



London N. Breed, Mayor
Naomi M. Kelly, City Administrator



Andrico Q. Penick
Director of Real Estate

July 22, 2019

Through Naomi Kelly,
City Administrator

Honorable Board of Supervisors
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place
City Hall, Room 224
San Francisco, CA 94102

Re: Jurisdictional Transfer and Exchange of City Property
1419 Bryant Street – San Francisco Municipal Transportation Agency
1200 15th Street – Animal Care and Control

Dear Board Members:

Attached for your consideration is a Resolution for the jurisdictional transfer of (a) 1419 Bryant Street, a portion of Assessor's Block No. 3904, Lot No. 002, consisting of approximately 48,000 square feet, currently under the jurisdiction of the San Francisco Municipal Transportation Agency (SFMTA) to the Real Estate Division of the City Administrator's Office (RED) on behalf of San Francisco Animal Care and Control (ACC), and (b) 1200 15th Street, Block 3925, Lot No. 002, consisting of 15,260 square feet improved with an office building of approximately 29,116 rentable square feet, commonly known as the City's Animal Shelter, currently under the jurisdiction of the ACC to the SFMTA, subject to the terms and conditions of a Memorandum of Understanding between SFMTA and ACC; (2) adopting environmental findings and other findings that the actions set forth in this Resolution are consistent with the City's General Plan and the eight priority policies of City Planning Code, Section 101.1; and (3) authorizing other actions in furtherance of this Resolution.

Background

The 1200 15th Street property, currently under the jurisdiction of and use by ACC, is not adequate for ACC's uses. This property is also adjacent to the SFMTA's Scott Maintenance Facility, which is improved with a warehouse.

The SFMTA currently uses the Bryant Street property for its overhead lines division. This division is moving to 1570-1580 Burke Street which is currently also under the SFMTA's jurisdiction and improved with a warehouse.

The SFMTA, ACC and RED seek the approval to a new fee jurisdictional transfer of the Bryant Street Property from the SFMTA to RED and a new fee jurisdictional transfer of the 15th Street property from ACC/RED to the SFMTA.

Both properties were appraised and said appraisals reviewed back in 2016 when the negotiations and draft MOU regarding the transfer commenced.

Relying upon the appraisals which indicated that the properties were the same value, the Director of Property concluded that the Bryant Street Property would be more advantageously used by Animal Care and Control.

Legislation

Through this proposed legislation, we are asking the Board of Supervisors to:

1. Transfer jurisdiction of 1419 Bryant Street, a portion of Assessor's Block No. 3904, Lot No. 002, from San Francisco Municipal Transportation Agency (SFMTA) to the Real Estate Division of the City Administrator's Office, and
2. Transfer jurisdiction of 1200 15th Street, Block 3925, Lot No. 002, from Animal Care and Control to the SFMTA.

Attached for your consideration are:

- City Planning's letter dated September 12, 2018 stating that the proposed jurisdictional transfer is in conformity with the General Plan.
- Memorandum of Understanding between ACC and SFMTA

Should you have any questions, please contact Claudia J. Gorham of our office at 415.554.9871.

Respectfully,



Andrico Q. Penick
Director of Property