

1 [Sale of City-Owned Real Property - Assessor's Parcel No. 083-020-012 in Fresno County,
2 CA - Richard S. Storti, Jr. - \$170,000]

3 **Resolution approving and authorizing the Real Estate Division to sell City-owned real**
4 **property located on West Lucille Avenue, west of Coalinga in Fresno County, California**
5 **(Assessor's Parcel No. 083-020-012), to Richard S. Storti, Jr. for \$170,000; affirming the**
6 **Planning Department's determination under the California Environmental Quality Act;**
7 **adopting the Planning Department's findings that the sale is consistent with the General**
8 **Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the**
9 **Director of Property to execute documents, make certain modifications and take certain**
10 **actions in furtherance of the Purchase and Sale Agreement and this Resolution, as**
11 **defined herein.**

12
13 WHEREAS, On December 3, 1941, the Estate of Alfred Fuhrman distributed assets
14 to the City and County of San Francisco, one-half to the San Francisco Public Library "...for
15 the acquisition of additional books on economic and political subjects...and one-half...for
16 the further adornment of Golden Gate Park, as may be determined by the Park
17 Commissioners..."; and

18 WHEREAS, Included in the distributed assets was a property located immediately
19 west of the city limits of Coalinga, California (Fresno County Assessor's Parcel No. 083-
20 020-012, the "Property"), which since the mid-1970's had been under lease for material and
21 equipment storage, with the Library and Recreation and Park Departments equally sharing
22 said net proceeds from the lease; and

23 WHEREAS, The lease of the Property was terminated by the tenant in early 2019;
24 and

1 WHEREAS, City and County of San Francisco Real Estate Division (“RED”) staff
2 commissioned an appraisal of the property, in compliance with Section 23 of the City’s
3 Administrative Code, in order to recommend whether it was best to secure a new tenancy
4 of the Property or secure a buyer of the Property; and

5 WHEREAS, Given the fair market value of the Property was determined by the
6 independent appraiser to be \$170,000 and the likely fair market rental rate to be \$500 per
7 month; and

8 WHEREAS, Upon review of the independent appraisal, the Director of Property
9 recommended a sale of the asset and RED secured, through a competitive bid, a broker to
10 represent the City in such an effort; and

11 WHEREAS, The City has received a bona-fide offer from Richard S. Storti, Jr., a
12 single man, in the amount of \$170,000 to acquire the Property with acceptable terms and
13 conditions of sale as outlined in a negotiated Purchase and Sale Agreement (“PSA”), a
14 copy of which is on file with the Clerk of the Board of Supervisors in File No. 190966, and
15 incorporated herein by this reference; and

16 WHEREAS, Any net proceeds from sale of any of the Fuhrman assets, including the
17 Property, would be provided 50% to the Library and 50% to the Recreation and Park
18 Department; and

19 WHEREAS, The Library Commission unanimously recommended approval of the
20 sale of the Property pursuant to the terms and conditions of a PSA at their meeting of July
21 18, 2019; and

22 WHEREAS, The Recreation and Park Commission unanimously recommended
23 approval of the sale of the Property pursuant to the terms and conditions of a PSA at their
24 meeting of September 19, 2019; and

25

1 WHEREAS, The Planning Department, in a letter dated July 15, 2019, found that the
2 sale of the Property is not a project under the California Environmental Quality Act
3 (“CEQA”) Guidelines, Section 15060(c) and 15378, and is consistent with the General Plan,
4 and the eight priority policies of Planning Code, Section 101.1, which letter is on file the
5 Clerk of the Board of Supervisors in File No. 190966, and incorporated herein by this
6 reference;

7 WHEREAS, The public interest or necessity will not be inconvenienced by the sale
8 of the Property; and

9 WHEREAS, All applicable agencies in Fresno County have been advised regarding
10 this pending sale pursuant to California Government Code, Section 54220, et. seq., and
11 none have expressed interest in the Property for either a public park or affordable housing;
12 now, therefore, be it

13 RESOLVED, That this Board approves the PSA and authorizes the Director of
14 Property to enter into and perform all City rights and obligations under the PSA, and to
15 enter into any additions or amendments to the PSA (including in each instance, without
16 limitation, the attachment of exhibits) that the Director of Property, in consultation with the
17 City Attorney, determines are in the best interests of the City and do not materially increase
18 the obligations or liabilities of the City; and, be it

19 FURTHER RESOLVED, That this Board affirms the Planning Department’s
20 determination under CEQA, and finds that the proposed sale of the Property is in
21 consistent with the General Plan, and with Planning Code, Section 101.1, for the reasons
22 set forth in the Director of Planning’s letter; and, be it

23 FURTHER RESOLVED, That the Library and Recreation and Park Department shall
24 each receive one-half of the net proceeds from sale of the Property upon closing of escrow,
25 consistent with the terms and conditions of the Alfred Fuhrman Estate Bequest; and, be it

1 FURTHER RESOLVED, That this Board authorizes the Director of Property to take
2 all reasonable and necessary actions for the sale of the Property consistent with this
3 Resolution, including the payment of all typical seller expenses, including brokerage
4 commissions, out of the escrow closing pursuant to escrow instructions approved by the
5 City Attorney; and, be it

6 FURTHER RESOLVED, That within thirty (30) days of the close of escrow finalizing
7 the sale of the Property, the Real Estate Division shall provide the executed PSA to the
8 Clerk of the Board for inclusion into the official file.

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RECOMMENDED:

Andrico Q. Penick
Director of Real Estate