

File No. 191026

Committee Item No. _____

Board Item No. 48

COMMITTEE/BOARD OF SUPERVISORS

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Board of Supervisors Meeting

Date: _____
Date: January 28, 2020

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Prepared by: Lisa Lew
Prepared by: _____

Date: January 24, 2020
Date: _____

BOARD of SUPERVISORS



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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following proposal, and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

- Date:** Tuesday, January 28, 2020
- Time:** 3:00 p.m.
- Location:** Legislative Chamber, Room 250 located at City Hall,
1 Dr. Carlton B. Goodlett Place, San Francisco CA
- Subject:** File No. 191026. Hearing of the Board of Supervisors sitting as a Committee of the Whole on January 28, 2020, at 3:00 p.m., to consider the renewal of a property-based business improvement district known as the Noe Valley Community Benefit District, pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code, Sections 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code, Article 15; scheduled pursuant to Resolution No. 496-19, adopted on November 19, 2019.

Pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code, Article 15, this is to notify you that a petition signed by property owners to form (renew) a property and business improvement district in your area was received by the Clerk of the Board of Supervisors on November 19, 2019. The proposed (renewed) district would be known as the Noe Valley Community Benefit District (CBD).

If this Property and Business Improvement District is formed (renewed), it would authorize assessments against real property in the district for 15 years with services to be implemented January 1, 2021, through December 31, 2035. The CBD would fund and provide the following services:


- 1) Clean and Green Services
- 2) Promotion of District
- 3) Administration
- 4) Contingency/Reserve/City Fees

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Formation (renewal) of the property and business improvement district is subject to the approval of the Board of Supervisors after noticed public hearings and a vote by the property owners who would be subject to the assessments. Following public comment, ballots submitted by the property owners in the proposed renewed and expanded CBD will be counted by the Department of Elections and the results will be announced by the Board of Supervisors. If the ballot election does not result in a majority protest against formation (renewal) of the proposed district, the Board of Supervisors may vote to establish (renew) the CBD.

Further information about this petition and proposed (renewed) district, including the district management plan, which describes the boundaries, operations and activities of the proposed district, may be reviewed in Legislative File No. 191027 at the Office of the Clerk of the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco. Alternatively, information may be accessed on the Board of Supervisors web site at www.sfbos.org and on the Department of Elections Website at www.sfgov.org/elections.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made 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, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter can be found in the Legislative Research Center at sfgov.legistar.com/legislation. Meeting agenda information relating to this matter will be available for public review on Friday, January 24, 2020.


f Angela Calvillo
Clerk of the Board

DATED/MAILED: January 17, 2020

BOARD of SUPERVISORS



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NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SANFRANCISCO

SE NOTIFICA POR LA PRESENTE que la Junta de Supervisores de la Ciudad y Condado de San Francisco celebrará una audiencia pública para considerar la siguiente propuesta y dicha audiencia pública se celebrará de la siguiente manera, momento en el que todos los interesados podrán asistir y ser escuchados:

- Fecha:** Martes, 28 de enero de 2020
- Hora:** 3:00 p. m.
- Lugar:** Cámara Legislativa, Sala 250 del Ayuntamiento
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Asunto:** Expediente Núm. 191026. Audiencia de la Junta de Supervisores para que actúe como Comité Plenario el 28 de enero de 2020, a las 3:00 p. m., para considerar la renovación de un distrito de mejoramiento comercial basado en las propiedades que se conoce como el Distrito de Beneficio Comunitario de Noe Valley, según la Ley de Distritos de Mejoramiento de Propiedades y Empresas de California de 1994 (Código de Calles y Carreteras, Secciones 36600 y sig.) y el Código de Normas Empresariales y Tributarias de la Ciudad y Condado de San Francisco, Artículo 15; programado según la Resolución Núm. 496-19, adoptada el 19 de noviembre de 2019.

Según la Ley de Distritos de Mejoramiento de Propiedades y Empresas de California de 1994 (Código de Calles y Carreteras, Secciones 36600 y sig.) y el Código de Normas Empresariales y Tributarias de la Ciudad y Condado de San Francisco, Artículo 15, la presente es para notificarle que se recibió en la Secretaría de la Junta de Supervisores, el 19 de noviembre de 2019, una petición firmada por los propietarios de empresas para formar (renovar) un distrito de mejoramiento comercial basado en las propiedades en su zona. El distrito propuesto se conocería como el Distrito de Beneficio Comunitario de Noe Valley (CBD, siglas en inglés).

Si se forma (renueva) este distrito de mejoramiento comercial basado en las propiedades, este autorizaría evaluaciones sobre bienes raíces en el distrito por 15 años con los servicios a ser implementados a partir del 1 de enero de 2021 hasta el 31 de diciembre de 2035. El CBD financiaría y proporcionaría los siguientes servicios:

Continues on next page

- 1) Servicios limpios y ecológicos (verdes)
- 2) Promoción del distrito
- 3) Administración
- 4) Tasas municipales de contingencia, reserva

La formación (renovación) del distrito de mejoramiento de propiedades y empresas está sujeto a la aprobación de la Junta de Supervisores tras la notificación de unas audiencias públicas y la votación de los propietarios de empresas que estarían sujetos a las evaluaciones. Luego del comentario público, las boletas que entreguen los dueños de las propiedades en el propuesto CBD renovado y expandido serán contadas por el Departamento de Elecciones y los resultados serán anunciados por la Junta de Supervisores. Si la elección por medio de boleta no resulta en una protesta por mayoría contra la formación (renovación) del distrito propuesto, la Junta de Supervisores podría votar por establecer (renovar) el CBD.

Más información sobre esta petición y el distrito (renovado) propuesto, incluyendo el plan de gestión del distrito que describe los límites, operaciones y actividades del distrito propuesto que se puede consultar en el Archivo Legislativo Núm. 191027 en la Oficina de la Secretaría de la Junta de Supervisores, Alcaldía, Sala 244, 1 Dr. Carlton B. Goodlett Place, San Francisco. Alternativamente, la información se puede acceder en el sitio web de la Junta de Supervisores en www.sfbos.org y en el sitio web del Departamento de Elecciones en www.sfgov.org/elections.

De conformidad con el Código Administrativo, Sección 67.7-1, las personas que no puedan acudir a la audiencia sobre estos asuntos pueden presentar sus comentarios por escrito a la Ciudad antes de la hora en que empiece la audiencia. Estos comentarios serán parte del registro oficial público sobre estos asuntos y serán señalados a la atención de la Junta de Supervisores. Los comentarios por escrito deben ser dirigidos a Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, 94102. La información pertinente a este asunto estará disponible en el Centro de Investigaciones Legislativas en: sfgov.legistar.com/legislation. Información del programa de la reunión relacionada con este asunto estará disponible para su examen público el viernes, 24 de enero de 2020.


† Angela Calvillo
Secretaria de la Junta

FECHADO / ENVIADO: viernes 17 de enero de 2020

BOARD of SUPERVISORS



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NOTISYA NG PAMPUBLIKONG PAGDINIG

ANG BOARD OF SUPERVISORS NG LUNGSOD AT COUNTY NG SAN FRANCISCO

ANG NOTISYA NA ITO AY NAGBIBIGAY NG ABISO na ang Board of Supervisors ng Lungsod at County ng San Francisco ay magkakaroon ng pampublikong pagdinig (public hearing) upang isaalang-alang ang sumusunod na proposal at ang nasasabing pampublikong pagdinig ay gaganapin sa sumusunod, at kung saan sa panahon na ito lahat ng interesadong partido ay maaaring dumalo at pakikinggan:

Petsa: Martes, Enero 28, 2020

Oras: 3:00 p.m.

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

Paksa: Pagdinig ng Board of Supervisors na umuupo bilang buong komite sa Enero 28, 2020, at 3:00 p.m., upang isaalang-alang ang pagtatag ng property-based business improvement district (distrito para sa pagbubuti ng negosyo) na kikilalanin bilang Noe Valley Community Benefit District, ayon sa California Property and Business Improvement District Law of 1994 (Streets and Highways Code, Sections 36600 et seq.) at ng Kodigo ng Business and Tax Regulations ng Lungsod at County ng San Francisco, Article 15; nakaiskedyul ayon sa Resolution No. 496-19, na pinatibay ng Nobyembre 19, 2019.

Ayon sa California Property and Business Improvement District Law of 1994 (Streets and Highways Code 36600 et seq.) at ng City and County of San Francisco Business and Tax Regulations Code, Article 15, ito ay isang abiso na natanggap noong Nobyembre 19, 2019 ng Clerk ng Board of Supervisors ang isang petisyon na pinirmahan ng mga may-ari ng lupa para sa pagtayo (pag-renew) ng isang property and business improvement district (distrito para sa pagbubuti ng negosyo at ari-arian) sa inyong lugar. Ang binabalak na distrito (ang ini-renew) ay kikilalanin bilang Noe Valley Community Benefit District (CBD).

Kung mabuo (ang ini-renew) ang property and business improvement District na ito, papahintulutan ang mga assessment (pagtatasa) sa totoong ari-arian (real property) sa distrito para sa labing-lima at kalahating taon na may mga serbisyo na ipapatupad mula Enero 1, 2021, hanggang Disyembre 31, 2035. Popondohan at maglalaan ng CBD ang mga sumusunod na serbisyo:

Continues on next page

- 1) Mga serbisyo para sa Paglinis at sa Kapaligiran (Clean and Green Services)
- 2) Promosyon ng Distrito
- 3) Administrasyon
- 4) Contingency/Reserve/City Fees

Ang pagbubuo (ang pag-renew) ng property and business improvement district na ito ay batay sa pag-apruba ng Board of Supervisors pagkatapos ng inabiso na pampublikong pagdinig at isang boto ng mga may-ari ng lupa na maapektuhan ng mga pagtatasa. Pagkatapos ng pampublikong komentaryo, bibilangin ng Department of Elections ang mga isinumite na balota ng mga may ari ng lupa sa loob ng binabalak na CBD at ipapahayag ang mga resulta sa Board of Supervisors. Kung ang eleksyon ng balota ay hindi magdudulot ng majority protest (karamihang protesta) laban sa binabalak na distrito (ang pag-renew), maaaring bumoto ang Board of Supervisors upang itakda (ang pag-renew) ng CBD.

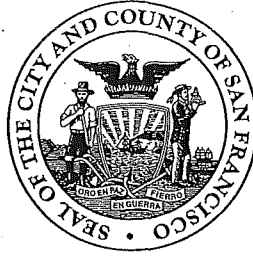
Ang karagdagang impormasyon tungkol sa petisyon na ito at sa binabalak na distrito (ang pagbabago o renewal); kabilang ang district management plan, kung saan nilalaan ang mga boundaries (hanganan), pagpapatakbo at mga aktibidad ng sinasabing distrito, ay maaaring makita sa Legislative File No. 191027 sa Office of the Clerk of the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, California 94102. Maaari ding makuha ang impormasyon sa website ng Board of Supervisors sa www.sfbos.org at sa website ng Department of Elections sa www.sfgov.org/elections.

Ayon Administrative Code, Section 67.7-1, ang mga taong hindi makakadalo sa pagdinig tungkol sa paksang ito ay maaaring magsumite ng kanilang nakasulat na mga komentaryo sa Lungsod bago mag-umpisa ang pampublikong pagdinig. Ang mga komentaryong ito ay magiging bahagi ng opisyal na pampublikong record sa usaping ito, at ipapaabot sa atensyon ng mga miyembro ng Komite. Ang nakasulat na mga komentaryo ay dapat ipadala kay Angela Calvillo, Clerk ng Board, San Francisco Board of Supervisors, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. Ang impormasyon tungkol sa paksang ito ay maaaring makuha sa Legislative Research Center at sfgov.legistar.com/legislation. Ang impormasyon sa adyenda tungkol dito ay maaaring makuha para sa pampublikong review sa Biyernes, Enero 24, 2020.


f Angela Calvillo
Clerk of the Board

DATED/MAILED: January 17, 2020

BOARD of SUPERVISORS



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公聽會通知

三藩市市及縣市參事會

三藩市市及縣市參事會將舉行公聽會對以下建議作出考慮，並且該公聽會將按如下所示進行，屆時所有有意參與的民眾可出席和發言，特此公告：

日期: 2020年1月28日星期二

時間: 下午3時

地點: 市政廳，立法會議廳 250 室
1 Dr. Carlton B. Goodlett Place, San Francisco CA

議題: 市參事會以全體委員會身分將在 2020 年 1 月 28 日下午 3 時召開的聽證會中，根據 1994 年《加州物業及商業改進區法》（《加州街道及高速公路法》第 36600 條及其以下條款）以及三藩市市及縣《商業及稅務規例》第 15 條，考慮重建以物業為核心的商業改進區，擬名為「諾谷區 (Noe Valley) 社區福利區」；附表應根據第 496-19 號決議，於 2019 年 11 月 19 日獲通過。

根據 1994 年《加州物業及商業改進區法》（《加州街道及高速公路法》第 36600 條及其以下條款）以及三藩市市及縣《商業及稅務規例》第 15 條，茲通知閣下由物業業主所簽署的一份有關在閣下所在社區形成（重建）一個物業及商業改進區的呈請書，已於 2019 年 11 月 19 日經由市參事會書記辦公室所接收。提議（重建的）社區將名為「諾谷區社區福利區 (CBD)」。

若該物業及商業改進區一旦形成（重建），其將授權對該區物業進行估值達 15 年，自 2021 年 1 月 1 日起施行，截至 2035 年 12 月 31 日。社區福利區(CBD)將資助和提供下列服務：

- 1) 清潔和綠化服務
- 2) 社區宣傳
- 3) 管理
- 4) 應急/儲備金/市政經費

須在公聽會後經市參事會批准並獲得負責繳納差餉物業估價的物業業主的投票，方可形成（重建）物業及商業改進區。公眾評論後，物業業主所提交的有關重建和擴展社區福利區

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(CBD) 的提案選票將交由選務局點票，而投票結果則會由市參事會公佈。若就該提案的投票並無引起大多數人的抗議，市參事會會投票支持成立（重建）社區福利區（CBD）。

更多有關該呈請書和提議（重建）區的資訊，包括描述了提案區的界線、運作與活動的區管理規劃，可在市參事會書記辦公室對立法檔案編號 191027 進行查閱，地點：市政廳 244 室，1 Dr. Carlton B. Goodlett Place, San Francisco。此外，亦可在市參事會網站 www.sfbos.org 以及選務局網站取覽相關資訊 www.sfgov.org/elections。

根據行政法規第 67.7-1 條，無法出席聽證會的人士，可在聽證會前向市府提交有關此項議題的書面意見。這些意見均會列為此項議題的官方公共記錄的一部分，並會引起委員會成員的關注。書面意見應郵寄至 Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102。此項議題的相關資訊可瀏覽立法資料檢索中心（Legislative Research Center）網站 sfgov.legistar.com/legislation。有關該議題的議程資訊將於 2020 年 1 月 24 日星期五供公眾查閱。


† Angela Calvillo
市參事會書記

日期/郵寄: 2020 年 1 月 17 日

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing.- Committee of the Whole - Noe Valley Community Benefit District - January 28, 2020

The text is listed:

Hearing of the Board of Supervisors sitting as a Committee of the Whole on January 28, 2020, at 3:00 p.m., to consider the renewal of a property-based business improvement district known as the Noe Valley Community Benefit District, pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code, Sections 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code, Article 15; scheduled pursuant to Resolution No. 496-19, adopted on November 19, 2019.

Signature of Sponsoring Supervisor:

For Clerk's Use Only