

BOARD of SUPERVISORS



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## MEMORANDUM

TO: Carmen Chu, Assessor-Recorder, Office of the Assessor-Recorder  
John Updike, Director, Real Estate Division  
Joanne Hayes-White, Fire Chief, Fire Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: September 19, 2017

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Cohen on September 12, 2017:

**File No. 170989**

**Resolution approving the jurisdictional transfer of 2245 Jerrold Avenue (Assessor's Parcel Block No. 5286A, Lot No. 004) currently under the jurisdiction of Real Estate Division to the Fire Department; approving the transfer price of \$0; adopting environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1; and authorizing other actions in furtherance of this Resolution, as defined herein.**

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [erica.major@sfgov.org](mailto:erica.major@sfgov.org).

c: Edward McCaffrey, Office of the Assessor-Recorder  
Scott Sanchez, Planning Department  
Lisa Gibson, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Joy Navarrete, Planning Department  
Laura Lynch, Planning Department  
Kelly Alves, Fire Department

1 [Jurisdictional Transfer of City Property - Real Estate Division - Fire Department - 2245 Jerrold  
2 Avenue - \$0]

3 **Resolution approving the jurisdictional transfer of 2245 Jerrold Avenue (Assessor's**  
4 **Parcel Block No. 5286A, Lot No. 004) currently under the jurisdiction of Real Estate**  
5 **Division to the Fire Department; approving the transfer price of \$0; adopting**  
6 **environmental findings, and findings of consistency with the General Plan, and the**  
7 **eight priority policies of Planning Code Section 101.1; and authorizing other actions in**  
8 **furtherance of this Resolution, as defined herein.**

9  
10 WHEREAS, The City and County of San Francisco (City) owns a vacant parcel strip of  
11 real property located between McKinnon and Jerrold Avenues (Assessor's Parcel Block  
12 No. 5286A, Lot No. 004) consisting of approximately 12,863 sq.ft. which is under the  
13 jurisdiction of the City Real Estate Division ("SFRED"), as depicted on a map (Project Map) on  
14 file with the Clerk of the Board of Supervisors in File No. 170989 and incorporated herein by  
15 reference (the "Site"); and

16 WHEREAS, Said real property has been declared surplus to the needs of SFRED; and

17 WHEREAS, The San Francisco Fire Department ("SFFD") has jurisdiction of Site  
18 adjoining Assessor's Parcel Block No. 5286A, Lot No. 006 (2245 Jerrold Avenue); and

19 WHEREAS, In June 2016 San Francisco voters approved the \$350,000,000 Public  
20 Health and Safety bond (Prop A), specifically identifying construction of an Ambulance  
21 Deployment Facility ("ADF") as one project to be funded by Prop A; and

22 WHEREAS, SFFD has begun planning the construction of the ADF on Assessor's  
23 Parcel Block No. 5286A, Lot No. 006; and

24 WHEREAS, SFFD has identified the Site as crucial to the ADF project for purposes of  
25 necessary traffic circulation; and

1           WHEREAS, In a Memorandum dated September 26, 2016, SFFD has requested a  
2 jurisdictional transfer of the Site for use in the ADF project; and

3           WHEREAS, A copy of such Memorandum is on file with the Clerk of the Board of  
4 Supervisors in File No. 170989 and is incorporated herein by reference; and

5           WHEREAS, The City's Planning Department, in a General Plan Referral dated  
6 December 19, 2016, found that the project is, on balance, in conformity with the General Plan;  
7 and

8           WHEREAS, A copy of said General Plan Referral is on file with the Clerk of the Board  
9 of Supervisors in File No. 170989 and is incorporated herein by reference; and

10          WHEREAS, In accordance with the recommendations of the Director of Real Estate  
11 and the Chief of SFFD, the Board of Supervisors hereby declares that the proper public  
12 purpose being served by the ADF will be furthered by transferring jurisdiction without  
13 monetary payment; and

14          WHEREAS, SFRED has obtained a Fair Market Value appraisal, dated February 24,  
15 2017, for the Site, estimating the Fee Simple Interest to be \$707,500; and

16          WHEREAS, A copy of said appraisal is on file with the Clerk of the Board of  
17 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference; and

18          WHEREAS, the Director of Real Estate has deemed a review appraisal, in accordance  
19 with Administrative Code, Chapter 23, Section 23.14, is unnecessary because of the transfer  
20 without monetary payment; and

21          WHEREAS, In accordance with the recommendations of the Director of Real Estate  
22 and the Chief of SFFD, the Board of Supervisors hereby declares that the public interest or  
23 necessity will not be inconvenienced by the jurisdictional transfer of the Site; now, therefore,  
24 be it

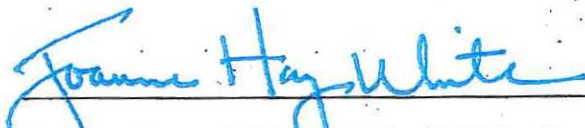


1           RESOLVED, That the the Board of Supervisors hereby authorizes and directs the  
2 Director of Real Estate to transfer jurisdiction of the Site to SFFD for purposes of constructing  
3 the ADF without monetary payment; and be it

4           FURTHER RESOLVED, That the Mayor, the Clerk of the Board of Supervisors, the  
5 Director of Real Estate and the Chief of the SFFD are each authorized and directed to enter  
6 into any and all documents and take any and all actions which such party, in consultation with  
7 the City Attorney, determines are in the best interest of the City, do not materially increase the  
8 obligations of the City or materially decrease the benefits to the City, are necessary or  
9 advisable to consummate the performance of the purposes and intent of this Resolution, and  
10 comply with all applicable laws, including the City's Charter and any modifications or amended  
11 thereto.

12  
13 RECOMMENDED:

14   
15 ASST. DIRECTOR  
16 John Updike, Director of Real Estate

17  
18   
19 Joanne Hayes-White, Chief of SF. Fire Department  
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