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**[Sale of Property- Portion of Dow Place]**

**AUTHORIZING THE SALE OF PROPERTY, A PORTION OF THE WESTERN END OF DOW PLACE, AND ADOPTING FINDINGS PURSUANT TO CITY PLANNING CODE SECTION 101.1.**

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

Section 1. FINDINGS. The Board of Supervisors of the City and County of San Francisco hereby finds and declares as follows:

- A. On October 25, 1999, the Board of Supervisors adopted Ordinance No. 288-99, ordering the summary vacation of a portion of Dow Place.
- B. The subject portion of the street is described and depicted on the Department of Public Works Drawing number SUR-498 (the "Property"), a copy of which is on file with the Clerk of the Board of Supervisors in File No. 991758.
- C. The Property is necessary to provide for fire truck turning radius in connection with a residential project being developed by the adjacent property owner, 77 Dow Place Lofts, LLC.
- D. The Director of Property has determined the value of the Property to be Two Hundred Forty-Seven Thousand Dollars (\$247,000), and 77 Dow Place Lofts, LLC has agreed to pay such amount to the City. The Board of Supervisors hereby finds that it is in the best interest of the City to sell the Property based on direct negotiations with 77 Dow Place Lofts, LLC, without a competitive bid process. Competitive bidding in this situation would be impractical or impossible.
- E. The Board of Supervisors adopts as its own and incorporates by reference as though fully set forth herein the findings of the City Planning Department in its letter dated June 19, 1998 that found the proposed vacation and sale of the subject

1 portion of Dow Place is in conformity with the City's General Plan and with the Eight  
2 Priority Policies of City Planning Code Section 101.1. A copy of such letter is on file  
3 with the Clerk of the Board of Supervisors in File No. 991758.

4 Section 2. In accordance with the recommendations of the Director of Public Works  
5 and the Director of Property, the Board of Supervisors of the City and County of San  
6 Francisco authorizes the sale of the Property to 77 Dow Place Lofts, LLC, and determines that  
7 the public interest or necessity demands, or will not be inconvenienced by, such sale.

8 Section 3. The Board of Supervisors hereby authorizes the Director of Property, on  
9 behalf of the City and County of San Francisco, to execute a purchase and sale agreement, a  
10 quitclaim deed conveying the City's interest in the subject portion of Dow place, copies of  
11 which are on file with the Clerk of the Board of Supervisors in File No. 991758, and all  
12 other documents and instruments necessary fo effectuate the sale of the Property to the  
13 adjacent property owner, 77 Dow Place Lofts, LLC.

14 Section 4. All actions authorized by this ordinance and heretofore taken by any City  
15 official in connection with the subject matter hereof are hereby ratified, confirmed and  
16 approved by this Board of Supervisors.

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19 **RECOMMENDED:**

20 DEPARTMENT OF PUBLIC WORKS

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23 MARK A. PRIMEAU  
24 Director of Public Works  
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REAL ESTATE DEPARTMENT  
BOARD OF SUPERVISORS

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REAL ESTATE DEPARTMENT

  
ANTHONY J. DELUCCHI  
Director of Property 

APPROVED AS TO FORM:

LOUISE H. RENNE, City Attorney

By:   
Deputy City Attorney



# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails Ordinance

**File Number:** 991758

**Date Passed:**

Ordinance authorizing the sale of property, a portion of western end of Dow Place, and adopting findings pursuant to Planning Code Section 101.1.

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October 18, 1999 Board of Supervisors — PASSED, ON FIRST READING

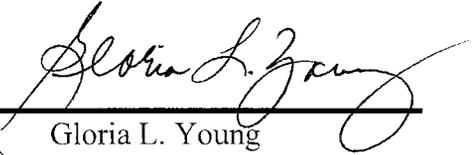
Ayes: 9 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Teng, Yaki, Yee  
Absent: 2 - Becerril, Newsom

October 25, 1999 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng,  
Yaki, Yee  
Absent: 1 - Becerril

File No. 991758

I hereby certify that the foregoing Ordinance  
was **FINALLY PASSED** on October 25, 1999  
by the Board of Supervisors of the City and  
County of San Francisco.



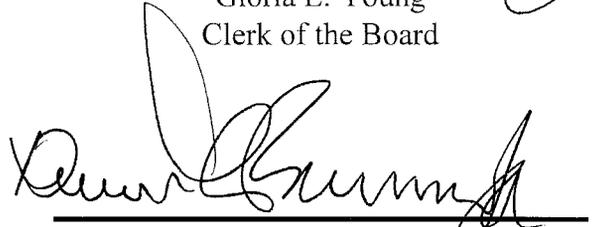
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Gloria L. Young  
Clerk of the Board

NOV - 5 1999

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Date Approved



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Mayor Willie L. Brown Jr.