. Chris Daly is our current District 6 representative and Jane Kim should be our representative by 13 January 2011. We do not know yet who our mayor will be by that date.

Zone 3, to receive most services, focuses on Market Street. Zone 1, including Opera Plaza, mainly north of McAllister street, will receive the fewest services. Our primary benefit is the share of the 2 ambassadors on duty at most day times covering all zones, amounting to about 5% of the services. The specific services planned are for

24% of the CCCBD budget: Uniformed 'Community Service Ambassadors', to provide a security presence and direct tourists in the CCCBD during 5 day/week, 7:30am to 7:30pm, costing \$179.1K.

15% of the CCCBD budget: Further services in the central Zone 2 only are two evening ambassadors (6:30pm to 11:30pm on many, but not all evenings) and public entertainment in the Civic Center plaza areas.

23% of the CCCBD budget: General beautification as flower pots and signage (3%), graffiti removal (5%), and cleaning in the Market street Zone 3 only (15%).

36% of the CCCBD budget: Overhead, as direction, advocacy of the CCCBD to the public, administration, and security management and dispatch, items not seen directly on our streets, absorbs a substantial \$268.4K.

The first year \$736.9K CCCBD budget can increase by 3% annually, and the plan carries a 10-year initial commitment. The CCCBD staff may try to solicit further funds for additional services.

Financial Summary

The costs to all Opera Plaza residential owners at a \$97.47/unit/year will be \$43.9K or 6% of the CCCBD total budget. Opera Plaza commercial tenants will pay \$7.5K so that our building is to pay a total of \$51.4K.

City Hall will pay \$37.2K and the city in total, with all the other buildings and its many workers and visitors in Zone 2 will pay about \$125.0K to the CCCBD. Assessments for major Zone 2 beneficiaries are: The War Memorial double block with Herbst theater and the Opera \$37.3K, the Symphony \$19.0K, the Bill Graham Auditorium \$25.3K, the Asian Art Museum \$15.7K, and the Public Library \$21.4K.

Assessment

In our personal opinion the benefits of the CCCBD emphasized are of negligible value to Opera Plaza residents and owners, while our costs and the CCCBD overhead are high.

1. We have little need to make tourists and arts attendees more comfortable, a prominent aspect of the plan. We do favor having cleaner streets in the neighborhood, especially around Market street, but feel that we are being charged disproportionately for the broader benefits. Our bus stops on van Ness Avenue and our primary BART entrance at Fulton and Market is not in CCCBD. The BART entrance is covered already by the Central Market CMCBD, see <http://central-market.org/index.php?p=home>.
2. We pay, through our homeowners' fees, and are happy to do so, for our immediate neighborhood's security and beautification. We have 24-hour security and our homeowners' association responds rapidly when a cleanup is needed. Our homeowners' fees are relatively high because we do want to live comfortably. Opera Plaza spends \$518.5K on inside and external security and \$67.0K annually on public area landscaping. An added amount of \$44.0K, our CCCBD assessment, would be well used by OP's HOA.
3. Being at the border of Zone 1 and having few problems now, Opera Plaza can expect few if any additional benefits from the CCCBD. It would actually be unwise to deploy significant CCCBD daytime personnel around Opera Plaza, when Market street needs attention so badly.
4. Many of us pay fairly high underground parking rates, and thus avoid the risks of having car windows smashed and cars robbed – a prime motivation for having the CCCBD presented by MJM at the November 8th meeting – which now discourages opera, symphony, and conservatory attendance. While that is a valid issue, Zone 1 would not be covered at night between 7:30pm and 7:30am. In fact the evening ambassadors in Zone 2 may move perpetrators away from the central area Zone 2 they patrol.
5. The CCCBD assessment will increase our costs and decrease the value of our properties slightly, since the OP homeowner's fees are already now a disincentive for candidate purchasers.

It appears that our feedback given at the Monday, 8 November meeting in Opera Plaza will account for little. We were told that the MJM's report from that evening's meeting would be only that "They received pushback from the homeowners". Several concerned resident owners got together and decided hence to pursue means to communicate our concern to all Opera Plaza Homeowners, and mailed out a cover letter with a counter-petition and a prior version of this summary. We can and should vote on the ballot received from MJM, but weight of our votes is based on assessment amounts, not as individual votes by owners. That approach gives Opera Plaza homeowners only 6% of the vote, and we are likely to be outvoted by commercial and arts interests. Going to MOED and the board of supervisors were options evaluated. After seeking advice here and from City Hall we decided to proceed with garnering input for a petition to exclude our residential floors only from the CCCBD and present that request to the SF Board of Supervisors. We had those petitions mailed out on November 22nd. If you did not receive one let us know. They can be returned to our mailbox, some residents have dropped them off at our door, or you can email your response. We will list all the names and forward them to the 11 supervisors before the end of the year, and also have them available at the Board of Supervisors meeting on January 4th 2011. Please advise us of any other suggestions, and join as in support and perhaps to present your view, the at the Board of Supervisors meeting on January 4th, 3:00pm. We have set up an email for "OP Residents vs. the CCCBD" OPResidents@gmail.com.

This summarization was written by Gio Wiederhold, OP unit 747, with other concerned OP homeowners contributing their insights.

PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS

TO EXCLUDE THE HOMEOWNERS OF RESIDENTIAL UNITS OF OPERA PLAZA
FROM THE CIVIC CENTER COMMUNITY BENEFIT DISTRICT (CCCBD)

LIST OF PETITIONERS - HOMEOWNERS OF 601 VAN NESS AV. SF 94102
(Page 1 of 5)

Unit No.	Authorized Representative	Date Authorized
1	Shirley Kennon	12/08/10
3	Stanford Stevenson	11/23/10
5	Eric Whitney and Richard Bae	12/03/10
7	John Hall	11/24/10
10	Daniel & Sake Mosher	10/22/10
14	Michael Hernandez	11/21/10
16	Frank S. Henderson	12/03/10
20	Martha Cox	11/24/10
22	Robert C. Tricaro	11/26/10
24	Albert Tou	11/23/10
26	Alyson M. Sayuk	11/23/10
27	William Y. Moores	11/24/10
30	Bob Comerford	11/29/10
32	Kevin Tierney	11/25/10
37	Pamela H. Royce	11/23/10
39	Edward Gee	11/24/10
41	Jeffry P. Simko	11/24/10
42	Ann K. Ludwig	12/02/10
43	Walter & Alma Alexander	11/24/10
48	Owen Brian Lee	11/24/10
51	Lois Gottlieb & Karen Gottlieb	12/10/10
56	Aharon Hochbaum	11/28/10
57	Shelly A. Soe	11/30/10
59	Liz Dobrasinovic	11/23/10
62	Kris Kolodziej	11/26/10
66	Halina Marcinkowski	11/24/10
67	Hope & David Levy	11/27/10
73	Monika Dixon	11/22/10
74	Stephen W. Smoliar	11/27/10
77	Bernard S. Thomas, Jr.	11/24/10
83	Mark Golpa	11/28/10
104	Arthur Y. Prutkov & Stella S. Radkevitch	11/25/10
105	James Dobbins	12/02/10
108	Amir Atashi Rang	11/24/10
109	Stephen P. Gale	12/03/10

LIST OF PETITIONERS - HOMEOWNERS OF 601 VAN NESS AV. SF
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Unit No.	Authorized Representative	Date Authorized
110	James & Helen Goodwine	11/23/10
112	Nancy L. Iverson	12/04/10
122	Ruth W. Weinberg	11/27/10
127	Barbara Witter	12/03/10
147	Maureen Little	12/29/10
149	Carolina Chincarini	11/23/10
202	Jose E. Nieto	11/23/10
205	Donald Haythornthwaite	12/10/10
208	Tom Lane	11/26/10
210	Kim J. & Susan D. Bolan	11/22/10
211	David D. Stokley	11/23/10
212	Donald E. Nelson	11/23/10
222	Lynn & Jim Swearingen	11/30/10
227	Dieter Saalman	11/23/10
228	Kimberly Anne Cheng & Alison C. Cheng	11/24/10
229	Erich & Ingrid Neuhold	12/08/10
232	Barbara Knego	12/05/10
243	Stanley Lee	11/23/10
245	Westelle J. Skipper	11/23/10
249	Lin Tan	11/23/10
304	Irina Newbold	11/30/10
305	David & Harriet Stadiner	12/01/10
309	Samantha Durbin	11/29/10
311	Lii Yun Yang	12/14/10
321	Tracey Allyson Geisler	12/03/10
322	Ernest S. & Bettine K. Rutner	11/23/10
326	Walter & Hava Fey	12/05/10
327	Angelina Pfahni	12/06/10
330	Irwin L. Marcus	11/24/10
341	Janet Clugston	12/03/10
343	Emmanuel Madrigal	11/27/10
346	Ram Krishan Sharma	11/24/10
347	Karen Xavier	12/02/10
402	Darilyce Sandrock	11/24/10
406	Wallace Epstein	11/24/10
407	Charlene Low	11/23/10
408	Sue McDonough	11/23/10
411	Kirsten Francen	11/27/10

LIST OF PETITIONERS - HOMEOWNERS OF 601 VAN NESS AV. SF
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Unit No.	Authorized Representative	Date Authorized
422	Thelma T. Murakami	11/29/10
424	Antonio deBonis Sciaraffia	11/23/10
425	David & Harriet Stadtner	11/25/10
427	Stuart & Helen Bessler	12/01/10
430	Paul & Sheila Juilly	12/01/10
445	Carol James	11/26/10
502	Kathleen Emperor	11/30/10
509	Kuntal Das	11/24/10
524	Patricia Dinkelspiel	12/02/10
525	Yergeny Sergienov	12/06/10
526	Lucille Dean	11/25/10
527	Harun Latif	11/24/10
528	William & Sandra Evans	11/27/10
529	Lii Yun Yang	12/14/10
530	Ernest S. & Bettine K. Rutner	11/23/10
542	Loretta Claire Manhart	12/06/10
545	Eva Karasik	12/05/10
546	Lionel Robbe-Jedeau	12/24/10
547	Sung Kwak	11/29/10
548	Ralph J. Lotito	12/12/10
550	Dora K. Tachibana	11/24/10
551	Mauro de la Rosa	11/25/10
601	Philip Chin	12/03/10
603	Patria Savarese	11/23/10
605	Susan Karr	11/26/10
610	Margaret L. Hardy	11/29/10
612	Mariko Kometani	11/29/10
625	Emmet Murphy	11/28/10
627	Ralph & Gaila	11/27/10
631	Greg Sauers	11/27/10
643	Beryl Mell	12/02/10
644	Diane C. Satten	12/02/10
646	David Bogaard	11/24/10
649	Masaru & Marion Nagashima	11/23/10

LIST OF PETITIONERS - HOMEOWNERS OF 601 VAN NESS AV. SF
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Unit No.	Authorized Representative	Date Authorized
650	Rosalie Weaver	11/29/10
652	James David Alban	11/26/10
702	George Triadafilopoulos	12/05/10
706	Zelda G. & William L. Wolff	12/24/10
707	Adria Bini	11/26/10
708	Sandra Pang	12/01/10
709	James D. Anderson	12/01/10
710	Patria Savarese	11/23/10
721	Frank & Marielle Cardinale	11/26/10
722	Ramon & Veronica & Marie M. Peralejo	12/13/10
728	Alvin Gross	11/24/10
729	Sarah Harman	11/29/10
731	George Condon & Susan Marshall	11/26/10
744	Patricia Sullivan	11/27/10
745	Diana Gil-Osorio	11/24/10
747	Gio & Voy Wiederhold	12/01/10
748	Gio & Voy Wiederhold	12/01/10
749	Gio & Voy Wiederhold	12/01/10
750	William T. Lewis & Donald G. Kirkorian	11/29/10
751	Anh Huynh	12/09/10
802	Dalal Metwally	12/01/10
803	Ann Boren	11/24/10
805	Karen Tucker	12/02/10
806	Thomas & Sumiko Sheaffer	11/27/10
807	Natalie Miller	12/01/10
812	Gonzales	11/24/10
821	Brenda Lee	12/02/10
826	Gary Gulbransen	11/27/10
829	Robert & Lillian Wong	11/29/10
842	Leslie Maxwell	11/26/10
844	Jim Gauuan	11/24/10
845	Michael & Shirley	12/02/10
847	Phyllis B. Blair	11/26/10
849	Elizabeth P. Ardell	11/26/10
851	Lilli Kalis	12/02/10

LIST OF PETITIONERS - HOMEOWNERS OF 601 VAN NESS AV. SF
 (Page 5 of 5)

Unit No.	Authorized Representative	Date Authorized
901	Andrew Smith	12/02/10
903	Ramon A. Gutierrez	11/27/10
911	Stanford Stevenson	11/23/10
926	J. Y. Lendormy	11/24/10
928	Judith Deniz	11/23/10
929	Phyllis B. Blair	11/26/10
941	Huann Huang	11/24/10
942	Dawn Keremitsis & Eileen Keremitsis	11/27/10
944	Irving Caplan	11/24/10
947	Hasting Wong	11/25/10
952	Robert Doods	11/30/10
1002	Charles G. Renati	11/24/10
1003	Charles G. Renati	11/24/10
1006	Peter Rogers	11/29/10
1007	Jolson & Linda Nakamura	11/27/10
1022	Cherry Lin	11/29/10
1029	Steve & Betsey Kuhn	11/27/10
1030	Juan Casillas	11/30/10
1032	Hugo Jude Fernandes	11/26/10
1044	John R. Douglas & Kathryn A. Young	11/23/10
1046	Lynn Davis	12/22/10
1049	Norman Licht	11/24/10
1104	Norman Quong	11/24/10
1105	Judith Z. Wertheimer	11/29/10
1108	Andrew Smith	12/02/10
1112	Jama B. Finegan	11/26/10
1124	Pamela Kaye	12/08/10
1125	Jean Raisch	12/06/10
1127	Tim Hawco	11/27/10
1129	Edward Ramos	11/25/10
1130	Julian Chang	12/06/10

Note: 173 signatures were collected as of Dec. 15, 2010.
 More authorizations continue to arrive each day and the list will be updated.

The original signatures or email authorizations will be brought to the Supervisors' Hearing on Jan. 4, 2010.

Dear Opera Plaza Neighbor,

Nov. 21, 2010

As your neighbors we are concerned about the CCCBD proposal that will be decided and voted on by the SF Board of Supervisors at a Special Meeting in City Hall on Jan. 4, 2011 at 3pm (Attend if you can!). The CCCBD is a new assessment district for the Civic Center area, including Opera Plaza. A page of highlights of this proposal is attached for your review.

We have learned that the proposal can be amended by the Supervisors at their meeting and therefore we are writing to ask for your cooperation. We would like you to consider signing the petition, which requests that the Board of Supervisors amend the proposal to exclude the Opera Plaza residential units (those above the mezzanine) from the proposal. The assessment proposed to support the CCCBD is for 10 years beginning at \$97.47 per OP unit with 3% annual increases.

You can support us by (1) returning a copy of the exclusion petition, (2) voting NO on the ballot, and (3) attending the Jan. 4 meeting, to help us "opt-out" of this long term commitment.

Below is our petition. We will make a list of all the OP homeowners that sign and authorize us to include them in the petition and distribute the list to all the supervisors. We must do this well in advance of their Jan. 4th meeting in order to give the supervisors a chance to review our case before the meeting. Receiving it at the meeting will be too late.

If you agree with us, we urge you to authorize us to add you to the list. Just sign the petition below (with unit number & date) and send it back ASAP in the enclosed envelope. Or you can email a statement of authorization with unit# and date to OPResidents@gmail.com.

Thank you in advance.

Yours sincerely,

Gio and Voy Wiederhold

----- sign, cut here & return -- or return entire page --- in the enclosed envelope. -----

FROM: HOMEOWNERS OF RESIDENTIAL UNITS of OPERA PLAZA

TO: SF SUPERVISORS: Chris Daly (Distr. 6, Civ.Ctr), Jane Kim (supervisor-elect, Distr. 6), Eric Mar (Distr.1), Michela Aliota-Pier (Distr. 2), David Chiu (Distr.3, President), Carmen Chu (Distr. 4), Ross Mirkarimi (Distr. 5), Sean Elsbernd (Distr. 7), Bevan Dufty (Distr. 8), David Campos (Distr. 9), Sophie Maxwell (Distr. 10), John Avalos (Distr. 11).
c/o Clerk of the Board of Supervisors, City Hall, Room 244, San Francisco, CA 94102

Re: EXCLUSION PETITION to Exclude Opera Plaza Homeowners, 601 Van Ness Av., SF from Participation and Assessment in the Civic Center Community Benefit District (CCCBD)

We request that you amend the CCCBD proposal to exclude Opera Plaza homeowners (residences above the mezzanine floor) from CCCBD coverage and assessment.

We pay already substantial homeowner's fees which support, among others, 24-hour security around the building, beautification in the plaza, cleanliness, and immediate graffiti removal. An additional annual assessment of nearly \$100 plus 3% increases for 10 yrs. by the CCCBD is unwarranted, since it will provide no additional benefit. It would be a burden for the many senior citizens & retirees in our building.

MY SIGNATURE AUTHORIZES ADDING ME TO THE EXCLUSION PETITION.

OP Unit(s) No.: _____ Owner: _____ Date: _____

