

File No. 120274

Committee Item No. 6  
Board Item No. 7

## COMMITTEE/BOARD OF SUPERVISORS AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Sub-Committee

Date: May 2, 2012

Board of Supervisors Meeting

Date 5/15/12

### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Budget & Legislative Analyst Report          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ethics Form 126                              |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input checked="" type="checkbox"/> | <input checked="" 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                                 |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
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### OTHER

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Completed by: Victor Young

Date: April 27, 2012

Completed by: Victor Young

Date: 5-3-12

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.

1 [Park Code - Amending Golden Gate Park Concourse Underground Parking Facility and  
2 Other Certain Fees; and Changing Controller Reporting Requirements]

3 Ordinance amending the San Francisco Park Code, Article 12, by (1) amending Section  
4 12.35 to increase certain parking rates and eliminate the Early Bird Rate at the Golden  
5 Gate Park Concourse Underground Parking Facility, (2) amending Section 12.20 to  
6 revise the Controller's reporting requirement regarding cost recovery, and (3) adding a  
7 new Section 12.49 to ratify prior fees and fee adjustments; and making environmental  
8 findings and findings of consistency with general plan.

9 NOTE: Additions are single-underline italics Times New Roman;  
10 deletions are ~~strike through italics Times New Roman~~.  
11 Board amendment additions are double-underlined;  
12 Board amendment deletions are ~~strikethrough normal~~.

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. The Planning Department has determined that the actions contemplated in  
15 this ordinance comply with the California Environmental Quality Act (California Public  
16 Resources Code Section 21000 et seq.). Said determination is on file with the Clerk of the  
17 Board of Supervisors in File No. 120274 and is incorporated herein by reference.

18  
19 - Section 2. The San Francisco Park Code is hereby amended by amending Sections  
20 12.35 and 12.20 to read as follows:

21 **SEC. 12.35. GOLDEN GATE PARK CONCOURSE UNDERGROUND PARKING FACILITY.**

22 (a) The rates for parking in the Golden Gate Park Underground Parking Facility shall  
23 be as follows:

|  | Each hour | Maximum |
|--|-----------|---------|
|--|-----------|---------|

|   |  |                               |                                 |
|---|--|-------------------------------|---------------------------------|
| 1 | Weekdays                                   | <del>\$3.50</del> <u>4.50</u> | \$25.00                         |
| 2 | Weekends                                   | <del>\$4.00</del> <u>5.00</u> | \$28.00                         |
| 3 | Flat Rate After 6:00 p.m.                  |                               | <del>\$12.00</del> <u>15.00</u> |
| 4 | <del>"Early Bird" Rate: In between</del>   |                               | <del>\$11.00</del>              |
| 5 | <del>7:00 a.m. and 8:30 a.m., out by</del> |                               |                                 |
| 6 | <del>6:00 p.m.</del>                       |                               |                                 |
| 7 | Monthly Rate (daytime)                     |                               | \$200.00                        |

8 (b) The deposit and expenditure of all amounts collected from this facility are subject to  
9 the provisions of the "Golden Gate Park Revitalization Act of 1998," Appendix 41 of the  
10 Administrative Code.

11  
12 **SEC. 12.20. ADJUSTMENT OF FEES.**

13 (a) Beginning with fiscal year 2003-2004, fees set forth in this Article 12, unless  
14 otherwise specified, may be adjusted each year, without further action by the Board of  
15 Supervisors, to reflect changes in the relevant Consumer Price Index (CPI), as determined by  
16 the Controller.

17 No later than April 15th of each year, the Recreation and Parks Department shall  
18 submit its current fee schedule to the Controller, who shall apply the price index adjustment to  
19 produce a new fee schedule for the following year.

20 No later than May 15th of each year, the Controller shall file a report with the Board of  
21 Supervisors (i) reporting the new fee schedule, and certifying that: (a) the fees produce sufficient  
22 revenue to support the costs of providing the services for which each fee is assessed, and (b) the (ii)  
23 identifying any fees do not that produce revenue which is significantly more than the costs of  
24 providing the services for which each fee is assessed and describing how such revenue is  
25 used by the Department or the City.

1 (b) All golf fees for San Francisco residents, juniors, seniors may be increased  
2 annually by the CPI, or up to \$1.00, upon approval of the Recreation and Park Commission.  
3 All golf fees for non-S.F. residents and tournaments may be increased by two times (2X) the  
4 CPI, or up to \$1.00, whichever is greater, upon approval of the Recreation and Park  
5 Commission.

6  
7 Section 3. The San Francisco Park Code is hereby amended by adding Section 12.49  
8 to read as follows:

9 **SEC. 12.49. RATIFICATION OF PRIOR FEES.**

10 All fees previously set under this Article 12, and all prior adjustments made thereto pursuant to  
11 Section 12.20, are hereby ratified.


12  
13 Section 4. Effective Date. This ordinance shall become effective 30 days from the  
14 date of passage.

15  
16 Section 5. In enacting this Ordinance, the Board intends to amend only those words,  
17 phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams,  
18 or any other constituent part of the Park Code that are explicitly shown in this legislation as  
19 additions, deletions, Board amendment additions, and Board amendment deletions in  
20 accordance with the "Note" that appears under the official title of the legislation.

21  
22 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
23 ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of  
24 competent jurisdiction, such decision shall not affect the validity of the remaining portions of  
25 the ordinance. The Board of Supervisors hereby declares that it would have passed this

1 ordinance and each and every section, subsection, sentence, clause, or phrase not declared  
2 invalid or unconstitutional without regard to whether any portion of this ordinance would be  
3 subsequently declared invalid or unconstitutional.

4  
5 APPROVED AS TO FORM:  
6 DENNIS J. HERRERA, City Attorney

7 By:   
8 FRANCESCA GESSNER  
9 Deputy City Attorney  
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**LEGISLATIVE DIGEST**  
(Amendment of the Whole 5/2/12)

[Park Code - Amending Golden Gate Park Concourse Underground Parking Facility and Other Certain Fees; and Changing Controller Reporting Requirements]

**Ordinance amending the San Francisco Park Code, Article 12, by 1) amending Section 12.35 to increase certain parking rates and eliminate the Early Bird Rate at the Golden Gate Park Concourse Underground Parking Facility, 2) amending Section 12.20 to revise the Controller's reporting requirement regarding cost recovery, and 3) adding a new Section 12.49 to ratify prior fees and fee adjustments; and making environmental findings and findings of consistency with general plan.**

Existing Law

Section 12.35 of the Park Code sets rates for parking in the Golden Gate Park Concourse Underground Parking Facility as follows: (1) \$3.50/hour on weekdays, (2) \$4.00/hour on weekends, (3) a flat rate after 6pm of \$12.00, and (4) an early bird rate of \$12.00.

Section 12.20 of the Park Code allows the Controller to adjust annually the fees set forth in Article 12 of the Park Code according to the Consumer Price Index. It also requires the Controller to certify annually that the fees produce sufficient revenue to support the costs of providing the services for which each fee is assessed, and the fees do not produce revenue which is significantly more than the costs of providing the services for which each fee is assessed.

Amendments to Current Law

The ordinance would amend the rates set forth in Section 12.35 of the Park Code for parking in the Golden Gate Park Concourse Underground Parking Facility as follows: (1) increase the weekday hourly rate by \$1.00 to \$4.50/hour, (2) increase the weekend hourly rate by \$1.00 to \$5.00/hour, (3) increase the flat rate after 6pm by \$3.00 to \$15.00, and (4) eliminate the early bird rate.

The ordinance would also amend Section 12.20 of the Park Code to revise the Controller's reporting requirements to require the Controller to identify in its annual report any fees in Article 12 that produce revenue which is significantly more than the costs of providing the services for which each fee is assessed, and describe how such revenue is used by the Recreation and Park Department or the City.

Finally, the ordinance would add a new Section 12.49 to Article 12 of the Park Code that ratifies all fees previously set under Article 12, and all prior adjustments made thereto pursuant to Section 12.20.

This Amendment of the Whole dated 5/2/12 differs from the legislation currently on file dated April 25, 2012 as follows: The April 25, 2012 version eliminated the requirement in Section 12.20 that the Controller file an annual certification regarding cost recovery. This Amendment of the Whole amends Section 12.20 to require that the Controller identify in its annual fee report any fees in Article 12 that produce revenue which is significantly more than the costs of providing the services for which each fee is assessed, and describe how such revenue is used by the Recreation and Park Department or the City.

#### Background Information

The existing language in Section 12.20 requiring the Controller to certify that the fees in Article 12 do not produce revenue significantly more than the costs of providing the services for which the fees are assessed ("cost recovery limitation") is a limitation that is designed to apply to a category of fees called "regulatory fees." Local agencies impose regulatory fees to recover some or all of the costs they incur in providing regulatory services, such as issuing licenses, performing investigations, inspections, and audits, and the administrative enforcement and adjudication of regulatory regimes. The Recreation and Park Department fees set forth in Article 12 are not regulatory fees, however, and thus are not intended to be subject to the cost recovery limitation. The fees in Article 12 are charged for entrance to or rental or use of Recreation and Park Department properties, facilities and programming such as tennis courts, golf courses, swimming pools, and other similar civic facilities. Article 12 also authorizes the Department to charge for classes, lessons, and other recreational, cultural, and educational programs that it provides at those facilities. This ordinance therefore proposes to clarify the proper standard that applies to Recreation and Park fees by removing the inadvertent inclusion of a cost recovery limitation in Section 12.20 that is designed only to apply to a different category of fees.





**Item 6**  
**File 12-0274**

**Department:**  
Recreation and Park Department

## EXECUTIVE SUMMARY

### Legislative Objective

- Ordinance amending the San Francisco Park Code, Article 12, by: (1) amending Section 12.35 to increase Music Concourse Parking Garage rates and eliminate the early bird rate; (2) amending Section 12.20 to clarify the requirements for annual fee adjustments; and, (3) adding a new Section 12.49 to ratify prior fees and fee adjustments; and making environmental findings and findings of consistency with the City's General Plan.

### Key Points

- The Music Concourse Community Partnership (MCCP), a non-profit organization, entered into a 35-year ground lease with the Recreation and Park Department in 2004 for the construction and operation of the Music Concourse Parking Garage. Music Concourse Parking Garage revenues are intended to cover the parking garage's expenditures, including lease revenues to the Recreation and Park Department and debt service on debt incurred for the construction of the Music Concourse Parking Garage. MCCP partially financed construction of the Music Concourse Parking Garage through Bond Anticipatory Notes, which were refinanced in 2010 with Bank Qualified tax-exempt bonds. According to the City's Office of Public Finance, the Bank Qualified tax-exempt bonds are not a debt of the City.
- The proposed ordinance would (a) increase the weekday parking rate by \$1.00 per hour, from \$3.50 per hour to \$4.50 per hour, and the weekend parking rate by \$1.00 per hour, from \$4.00 per hour to \$5.00 per hour; (b) increase the flat rate for parking after 6:00 p.m. from \$12.00 to \$15.00; and (c) eliminate the early bird rate which has been \$11.00. The monthly flat rate of \$200.00 is unchanged.
- The proposed ordinance would also eliminate the Park Code provision that limit Recreation and Park Department parking garage rates and fees for programs, services, and use of facilities to the amount necessary to recover costs. The provision limiting parking garage rates and other fees to the amount needed to recover costs was intended for regulatory fees covering permits, licenses, and other regulatory requirements, and not for parking garage rates and other non-regulatory fees.

### Fiscal Impacts

- The proposed increase in parking garage rates as of June 1, 2012 would result in estimated increased parking garage revenues in FY 2011-12 of \$93,135 for the month of June. However, there would still be an estimated budgetary shortfall of \$1,188,754 in FY 2011-12. According to Ms. Jan Berckefeldt, MCCP Managing Director, MCCP will offset the projected budgetary shortfall in FY 2011-12 through deferred payments to City Park, which serves as the Music Concourse Parking Garage operator through a management agreement between City Park and MCCP.

- According to Ms. Berckefeldt, the proposed \$1.00 per hour parking rate increases for both weekdays and weekends are estimated to generate sufficient revenues in FY 2012-13 to cover expenditures. According to Ms. Berckefeldt, MCCP is also working with City Park to reduce operating expenditures.

### Recommendation

- Approval of the proposed ordinance is a policy matter for the Board of Supervisors.

## BACKGROUND

In 1998 voters approved Proposition J, authorizing the construction of an underground parking garage in the Music Concourse of Golden Gate Park. In 2004, the City entered into a ground lease with the Music Concourse Community Partnership (MCCP), a non-profit organization which had been formed to construct and manage the Music Concourse Parking Garage until its eventual transfer to the City in 2039 when the debt on the garage is scheduled to be retired. In 2005, the 800-space parking garage opened to the public.

According to Ms. Jan Berckefeldt, Managing Director of MCCP, the construction of the parking garage was funded through a combination of \$36.4 million in private contributions and \$26.5 million in Bond Anticipatory Notes (BANs) incurred by MCCP. In December 2010, MCCP refinanced the BANs, via a Bank Qualified tax-exempt bond program through the American Recovery and Reinvestment Act (ARRA) of 2009. First Republic Bank is the loaning institution and Bank of New York Mellon acts as the Trustee. Debt on the parking garage is scheduled to be retired in 2039. Title to the parking garage will then be transferred to the Recreation and Park Department. According to Ms. Berckefeldt, the City's General Fund is not liable for MCCP's debt through the Bank Qualified tax-exempt bond program<sup>1</sup>.

Ms. Katherine Petrucione, Recreation and Park Department Director of Administration and Finance, advises that the proposed ordinance is being requested in partnership with MCCP. The current parking garage rates were previously approved by the Board of Supervisors in July 2010 (File 10-0708), and are intended to cover the parking garage's operating expenses, including the annual rent of \$100,000 paid by MCCP to the Recreation and Park Department and the annual debt service of \$2,158,130 (\$179,844 monthly).

MCCP staff compiled various parking garage rates with the help of the San Francisco Municipal Transportation Agency's (SFMTA) Off-Street Parking Director in order to compare parking rates at SFMTA parking garages and at private parking garages located in San Francisco. Parking garage rates varied greatly in the area with some parking garages charging \$3.00 per hour (such as 560 Mission Garage, Jessie Square Garage, and San Francisco Museum of Modern Art Garage), \$10.00 per hour (such as 455 Market Garage and Paramount Garage), and as high as \$25.00 per hour (such as Red Cross Garage).

<sup>1</sup> According to the November 9, 2010 memorandum from the City's Director of Public Finance to the Board of Supervisors, the Bank Qualified tax-exempt bonds are not a debt of the City, nor will any funds of the City be pledged to the repayment of Bonds.

## DETAILS OF PROPOSED LEGISLATION

The proposed ordinance would amend the San Francisco Park Code, Article 12, by: (1) amending Section 12.35 to increase Music Concourse Parking Garage rates and eliminate the early bird rate; (2) amending Section 12.20 to clarify the requirements for annual fee adjustments; and, (3) adding a new Section 12.49 to ratify prior fees and fee adjustments; and making environmental findings and findings of consistency with the City's General Plan.

Table 1 below shows the proposed changes to the Music Concourse Parking Garage rates.

**Table 1**  
**Proposed Music Concourse Parking Garage Rate Increases**

|                           | Existing Rate | Proposed New Rate       | Increase |
|---------------------------|---------------|-------------------------|----------|
| Weekdays                  | \$3.50        | \$4.50                  | \$1.00   |
| Weekends                  | \$4.00        | \$5.00                  | \$1.00   |
| Flat Rate After 6:00 p.m. | \$12.00       | \$15.00                 | \$3.00   |
| Early Bird Rate           | \$11.00       | Rate will be eliminated | n/a      |
| Monthly Rate (daytime)    | \$200.00      | \$200.00                | n/a      |

### Annual Parking Rate and Other Fee Increases

The proposed ordinance would eliminate the existing language in Park Code Section 12.20, which requires the Controller to certify that the parking rates and other fees in Article 12 do not produce revenue significantly more than the costs of providing the services for which the fees are assessed ("cost recovery limitation"). According to the legislative digest to the proposed ordinance, prepared by the City Attorney's Office, this limitation is intended to apply to a category of fees called "regulatory fees." Regulatory fees are imposed to recover costs incurred from providing regulatory services, such as issuing licenses, performing investigations, inspections and audits.

However, according to the legislative digest, parking rates charged by the Music Concourse Community Partnership (MCCP) and other fees included in Park Code Article 12 are not regulatory fees, and thus, are not intended to be subject to the cost recovery limitation. Parking rates and other fees in Article 12 are charged for entrance to, rental or use of Recreation and Park Department properties, facilities and programming. These fees include Camp Mather fees, golf course fees, rental of Recreation and Park Department property for weddings, and other fees for use of Recreation and Park Department property or programs. Therefore, the proposed ordinance clarifies that these fees are not subject to cost recovery limitation.

## FISCAL IMPACTS

According to Ms. Berckefeldt, Music Concourse Parking Garage revenues, based on existing parking rates, do not cover the parking garage's operating expenditures. The Music Concourse

Parking Garage revenues have decreased in FY 2011-12 compared to FY 2010-11 due to a decrease in parking garage usage. As shown in Table 2 below, the Music Concourse Parking Garage has a budgetary shortfall in FY 2011-12 from July 1, 2011 through January 31, 2012.

**Table 2: Music Concourse Parking Garage Budgetary Shortfall**

|   | Actual July 1, 2011 to January 31, 2012 |
|---|---|
| Parking Revenues                                | \$2,147,143                             |
| Operating Expenditures (Including Debt Service) | 2,994,555                               |
| Shortfall                                       | (\$847,413)                             |

Source: M CCP .

At the current parking garage rates, M CCP projects a FY 2011-12 budgetary shortfall of \$1,281,889. The proposed increase in parking garage rates as of June 1, 2012 would result in estimated increased parking garage revenues in FY 2011-12 of \$93,135 for the month of June, resulting in a FY 2011-12 budgetary shortfall of \$1,188,754. According to Ms. Jan Berckefeldt, M CCP Managing Director, M CCP will offset the projected budgetary shortfall in FY 2011-12 through deferred payments to City Park, which serves as the Music Concourse Parking Garage operator through a management agreement between City Park and M CCP.

According to Ms. Berckefeldt, the proposed \$1.00 per hour parking rate increases for both weekdays and weekends are estimated to generate sufficient revenues in FY 2012-13 to cover Music Concourse Parking Garage operating expenditures, including debt service. According to Ms. Berckefeldt, M CCP is also working with City Park to reduce operating expenditures.

**RECOMMENDATION**

Approval of the proposed ordinance is a policy matter for the Board of Supervisors.



Edwin M. Lee, Mayor  
Philip A. Ginsburg, General Manager

Date: January 25, 2012  
To: Recreation and Park Commission  
From: Jan Berckefeldt, Music Concourse Community Partnership  
Through: Katie Petrucione, Director of Administration and Finance  
Re: Approval of an increase to rates for the Concourse Parking Garage

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2012 APR -9 PM 3:31

**Agenda Item Wording**

Discussion and possible action to approve an increase to the parking rates at the Golden Gate Park Concourse Garage.

**Background**

In 1998 voters approved Proposition J, authorizing the construction of an underground parking garage in the Music Concourse in Golden Gate Park. In order to construct and manage the garage until its eventual transfer to the city, a non-profit organization called the Music Concourse Community Partnership (MCCP) was formed. The city entered into a ground lease with MCCP in 2004 and the 800 space garage opened in 2005. Use of the garage steadily increased after 2005, and jumped significantly with the opening of the new California Academy of Sciences in fall 2008.

MCCP funded the construction of the garage through a combination of \$36.4 million in private philanthropy and \$26.5 million in Bond Anticipatory Notes (BANs). In December 2010 MCCP refinanced the BANs, via a Bank Qualified tax-exempt loan program through the American Recovery and Reinvestment Act (ARRA) of 2009. First Republic Bank is the loaning institution, with Bank of New York Mellon acting as Trustee. The debt on the garage is scheduled to be retired in 2039 at which point the garage will be transferred to the Recreation and Park Department.

The initial rates for the garage were set by ordinance in 2003. Rates were minimally increased by \$0.25 per hour in July 2009 through a Consumer Price Index (CPI) adjustment, and again in August 2010 by \$0.75 per hour. All rates for the garage must be approved by the Concourse Authority, Recreation and Park Commission and the Board of Supervisors.

Usage of the garage has now leveled off and somewhat declined as the opening excitement of the institutions has passed and attendance has stabilized into more regular patterns. Peak attendance is during the summer months when tourism is high and lower during the winter months when

visitation is more locally based. Garage use is also heavily dependent on special exhibitions mounted by the two major institutions such as King Tut, the Impressionists, and Picasso.

An increase to parking rates has become essential to the garage's ongoing ability to offer safe, reliable access to visitors to Golden Gate Park. The garage must maintain a revenue stream that covers the operating expenses, including the annual rent to the Recreation and Parks Department and the monthly debt service.

Meeting these obligations is not a problem during the summer months, but the garage has increasingly faced cash flow issues during the winter months, and when there is not a popular exhibition at one of the institutions. Rate increases are necessary to help level out cash flow.

Prior to requesting this increase, MCCP has taken steps to reduce operating expenses at the garage. New ticketing equipment has allowed better analysis of usage patterns, and demonstrated that there were times when the garage remained open but unused. As a result, in coordination with the institutions, MCCP has reduced evening hours at the garage.

### Rate Proposal

MCCP staff worked with the director of the Municipal Transportation Agency's off-street parking division and collected comparable rates from privately owned garages in order to develop a new rate schedule for the garage. The staff's research demonstrated two factors:

- The Music Concourse Garage is unique. There are no comparable garages in the surrounding neighborhoods. Because of its location in Golden Gate Park where street parking is limited, the garage is often filled to capacity, particularly on weekends, during popular exhibitions of the resident institutions and during large events in the park.
- The rate comparison exercise showed that the proposed rates are in line with the market, and still lower than those charged in many downtown garages.

As they were developing new rates, MCCP staff also considered language in Prop. J governing rate setting: "...shall not grant any free parking, discounts, or other preferences for parking in the Underground Parking Facility to any officials, commissioners, directors, or employees of the City or any of the institutions located in the Park, unless such preference is made available on the same terms to members of the public."

MCCP's proposal calls for a \$1.00 per hour increase in the weekday rate, from \$3.50 per hour to \$4.50 per hour, and a \$1.00 per hour increase in the weekend rate; from \$4.00 per hour to \$5.00 per hour. (See Attachment A.)

The proposed After Hours/Event flat rate of \$15 has been pegged to the City's Performing Arts Garage rate with the rationale that visitors using this garage form the most comparable market to those attending special events held at the deYoung Museum and the California Academy of Sciences.

The Daily Maximums for both weekdays and weekends remain the same at \$25 and \$28 per day. The Early Bird Rate is being eliminated because of lack of use. The monthly rate will remain the same.

The Concourse Authority is scheduled to hear this rate proposal at a meeting on Thursday, February 2, 2012.

These relatively modest increases to parking rates should have limited impact on the use of the garage and are essential to the garage's ability to meet its operating budget and pay its debt service.

**Recommendation**

RPD staff recommend approval of the rate increase.

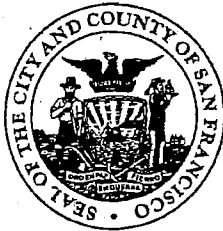
**Opposition**

None known.

**People to Notify**

Fine Arts Museums  
Academy of Science

BOARD of SUPERVISORS



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

# MEMORANDUM

TO: Planning Department  
Environmental Review Officer

FROM: Angela Calvillo, Clerk of the Board *by VJ*

DATE: April 3, 2012

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS  
Budget and Finance Committee

The Board of Supervisors Budget and Finance Committee has received the following, which is being referred to the Planning Department for determination as to whether the proposed fee increase will impact the environment.

**Please provide your findings within 10 days from the date of referral.**

File: 120274

Park Code - Golden Gate Park Concourse Underground Parking Facility Fees

Please return this cover sheet with the Commission's response to **Victor Young, Clerk, Budget and Finance Committee.**

- c: Nannie Turrell, Major Environmental Analysis
- Brett Bollinger, Major Environmental Analysis
- Monica Pereira, Environmental Analysis
- Joy Navarrete, Environmental Analysis

\*\*\*\*\*

RESPONSE FROM PLANNING DEPARTMENT - Date: 4/3/12

No Comment  
 Recommendation Attached  
*CEQA Statutory Exemption  
& 15273 RATES, TOLLS,  
FARES, AND CHARGES*  
Referral - Fees

*[Signature]*  
\_\_\_\_\_  
Bill Wycke, Environmental Review Officer

2/27/08



**Music Concourse Community Partnership  
Balance Sheet vs. Prior Year**

|  | Jan 31, 2012         | Jan 31, 2011         | \$ Change             | % Change        | Jun 30, 2011         |
|--|----------------------|----------------------|-----------------------|-----------------|----------------------|
| <b>ASSETS</b>                            |                      |                      |                       |                 |                      |
| <b>Current Assets</b>                    |                      |                      |                       |                 |                      |
| <b>Bank Accounts</b>                     |                      |                      |                       |                 |                      |
| 1000 Cash                                | \$ 18,000            | \$ 18,000            | \$ 0                  | 0.0%            | \$ 17,900            |
| 1010 Garage Change Fund                  | 59,834               | 86,576               | (26,742)              | -30.9%          | 92,231               |
| 1020 First Republic Checking Account     | 266                  | 30,407               | (30,141)              | -98.1%          | 373                  |
| 1030 First Republic Money Market Account | 130,923              | 151,250              | (20,327)              | -13.4%          | 212,502              |
| 1050 BoNY Revenue Fund                   | 40,009               | 0                    | 40,009                | 100.0%          | 150,001              |
| 1065 BoNY Redemption Account             | 0                    | 11,500               | (11,500)              | -100.0%         | 0                    |
| 1070 BoNY Cost of Issuance Fund          | 249,032              | 297,733              | (48,701)              | -16.4%          | 473,008              |
| <b>Total 1000 Cash</b>                   | <b>2,658,449</b>     | <b>2,650,022</b>     | <b>8,427</b>          | <b>0.3%</b>     | <b>2,650,732</b>     |
| <b>1100 Restricted Cash</b>              | <b>2,658,449</b>     | <b>2,650,022</b>     | <b>8,427</b>          | <b>0.3%</b>     | <b>2,650,732</b>     |
| <b>1110 BoNY Reserve Account</b>         | <b>2,907,481</b>     | <b>2,947,755</b>     | <b>(40,274)</b>       | <b>-1.4%</b>    | <b>3,123,739</b>     |
| <b>Total Bank Accounts</b>               |                      |                      |                       |                 |                      |
| <b>Accounts Receivable</b>               |                      |                      |                       |                 |                      |
| 1220 Receivable from Greg Colley         | 3,535,280            | 3,535,349            | (69)                  | 0.0%            | 3,535,280            |
| 1230 Interest Receivable                 | 0                    | 23                   | (22)                  | -98.6%          | 2                    |
| 1231 Accrued Interest on CDs             | 6,462                | 0                    | 6,462                 | 100.0%          | 4,525                |
| 1290 Allowance for Doubtful Accounts     | (3,535,280)          | (3,535,349)          | 68                    | 0.0%            | (3,535,280)          |
| <b>Total Accounts Receivable</b>         | <b>6,462</b>         | <b>23</b>            | <b>6,440</b>          | <b>28532.3%</b> | <b>4,527</b>         |
| <b>Other Current Assets</b>              |                      |                      |                       |                 |                      |
| 1410 Miscellaneous Receivables           | 7,737                | 224                  | 7,513                 | 3353.9%         | 0                    |
| 1430 Prepaid Earthquake Insurance        | 14,840               | 9,198                | 5,642                 | 61.3%           | 8,040                |
| 1440 Prepaid Liability Insurance         | 10,720               | 27,924               | (17,204)              | -61.6%          | 17,008               |
| 1450 Prepaid D&O Insurance               | 7,392                | 6,525                | 867                   | 13.1%           | 0                    |
| <b>Total Other Current Assets</b>        | <b>40,679</b>        | <b>43,871</b>        | <b>(3,192)</b>        | <b>-7.3%</b>    | <b>25,048</b>        |
| <b>Total Current Assets</b>              | <b>2,854,622</b>     | <b>2,991,648</b>     | <b>(37,026)</b>       | <b>-1.2%</b>    | <b>3,153,314</b>     |
| <b>Fixed Assets</b>                      |                      |                      |                       |                 |                      |
| 1530 Equipment                           | 156,388              | 6,388                | 150,000               | 2348.0%         | 6,388                |
| 1539 Accum Deprec - Equipment            | (15,763)             | (6,388)              | (9,375)               | -146.7%         | (6,388)              |
| <b>Total 1530 Equipment</b>              | <b>140,625</b>       | <b>0</b>             | <b>140,625</b>        | <b>100.0%</b>   | <b>0</b>             |
| 1540 Software                            | 674                  | 674                  | 0                     | 0.0%            | 674                  |
| 1549 Accum Deprec - Software             | (674)                | (674)                | 0                     | 0.0%            | (674)                |
| <b>Total 1540 Software</b>               | <b>0</b>             | <b>0</b>             | <b>0</b>              | <b>0.0%</b>     | <b>0</b>             |
| 1550 Parking Facility                    | 47,009,856           | 47,009,856           | 0                     | 0.0%            | 47,009,856           |
| 1559 Accum Deprec - Parking Facility     | (7,198,354)          | (6,023,112)          | (1,175,241)           | -19.5%          | (6,512,796)          |
| <b>Total 1550 Parking Facility</b>       | <b>39,811,303</b>    | <b>40,986,544</b>    | <b>(1,175,241)</b>    | <b>-2.9%</b>    | <b>40,496,860</b>    |
| <b>Total Fixed Assets</b>                | <b>39,951,928</b>    | <b>40,986,544</b>    | <b>(1,034,616)</b>    | <b>-2.5%</b>    | <b>40,496,860</b>    |
| <b>Other Assets</b>                      |                      |                      |                       |                 |                      |
| 1610 Debt Issuance Costs                 | 898,573              | 872,294              | 26,278                | 3.0%            | 898,573              |
| 1619 Accum Amort of Debt Issuance Costs  | (15,171)             | (2,604)              | (12,567)              | -482.6%         | (6,896)              |
| <b>Total 1610 Debt Issuance Costs</b>    | <b>883,402</b>       | <b>869,690</b>       | <b>13,711</b>         | <b>1.6%</b>     | <b>891,677</b>       |
| 1620 Prepaid Rent                        |                      |                      |                       |                 |                      |
| 1621 Prepaid Rent - GGPCA Support        | 706,625              | 706,625              | 0                     | 0.0%            | 706,625              |
| 1622 Prepaid Rent - TIP/Section 8        | 1,550,000            | 1,550,000            | 0                     | 0.0%            | 1,550,000            |
| 1623 Prepaid Rent - Surface Improvements | 1,530,000            | 1,530,000            | 0                     | 0.0%            | 1,530,000            |
| 1629 Accum Amort of Prepaid Rent         | (918,516)            | (814,151)            | (104,365)             | -12.8%          | (956,359)            |
| <b>Total 1620 Prepaid Rent</b>           | <b>2,868,109</b>     | <b>2,972,474</b>     | <b>(104,365)</b>      | <b>-3.5%</b>    | <b>2,930,266</b>     |
| <b>Total Other Assets</b>                | <b>3,751,511</b>     | <b>3,842,164</b>     | <b>(90,654)</b>       | <b>-2.4%</b>    | <b>3,821,943</b>     |
| <b>TOTAL ASSETS</b>                      | <b>\$ 46,858,060</b> | <b>\$ 47,820,356</b> | <b>\$ (1,162,296)</b> | <b>-2.4%</b>    | <b>\$ 47,472,118</b> |

**Music Concourse Community Partnership  
Balance Sheet vs. Prior Year**

|  | Jan 31, 2012  | Jan 31, 2011  | \$ Change      | % Change | Jun 30, 2011  |
|--|---------------|---------------|----------------|----------|---------------|
| <b>LIABILITIES AND EQUITY</b>                |               |               |                |          |               |
| <b>Liabilities</b>                           |               |               |                |          |               |
| <b>Current Liabilities</b>                   |               |               |                |          |               |
| Accounts Payable                             | 1,046,976     | 699,918       | \$ 347,058     | 49.6%    | \$ 841,974    |
| 2010 A/P - MCCC                              | 1,046,976     | 699,918       | 347,058        | 49.6%    | 841,974       |
| Total Accounts Payable                       |               |               |                |          |               |
| Other Current Liabilities                    |               |               |                |          |               |
| 2100 Payroll Liabilities                     | 5,640         | 6,480         | (840)          | -13.0%   | 2,820         |
| 2110 Salaries Payable                        | 517           | 611           | (94)           | -15.4%   | 216           |
| 2140 Payroll Taxes Payable                   | 61            | 81            | (20)           | -25.0%   | 37            |
| 2150 Workers Comp Payable                    | 6,218         | 7,172         | (954)          | -13.3%   | 3,073         |
| Total 2100 Payroll Liabilities               |               |               |                |          |               |
| 2200 Accrued Liabilities                     | 1,083,725     | 1,057,363     | 26,362         | 2.5%     | 1,083,725     |
| 2209 Swinerton Retention                     | 13,708        | 28,439        | (14,732)       | -51.8%   | 17,567        |
| 2218 Other Current Liabilities               | 58,333        | 0             | 58,333         | 100.0%   | 0             |
| 2219 Accrued Ground Rent                     | 1,155,765     | 1,085,802     | 69,963         | 6.4%     | 1,101,292     |
| Total 2200 Accrued Liabilities               |               |               |                |          |               |
| 2300 Interest Payable                        | 132,917       | 151,250       | (18,333)       | -12.1%   | 137,500       |
| 2325 Interest Payable - CEDA Loan            | 26,767        | 3,879         | 22,889         | 590.1%   | 0             |
| 2330 Interest Payable - CAS Note             | 26,775        | 3,880         | 22,895         | 590.1%   | 0             |
| 2340 Interest Payable - FAMSF Note           | 31,831        | 4,635         | 27,196         | 586.7%   | 0             |
| Total 2300 Interest Payable                  | 218,290       | 163,644       | 54,646         | 33.4%    | 137,500       |
| 2400 Current Loans and Lines                 |               |               |                |          |               |
| 2420 First Republic Term Loan/Line of Credit | 0             | 1,540,000     | (1,540,000)    | -100.0%  | 0             |
| 2430 City Park Equipment Loan                | 126,383       | 0             | 126,383        | 100.0%   | 0             |
| Total 2400 Current Loans and Lines           | 126,383       | 0             | 126,383        | 100.0%   | 0             |
| Total Other Current Liabilities              | 1,509,956     | 1,256,618     | 250,037        | 19.9%    | 1,241,865     |
| Total Current Liabilities                    | 2,553,632     | 1,955,536     | 597,096        | 30.5%    | 2,083,839     |
| <b>Long Term Liabilities</b>                 |               |               |                |          |               |
| 2550 BANs due 12/1/2011                      | 0             | 26,500,000    | (26,500,000)   | -100.0%  | 0             |
| 2560 CAS Note                                | 759,448       | 737,387       | 22,061         | 3.0%     | 759,448       |
| 2570 FAMSF Note                              | 759,662       | 737,594       | 22,067         | 3.0%     | 759,662       |
| 2580 CEDA Loan                               | 29,550,000    | 30,000,000    | (450,000)      | -1.5%    | 30,000,000    |
| 2600 Future Contribution of Garage to City   | 432,573       | 2,756,233     | (2,323,661)    | -84.3%   | 419,010       |
| Total Long Term Liabilities                  | 31,501,682    | 34,231,215    | (2,729,533)    | -8.0%    | 31,938,120    |
| Total Liabilities                            | 34,055,314    | 36,187,751    | (2,132,437)    | -5.9%    | 34,021,959    |
| <b>Equity</b>                                |               |               |                |          |               |
| -3100 Net Assets at End of Prior Year        | 13,450,159    | 12,910,340    | 539,819        | 4.2%     | 12,910,340    |
| Current-Year Net Income                      | (847,413)     | (1,277,735)   | 430,322        | 33.7%    | 539,819       |
| Total Equity                                 | 12,602,746    | 11,632,605    | 970,141        | 8.3%     | 13,450,159    |
| <b>TOTAL LIABILITIES AND EQUITY</b>          | \$ 46,658,060 | \$ 47,820,356 | \$ (1,162,296) | -2.4%    | \$ 47,472,118 |

**Music Concourse Community Partnership  
Income Statements vs. Prior Year**

|   | January 2012 vs. January 2011 |                |               | July 2011-January 2012 vs. July 2010-January 2011 |                  |                  | July 2011-January 2012 vs. July 2010-January 2011 |                  |
|---|-------------------------------|----------------|---------------|---|------------------|------------------|---|------------------|
|   | Jan 2012                      | Jan 2011       | % Change      | Jul 11-Jan 12                                     | Jul 10-Jan 11    | \$ Change        | % Change  |                  |
| <b>Income</b>                                 |                               |                |               |   |                  |                  |   |                  |
| 4100 Net Parking Revenue                      | \$ 357,402                    | \$ 490,383     | -27.1%        | \$ 2,665,876                                      | \$ 3,235,136     | \$ (569,260)     | -17.6%  | \$ 5,126,971     |
| 4110 Gross Parking Revenue                    | (63,116)                      | (94,003)       | 32.9%         | (528,412)   | (648,790)        | 120,379          | 18.6%   | (1,028,256)      |
| 4120 Parking Taxes                            | 284,285                       | 396,380        | -25.8%        | 2,137,465   | 2,586,346        | (448,882)        | -17.4%  | 4,087,714        |
| <b>Total 4100 Net Parking Revenue</b>         |                               |                |               |   |                  |                  |   |                  |
| 4200 Investment Income                        | 1,500                         | 47             | 3087.1%       | 10,514  | 653              | 9,861            | 1509.6%   | 5,804            |
| 4240 Interest and Dividend Income             | 741                           | 741            | 100.0%        | (836)   | 0                | (836)            | -100.0%   | 114              |
| 4250 Unrealized Gain/(Loss) on CDs            | 2,241                         | 47             | 4660.8%       | 9,678   | 653              | 9,025            | 1381.7%   | 5,918            |
| <b>Total 4200 Investment Income</b>           |                               |                |               |   |                  |                  |   |                  |
| <b>Total Income</b>                           | <b>296,526</b>                | <b>396,427</b> | <b>-25.2%</b> | <b>2,147,143</b>                                  | <b>2,586,999</b> | <b>(439,857)</b> | <b>-17.0%</b>                                     | <b>4,103,632</b> |
| <b>Expenses</b>                               |                               |                |               |   |                  |                  |   |                  |
| 5000 Parking Operations Expenses              |                               |                |               |   |                  |                  |   |                  |
| 5050 Garage Operations                        |                               |                |               |   |                  |                  |   |                  |
| 5051 Parking Labor                            | 82,642                        | 95,892         | -13.8%        | 631,746   | 672,115          | (40,369)         | -6.0%   | 1,084,651        |
| 5052 Parking Maintenance                      | 359                           | 8,239          | -95.6%        | 18,079  | 40,035           | (21,956)         | -54.8%  | 91,127           |
| 5053 Parking Security                         | 4,798                         | 13,102         | -63.4%        | 89,682  | 93,629           | (9,947)          | -10.8%  | 163,502          |
| 5054 Parking Janitorial                       | 711                           | (18)           | -2.4%         | 5,276   | 5,100            | 176              | 3.4%  | 8,743            |
| 5056 Parking Supplies                         | 782                           | 3,507          | -77.7%        | 11,190  | 16,066           | (4,876)          | -30.3%  | 22,894           |
| 5057 Parking Management Fee                   | 2,300                         | 2,300          | 0.0%          | 16,100  | 16,100           | 0                | 0.0%  | 27,800           |
| 5058 Credit Card Processing                   | 5,268                         | 8,196          | -35.7%        | 45,476  | 52,011           | (6,534)          | -12.6%  | 82,475           |
| 5059 Licenses and Permits                     | 500                           | 1,611          | -69.0%        | 500   | 1,684            | (1,184)          | -70.3%  | 1,714            |
| 5060 Other Services                           | 18,543                        | 603            | 2974.9%       | 40,114  | 22,429           | 17,685           | 78.8%   | 24,358           |
| <b>Total 5050 Garage Operations</b>           | <b>115,903</b>                | <b>134,179</b> | <b>-13.6%</b> | <b>852,164</b>                                    | <b>919,170</b>   | <b>(67,007)</b>  | <b>-7.3%</b>                                      | <b>1,507,065</b> |
| 5100 Parking Insurance                        |                               |                |               |   |                  |                  |   |                  |
| 5110 Garage Operator's Liability              | 1,600                         | 1,500          | 6.7%          | 10,600  | 10,500           | 100              | 1.0%  | 18,000           |
| 5120 Business Liability                       | 2,924                         | 2,625          | 11.4%         | 20,906  | 18,203           | 2,703            | 14.9%   | 33,031           |
| 5130 Earthquake                               | 4,512                         | 4,641          | -2.8%         | 32,292  | 37,010           | (4,718)          | -12.7%  | 60,215           |
| <b>Total 5100 Parking Insurance</b>           | <b>9,035</b>                  | <b>8,766</b>   | <b>3.1%</b>   | <b>63,799</b>                                     | <b>65,713</b>    | <b>(1,915)</b>   | <b>-2.9%</b>                                      | <b>111,246</b>   |
| 5150 Parking Utilities                        |                               |                |               |   |                  |                  |   |                  |
| 5160 Telephone                                | 592                           | 610            | -2.9%         | 4,165   | 4,293            | (128)            | -3.0%   | 7,297            |
| 5170 Gas and Electric                         | 8,147                         | 6,615          | 23.2%         | 76,156  | 74,121           | 2,035            | 2.7%  | 116,453          |
| 5180 Water                                    | 750                           | 652            | 15.1%         | 5,351   | 4,232            | 1,119            | 26.5%   | 7,019            |
| <b>Total 5150 Parking Utilities</b>           | <b>9,489</b>                  | <b>7,876</b>   | <b>20.5%</b>  | <b>85,672</b>                                     | <b>82,646</b>    | <b>3,026</b>     | <b>3.7%</b>                                       | <b>130,769</b>   |
| <b>Total 5000 Parking Operations Expenses</b> | <b>134,427</b>                | <b>150,820</b> | <b>-10.9%</b> | <b>1,001,634</b>                                  | <b>1,087,529</b> | <b>(85,895)</b>  | <b>-6.2%</b>                                      | <b>1,749,080</b> |
| 5200 Management Expense                       |                               |                |               |   |                  |                  |   |                  |
| 5300 Rent                                     |                               |                |               |   |                  |                  |   |                  |
| 5320 Ground Lease                             | 8,333                         | 0              | 8.333         | 58,333  | 100,000          | (41,667)         | -41.7%  | 100,000          |
| 5340 Amortization of Prepaid Rent             | 8,880                         | 9,975          | (1.095)       | 62,157  | 69,823           | (7,666)          | -11.0%  | 119,697          |
| <b>Total 5300 Rent</b>                        | <b>17,213</b>                 | <b>9,975</b>   | <b>72.6%</b>  | <b>120,491</b>                                    | <b>169,823</b>   | <b>(49,333)</b>  | <b>-29.0%</b>                                     | <b>219,697</b>   |
| 5350 Depreciation                             |                               |                |               |   |                  |                  |   |                  |
| 5360 Depreciation of Equipment                | 1,563                         | 0              | 1.563         | 9,375   | 0                | 9,375            | 100.0%  | 0                |
| 5370 Depreciation of Parking Facility         | 97,937                        | 97,937         | 0.0%          | 685,558   | 685,558          | 0                | 0.0%  | 1,175,241        |
| <b>Total 5350 Depreciation</b>                | <b>99,499</b>                 | <b>97,937</b>  | <b>1.6%</b>   | <b>694,933</b>                                    | <b>685,558</b>   | <b>9,375</b>     | <b>1.4%</b>                                       | <b>1,175,241</b> |
| 5400 Professional Fees                        |                               |                |               |   |                  |                  |   |                  |
| 5410 Legal                                    | 0                             | 0              | 0.0%          | 0   | 917              | (917)            | -100.0%   | 917              |
| 5420 Audit and Accounting                     | 1,895                         | 2,630          | (735)         | 31,981  | 33,586           | (1,616)          | -4.8%   | 39,175           |
| 5430 Consulting                               | 0                             | 0              | 0.0%          | 0   | (53)             | 53               | 100.0%  | (53)             |
| <b>Total 5400 Professional Fees</b>           | <b>1,895</b>                  | <b>2,630</b>   | <b>(735)</b>  | <b>31,981</b>                                     | <b>34,461</b>    | <b>(2,480)</b>   | <b>-7.2%</b>                                      | <b>40,039</b>    |

# Music Concourse Community Partnership Income Statements vs. Prior Year

|   | January 2012 vs. January 2011 |                |                | July 2011-January 2012 vs. July 2010-January 2011 |                  |                  | July 2010-<br>Jun 2011 |                       |
|---|-------------------------------|----------------|----------------|---|------------------|------------------|------------------------|-----------------------|
|   | Jan 2012                      | Jan 2011       | % Change       | Jul 11-Jan 12                                     | Jul 10-Jan 11    | \$ Change        | % Change               | Jul 2010-<br>Jun 2011 |
| 5450 Insurance  | 1,476                         | 1,305          | 13.1%          | 10,335  | 9,136            | 1,200            | 13.1%                  | 15,661                |
| 5470 D&O Liability  | 1,476                         | 1,305          | 13.1%          | 10,335  | 9,136            | 1,200            | 13.1%                  | 15,661                |
| <b>Total 5450 Insurance</b>   | <b>5,640</b>                  | <b>6,480</b>   | <b>-13.0%</b>  | <b>32,740</b>                                     | <b>47,760</b>    | <b>(15,020)</b>  | <b>-31.4%</b>          | <b>66,480</b>         |
| 5500 Compensation Expense   | 517                           | 611            | -15.4%         | 2,823   | 4,081            | (1,268)          | -31.0%                 | 5,874                 |
| 5510 Salaries   | 61                            | 81             | -25.0%         | 365   | 495              | (130)            | -26.2%                 | 701                   |
| 5530 Employer Taxes   | 165                           | 159            | 3.8%           | 835   | 793              | 42               | 5.3%                   | 1,314                 |
| 5540 Workers Compensation   | 6,382                         | 7,331          | (948)          | 36,763  | 53,139           | (16,376)         | (30.8%)                | 74,169                |
| 5550 Payroll Processing Fees  |                               |                |                |   |                  |                  |                        |                       |
| <b>Total 5500 Compensation Expense</b>  | <b>1,182</b>                  | <b>2,604</b>   | <b>(54.8%)</b> | <b>8,275</b>                                      | <b>403,055</b>   | <b>(394,780)</b> | <b>(97.9%)</b>         | <b>1,055,583</b>      |
| 5650 Interest   | 142,083                       | 142,083        | 0.0%           | 985,417   | 151,250          | 834,167          | 551.5%                 | 638,750               |
| 5651 Interest Expense - BANS  | 0                             | 0              | 0.0%           | 0   | 0                | 0                | -100.0%                | 407,347               |
| 5652 Amortization of Debt Issuance Costs  | 0                             | 0              | 0.0%           | 0   | 0                | 0                | 0.0%                   | 38,928                |
| 5654 Interest Expense - CEDA Loan   | 0                             | 0              | 0.0%           | 0   | 0                | 0                | -100.0%                | 53,232                |
| 5655 Interest Expense - FRB Term Loan   | 3,859                         | 3,758          | 2.7%           | 26,767  | 35,050           | (8,282)          | (23.6%)                | 53,445                |
| 5656 Interest Expense - CAS Note  | 3,881                         | 3,759          | 2.7%           | 26,775  | 35,258           | (8,483)          | (24.1%)                | 51,324                |
| 5657 Interest Expense - FAMSIF Note   | 4,590                         | 4,490          | 2.2%           | 31,831  | 29,597           | 2,234            | 7.5%                   | 2,488,609             |
| 5658 Interest Expense - Swinerton   | 155,575                       | 156,694        | (1,119)        | 1,079,065   | 1,748,721        | (669,656)        | (38.3%)                | 16,950                |
| <b>Total 5650 Interest</b>  | <b>1,451</b>                  | <b>755</b>     | <b>92.1%</b>   | <b>(5,237)</b>                                    | <b>7,950</b>     | <b>(13,187)</b>  | <b>(165.9%)</b>        | <b>7,935</b>          |
| 5700 Miscellaneous  | 0                             | 0              | 0.0%           | 3,880   | 4,958            | (1,077)          | (21.7%)                | 140                   |
| 5701 Bond Authority Fees  | 0                             | 0              | 0.0%           | 20  | 140              | (120)            | (85.7%)                | 269                   |
| 5702 Bank Service Charges   | 0                             | 0              | 0.0%           | 0   | 0                | 0                | 0.0%                   | 2,464                 |
| 5703 Filing Fees  | 0                             | 0              | 0.0%           | 0   | 0                | 0                | 0.0%                   | 26,037                |
| 5708 Software and Equipment   | 0                             | 153            | (153)          | 1,203   | 1,355            | (152)            | (11.2%)                | 0                     |
| 5710 Other Expenses   | 0                             | 0              | 0.0%           | 0   | 0                | 0                | 0.0%                   | 1,269                 |
| 5711 Tax Penalties and Interest   | 2,118                         | 0              | 2,118          | 2,118   | 0                | 2,118            | 100.0%                 | 0                     |
| 5712 Vendor Late Charges  | 97                            | 101            | (4.8%)         | 654   | 755              | (101)            | (13.4%)                | 0                     |
| 5713 Insurance Financing Charges  | 489                           | 0              | 489            | 3,155   | 0                | 3,155            | 100.0%                 | 0                     |
| 5714 Equipment Financing Charges  | 1,937                         | 11,615         | (9,677)        | 13,562  | 81,302           | (67,740)         | (83.3%)                | (2,272,630)           |
| 5797 Accrual of Contribution to City  | 0                             | 0              | 0.0%           | 0   | 0                | 0                | 0.0%                   | (160)                 |
| 5798 Allowance for Doubtful Accounts  | 6,092                         | 12,625         | (6,533)        | 19,354  | 96,368           | (77,014)         | (79.9%)                | (2,217,726)           |
| <b>Total 5700 Miscellaneous</b>   | <b>288,133</b>                | <b>288,495</b> | <b>(362)</b>   | <b>1,992,921</b>                                  | <b>2,797,204</b> | <b>(804,283)</b> | <b>(28.8%)</b>         | <b>1,805,690</b>      |
| Total 5200 Management Expense   | 422,559                       | 439,316        | (16,756)       | 2,994,555   | 3,864,734        | (870,178)        | (22.5%)                | 3,554,770             |
| Total Expenses  | \$(126,033)                   | \$(42,889)     | (83,145)       | \$(847,413)                                       | \$(1,277,795)    | 430,322          | 33.7%                  | 548,662               |
| Net Income  | 0                             | 0              | 0.0%           | 0   | 0                | 0                | 0.0%                   | 0                     |
| Adjust Prior-Year Rent (Expensed in July) to Current-Year Method (Expensed Monthly) | 0                             | (8,333)        | 8,333          | 0   | 41,667           | (41,667)         | 0.0%                   | 265,000               |
| Remove BAN Early Repayment Penalty from Prior Year                                  | 0                             | 0              | 0.0%           | 0   | 0                | 0                | 0.0%                   | (114)                 |
| Add Back Non-Cash Items:  |                               |                |                |   |                  |                  |                        | 119,697               |
| 4250 Unrealized Gain/(Loss) on CDs  | (741)                         | 0              | 741            | 836   | 0                | (836)            | 0.0%                   | 0                     |
| 5340 Amortization of Prepaid Rent   | 8,980                         | 9,975          | (995)          | 62,157  | 89,823           | (27,666)         | (30.8%)                | 1,175,241             |
| 5360 Depreciation of Equipment  | 1,563                         | 0              | 1,563          | 9,375   | 0                | 9,375            | 100.0%                 | 407,347               |
| 5370 Depreciation of Parking Facility   | 97,937                        | 97,937         | 0.0%           | 685,558   | 685,558          | 0                | 0.0%                   | 53,232                |
| 5652 Amortization of Debt Issuance Costs  | 1,182                         | 2,604          | (1,422)        | 8,275   | 403,055          | (394,780)        | (97.9%)                | 53,445                |
| 5655 Interest Expense - CAS Note  | 3,859                         | 3,758          | 2.7%           | 26,767  | 35,050           | (8,282)          | (23.6%)                | 51,324                |
| 5657 Interest Expense - FAMSIF Note   | 3,881                         | 3,759          | 2.7%           | 26,775  | 35,258           | (8,483)          | (24.1%)                | (2,272,630)           |
| 5658 Interest Expense - Swinerton   | 4,590                         | 4,490          | 2.2%           | 31,831  | 29,597           | 2,234            | 7.5%                   | 401,245               |
| 5797 Accrual of Contribution to City  | 1,937                         | 11,615         | (9,677)        | 13,562  | 81,302           | (67,740)         | (83.3%)                | (160)                 |
| 5798 Allowance for Doubtful Accounts  | 0                             | 0              | 0.0%           | 0   | 0                | 0                | 0.0%                   | 401,245               |
| Cash-Basis Income   | \$(2,966)                     | 82,915         | (85,881)       | 17,723  | 368,483          | (350,760)        | (95.2%)                | 401,245               |

Music Concourse Community Partnership  
 Income Statements vs. Prior Year

| January 2012 vs. January 2011 |          | July 2011-January 2012 vs. July 2010-January 2011 |               |
|-------------------------------|----------|---|---------------|
| Jan 2012                      | Jan 2011 | Jul 11-Jan 12                                     | Jul 10-Jan 11 |
|                               |          | \$ Change   | \$ Change     |
|                               |          | % Change  | % Change      |

Jul 2010-  
 Jun 2011

# Music Concourse Community Partnership Income Statements vs. Budget

|   | January 2012 vs. Budget |                    |            | July 2011-January 2012 vs. Budget |                         |             | July 2011-<br>June 2012 |              |
|---|-------------------------|--------------------|------------|-----------------------------------|-------------------------|-------------|-------------------------|--------------|
|   | Actual<br>Jan 2012      | Budget<br>Jan 2012 | % Variance | Actual<br>Jul 11-Jan 12           | Budget<br>Jul 11-Jan 12 | \$ Variance | % Variance              | Budget       |
| <b>Income</b>                                 |                         |                    |            |                                   |                         |             |                         |              |
| 4100 Net Parking Revenue                      | \$ 357,402              | 424,105            | -15.7%     | \$ 2,665,876                      | 3,181,735               | \$(515,859) | -16.2%                  | \$ 5,381,260 |
| 4110 Gross Parking Revenue                    | (63,116)                | (84,821)           | 25.6%      | (528,412)                         | (636,347)               | 107,935     | 17.0%                   | (1,076,252)  |
| 4120 Parking Taxes                            | 294,285                 | 339,284            | -13.3%     | 2,137,465                         | 2,545,388               | (407,923)   | -16.0%                  | 4,305,008    |
| <b>Total 4100 Net Parking Revenue</b>         |                         |                    |            |                                   |                         |             |                         |              |
| 4200 Investment Income                        | 1,500                   | 1,537              | -2.4%      | 10,514                            | 10,700                  | (186)       | -1.7%                   | 18,192       |
| 4240 Interest and Dividend Income             | 741                     | 0                  | 100.0%     | (836)                             | 0                       | (836)       | -100.0%                 | 0            |
| 4250 Unrealized Gain/(Loss) on CDs            | 2,241                   | 1,537              | 45.8%      | 9,678                             | 10,700                  | (1,022)     | -9.6%                   | 18,192       |
| <b>Total 4200 Investment Income</b>           |                         |                    |            |                                   |                         |             |                         |              |
| <b>Total Income</b>                           | 296,626                 | 340,821            | -13.0%     | 2,147,143                         | 2,555,088               | (408,945)   | -16.0%                  | 4,323,200    |
| <b>Expenses</b>                               |                         |                    |            |                                   |                         |             |                         |              |
| <b>5000 Parking Operations Expenses</b>       |                         |                    |            |                                   |                         |             |                         |              |
| 5050 Garage Operations                        | 82,642                  | 80,507             | 2.7%       | 631,746                           | 652,281                 | (20,535)    | -3.1%                   | 1,112,828    |
| 5051 Parking Labor                            | 359                     | 6,000              | -94.0%     | 18,079                            | 46,000                  | (27,921)    | -60.7%                  | 76,000       |
| 5052 Parking Maintenance                      | 4,798                   | 13,160             | -63.5%     | 83,682                            | 97,010                  | (13,328)    | -13.7%                  | 169,390      |
| 5053 Parking Security                         | 711                     | 729                | -2.4%      | 5,276                             | 5,100                   | 176         | 3.4%                    | 8,743        |
| 5054 Parking Janitorial                       | 782                     | 1,938              | -59.7%     | 11,190                            | 13,568                  | (2,378)     | -17.5%                  | 23,260       |
| 5055 Parking Supplies                         | 2,300                   | 2,300              | 0.0%       | 16,100                            | 16,100                  | 0           | 0.0%                    | 32,600       |
| 5057 Parking Management Fee                   | 5,288                   | 7,200              | -26.8%     | 45,476                            | 54,100                  | (8,624)     | -15.9%                  | 91,400       |
| 5058 Credit Card Processing                   | 500                     | 1,811              | -69.0%     | 500                               | 1,686                   | (1,186)     | -70.4%                  | 2,236        |
| 5059 Licenses and Permits                     | 18,543                  | 100                | 18442.7%   | 40,114                            | 2,200                   | 37,914      | 1723.4%                 | 3,650        |
| 5060 Other Services                           | 115,903                 | 113,545            | 2.1%       | 852,164                           | 888,046                 | (35,882)    | -4.0%                   | 1,520,108    |
| <b>Total 5050 Garage Operations</b>           |                         |                    |            |                                   |                         |             |                         |              |
| 5100 Parking Insurance                        | 1,600                   | 1,600              | 0.0%       | 10,600                            | 11,200                  | (600)       | -5.4%                   | 19,200       |
| 5110 Garage Operator's Liability              | 2,924                   | 2,749              | 6.3%       | 20,906                            | 18,499                  | 2,407       | 13.0%                   | 32,244       |
| 5120 Business Liability                       | 4,512                   | 4,873              | -7.4%      | 32,292                            | 32,834                  | (541)       | -1.6%                   | 57,199       |
| 5130 Earthquake                               | 9,035                   | 9,222              | -2.0%      | 63,799                            | 62,633                  | 1,266       | 2.0%                    | 108,643      |
| <b>Total 5100 Parking Insurance</b>           |                         |                    |            |                                   |                         |             |                         |              |
| 5150 Parking Utilities                        | 592                     | 600                | -1.4%      | 4,165                             | 4,200                   | (35)        | -0.8%                   | 7,200        |
| 5160 Telephone                                | 8,147                   | 8,000              | 1.8%       | 76,156                            | 73,500                  | 2,656       | 3.6%                    | 121,500      |
| 5170 Gas and Electric                         | 750                     | 600                | 25.0%      | 5,351                             | 4,200                   | 1,151       | 27.4%                   | 7,200        |
| 5180 Water                                    | 9,489                   | 9,200              | 3.1%       | 85,672                            | 81,900                  | 3,772       | 4.6%                    | 135,900      |
| <b>Total 5150 Parking Utilities</b>           |                         |                    |            |                                   |                         |             |                         |              |
| <b>Total 5000 Parking Operations Expenses</b> | 134,427                 | 131,967            | 1.9%       | 1,001,634                         | 1,032,479               | (30,845)    | -3.0%                   | 1,794,651    |
| <b>5200 Management Expense</b>                |                         |                    |            |                                   |                         |             |                         |              |
| 5300 Rent                                     | 8,333                   | 8,333              | 0.0%       | 58,333                            | 58,333                  | 0           | 0.0%                    | 100,000      |
| 5320 Ground Lease                             | 8,880                   | 9,975              | -11.0%     | 62,157                            | 69,823                  | (7,666)     | -11.0%                  | 119,697      |
| 5340 Amortization of Prepaid Rent             | 17,213                  | 18,308             | -6.0%      | 120,491                           | 128,157                 | (7,666)     | -6.0%                   | 219,697      |
| <b>Total 5300 Rent</b>                        |                         |                    |            |                                   |                         |             |                         |              |
| 5350 Depreciation                             | 1,563                   | 2,188              | -28.6%     | 9,375                             | 10,938                  | (1,563)     | -14.3%                  | 21,875       |
| 5360 Depreciation of Equipment                | 97,937                  | 97,937             | 0.0%       | 685,558                           | 685,558                 | (0)         | 0.0%                    | 1,175,242    |
| 5370 Depreciation of Parking Facility         | 99,499                  | 100,124            | -0.6%      | 694,933                           | 696,495                 | (1,563)     | -0.2%                   | 1,197,117    |
| <b>Total 5350 Depreciation</b>                |                         |                    |            |                                   |                         |             |                         |              |
| 5400 Professional Fees                        | 1,895                   | 0                  | 100.0%     | 31,981                            | 35,000                  | (3,019)     | -8.6%                   | 35,000       |
| 5420 Audit and Accounting                     | 1,895                   | 0                  | 100.0%     | 31,981                            | 35,000                  | (3,019)     | -8.6%                   | 35,000       |
| <b>Total 5400 Professional Fees</b>           |                         |                    |            |                                   |                         |             |                         |              |

# Music Concourse Community Partnership Income Statements vs. Budget

|  | January 2012 vs. Budget |                    |            | July 2011-January 2012 vs. Budget |                         |             | July 2011-<br>June 2012<br>Budget |             |
|--|-------------------------|--------------------|------------|-----------------------------------|-------------------------|-------------|-----------------------------------|-------------|
|  | Actual<br>Jan 2012      | Budget<br>Jan 2012 | % Variance | Actual<br>Jul 11-Jan 12           | Budget<br>Jul 11-Jan 12 | \$ Variance | % Variance                        |             |
| 5450 Insurance                           | 1,476                   | 1,460              | 1.1%       | 10,335                            | 10,220                  | 115         | 1.1%                              | 17,520      |
| 5470 DAO Liability                       | 1,476                   | 1,460              | 1.1%       | 10,335                            | 10,220                  | 115         | 1.1%                              | 17,520      |
| Total 5450 Insurance                     | 5,640                   | 3,840              | 46.9%      | 32,740                            | 28,800                  | 3,940       | 13.7%                             | 48,640      |
| 5500 Compensation Expense                | 517                     | 424                | 21.9%      | 2,823                             | 2,334                   | 489         | 21.0%                             | 4,197       |
| 5510 Salaries                            | 61                      | 45                 | 34.5%      | 365                               | 330                     | 35          | 10.7%                             | 560         |
| 5530 Employer Taxes                      | 165                     | 180                | -8.6%      | 835                               | 814                     | 21          | 2.5%                              | 1,374       |
| 5540 Workers Compensation                | 6,382                   | 4,489              | 42.2%      | 36,763                            | 32,278                  | 4,485       | 13.9%                             | 54,771      |
| 5550 Payroll Processing Fees             |                         |                    |            |                                   |                         |             |                                   |             |
| Total 5500 Compensation Expense          | 1,182                   | 2,685              | -56.0%     | 8,275                             | 16,797                  | (10,522)    | -56.0%                            | 32,224      |
| 5650 Interest                            | 142,083                 | 139,952            | 1.5%       | 985,417                           | 983,285                 | 2,131       | 0.2%                              | 1,664,987   |
| 5652 Amortization of Debt Issuance Costs | 3,859                   | 3,859              | 0.0%       | 26,767                            | 26,767                  | 0           | 0.0%                              | 45,566      |
| 5654 Interest Expense - CEDA Loan        | 3,861                   | 3,861              | 0.0%       | 26,775                            | 26,775                  | 0           | 0.0%                              | 45,580      |
| 5656 Interest Expense - CAS Note         | 4,590                   | 4,590              | 0.0%       | 31,831                            | 31,831                  | 0           | 0.0%                              | 54,186      |
| 5657 Interest Expense - FAMSIF Note      | 155,575                 | 154,947            | 0.4%       | 1,079,065                         | 1,087,456               | (6,391)     | -0.8%                             | 1,842,544   |
| 5658 Interest Expense - Swinerton        |                         |                    |            |                                   |                         |             |                                   |             |
| Total 5650 Interest                      | 0                       | 0                  | 0.0%       | (5,237)                           | 9,000                   | (14,237)    | -158.2%                           | 18,000      |
| 5700 Miscellaneous                       | 1,451                   | 1,400              | 3.7%       | 3,680                             | 5,150                   | (1,270)     | -24.7%                            | 7,150       |
| 5701 Bond Authority Fees                 | 0                       | 0                  | 0.0%       | 20                                | 150                     | (130)       | -86.7%                            | 150         |
| 5702 Bank Service Charges                | 0                       | 0                  | 0.0%       | 0                                 | 0                       | 0           | 0.0%                              | 250         |
| 5703 Filing Fees                         | 0                       | 0                  | 0.0%       | 0                                 | 0                       | 0           | 0.0%                              | 1,800       |
| 5708 Software and Equipment              | 2,118                   | 0                  | 100.0%     | 1,203                             | 900                     | 303         | 33.6%                             | 0           |
| 5710 Other Expenses                      | 97                      | 106                | -9.0%      | 664                               | 716                     | (62)        | -8.7%                             | 1,246       |
| 5712 Vendor Late Charges                 | 489                     | 504                | -2.9%      | 3,155                             | 2,666                   | 489         | 18.3%                             | 4,980       |
| 5713 Insurance Financing Charges         | 1,937                   | 1,747              | 10.9%      | 13,562                            | 12,228                  | 1,335       | 10.9%                             | 20,962      |
| 5714 Equipment Financing Charges         | 6,092                   | 3,756              | 62.2%      | 19,354                            | 30,810                  | (11,456)    | -37.2%                            | 54,518      |
| 5717 Accrual of Contribution to City     | 288,133                 | 283,085            | 1.8%       | 1,982,921                         | 2,020,415               | (27,494)    | -1.4%                             | 3,421,167   |
| Total 5700 Miscellaneous                 | 422,569                 | 415,053            | 1.8%       | 2,994,555                         | 3,052,894               | (58,339)    | -1.9%                             | 5,185,818   |
| Total 5200 Management Expense            | \$(126,033)             | \$(74,232)         | -69.8%     | \$(847,413)                       | \$(496,806)             | \$(350,607) | -70.6%                            | \$(862,618) |
| Total Expenses                           |                         |                    |            |                                   |                         |             |                                   |             |
| Net Income                               |                         |                    |            |                                   |                         |             |                                   |             |

|  | Actual     | Budget     | % Variance |
|--|------------|------------|------------|
| Add Back Non-Cash Items and Interest:    |            |            |            |
| 4250 Unrealized Gain/(Loss) on CDs       | (741)      | 0          |            |
| 5340 Amortization of Prepaid Rent        | 8,880      | 9,975      |            |
| 5360 Depreciation of Equipment           | 1,563      | 2,188      |            |
| 5370 Depreciation of Parking Facility    | 97,937     | 97,937     |            |
| 5652 Amortization of Debt Issuance Costs | 1,162      | 2,885      |            |
| 5797 Accrual of Contribution to City     | 489        | 504        |            |
| Total 5650 Interest                      | 155,575    | 154,947    |            |
| Operating Cash Flow                      | \$ 138,851 | \$ 194,003 | -28.4%     |
| Debt Service:                            |            |            |            |
| 5654 Interest Expense - CEDA Loan        | 142,083    | 139,952    |            |
| CEDA Loan Principal Payments             | 40,000     | 40,000     |            |
| Total Debt Service                       | \$ 182,083 | \$ 179,952 | 1.2%       |
| Debt Service Coverage                    | 0.76       | 1.08       |            |

|  | Actual       | Budget       | % Variance |
|--|--------------|--------------|------------|
| 4250 Unrealized Gain/(Loss) on CDs       | 836          | 0            |            |
| 5340 Amortization of Prepaid Rent        | 62,157       | 69,823       |            |
| 5360 Depreciation of Equipment           | 9,375        | 10,938       |            |
| 5370 Depreciation of Parking Facility    | 685,558      | 685,558      |            |
| 5652 Amortization of Debt Issuance Costs | 8,275        | 18,797       |            |
| 5797 Accrual of Contribution to City     | 3,155        | 2,866        |            |
| Total 5650 Interest                      | 1,079,065    | 1,087,456    |            |
| Operating Cash Flow                      | \$ 1,001,007 | \$ 1,375,431 | -27.4%     |
| Debt Service:                            |              |              |            |
| 5654 Interest Expense - CEDA Loan        | 985,417      | 983,285      |            |
| CEDA Loan Principal Payments             | 265,000      | 265,000      |            |
| Total Debt Service                       | \$ 1,250,417 | \$ 1,248,285 | 0.2%       |
| Debt Service Coverage                    | 0.80         | 1.10         |            |

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### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description: vy Budget-Sub FEE AD -Golden Gate Concourse

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

04/13/2012 , 04/20/2012

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#### NOTICE OF PUBLIC HEARING BUDGET & FINANCE SUB- COMMITTEE

SAN FRANCISCO  
BOARD OF SUPERVISORS  
NOTICE IS HEREBY GIVEN THAT the  
Budget and Finance Sub-Committee will  
hold a public hearing to consider the  
following proposal and said public hear-  
ing will be held as follows, at which time  
all interested parties may attend and be  
heard:

Date: Wednesday, April 25, 2012  
Time: 10:00 a.m.

Location: Legislative Chamber,  
Room 250 located at City Hall,  
1 Dr. Carlton B. Goodlett Place, San  
Francisco, CA

Subject: File No. 120274 Ordinance  
amending the San Francisco Park  
Code, Article 12, by: 1) amending Sec-  
tion 12.35 to increase certain parking  
rates and eliminate the Early Bird Rate  
at the Golden Gate Park Concourse  
Underground Parking Facility; 2)  
amending Section 12.20 to clarify the  
requirements for annual fee adjust-  
ments; and 3) adding a new Section  
12.49 to ratify prior fees and fee ad-  
justments; and making environmental  
findings and findings of consistency with  
general plan.

If the Ordinance passes, it would au-  
thorize an increase to the current fees  
for the Golden Gate Park Concourse  
Underground Parking Facility as follows:  
Weekday hourly rate from \$3.50 to  
\$4.50 an hour;  
Weekend hourly rate from \$4.00 to  
\$5.00 per hour;  
Flat rate after 6 pm from \$12.00 to  
\$15.00 per hour.  
Eliminate the Early Bird Rate.

The Ordinance would also amend Sec-  
tion 12.20 to remove the requirement  
that the Controller certify annually that  
the fees produce sufficient revenue to  
support the costs of providing the ser-  
vices. In addition, the Ordinance would  
add a new Section 12.49 that ratifies all  
fees previously set under Article 12, and  
all prior adjustments made thereto pur-  
suant to Section 12.20.

In accordance with Section 67.7-1 of the  
San Francisco Administrative Code,  
persons who are unable to attend the  
hearing on this matter may submit writ-  
ten comments to the City prior to the  
time the hearing begins. These com-  
ments will be made a part of the official  
public record in this matter, and shall be  
brought to the attention of the Members  
of the Committee. Written comments  
should be addressed to Angela Calvillo,  
Clerk of the Board, Room 244, City Hall,  
1 Dr. Carlton Goodlett Place, San Fran-  
cisco, CA 94102. Information relating to  
the proposed fee is available in the Of-  
fice of the Clerk of the Board. Agenda  
information relating to this matter will be  
available for public review on Wednes-  
day, April 11, 2012.  
Angela Calvillo, Clerk of the Board



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