

1 [Acquisition of Real Property]
2 APPROVING AND AUTHORIZING THE EXERCISE OF AN OPTION TO ACQUIRE
3 REAL PROPERTY LOCATED AT 525 GOLDEN GATE AVENUE FROM THE STATE
4 OF CALIFORNIA FOR THE NOMINAL PRICE OF TWO DOLLARS (\$2); ADOPTING
5 FINDINGS THAT THE CONVEYANCE IS CONSISTENT WITH THE CITY'S GENERAL
6 PLAN AND EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1; AND
7 RATIFYING PRIOR ACTS.

8 WHEREAS, The City and County of San Francisco, acting through the Director
9 of Property (the "City"), and the State of California, acting by and through the
10 Department of General Services (the "State"), entered into an Option and Purchase
11 and Sale Agreement dated as of August 25, 1997 for the conveyance by the State to
12 the City of real property located at 525 Golden Gate Avenue (the "Property"), as such
13 Agreement has been modified by a letter agreement dated as of October 27, 1999
14 (collectively, the "Option Agreement"), a copy of which is on file with the Clerk of the
15 Board in File No. 000785; and,

16 WHEREAS, The Option Agreement provides the City with the option to acquire
17 the Property for the purchase price of Two Dollars (\$2) subject to approval by the
18 Board of Supervisors and Mayor; and,

19 WHEREAS, The Property is located immediately adjacent to the Civic Center
20 core area as designated in the City's Civic Center Area Plan; and,

21 WHEREAS, The Civic Center Area Plan encourages the use of property in the
22 Civic Center area for a variety of governmental functions and further encourages that
23 Civic Center provide a cohesive area for governmental activities to promote efficiency
24 and convenience and to provide for the orderly expansion of governmental functions;
25 and,

1 WHEREAS, There is a limited amount of property available in the Civic Center
2 core area and real estate costs have climbed precipitously over the past several years,
3 making acquisition of available land extremely costly; and,

4 WHEREAS, It is in the best interest of the City to acquire available property in
5 the Civic Center area to provide for the future needs of the City and its citizens; and,

6 WHEREAS, It is in the best interest of the City to accept the conveyance of the
7 Property from the State for a nominal consideration and on the terms and conditions
8 set forth in the Option Agreement; and,

9 WHEREAS, The City is required to perform thorough environmental review of
10 potential uses of the Property in compliance with the California Environmental Quality
11 Act ("CEQA") prior to approving any future use of the site; now, therefore, be it

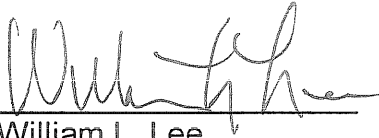
12 RESOLVED, That the San Francisco Board of Supervisors adopts as its own
13 and incorporates by reference herein as though fully set forth, the findings in the
14 Department of City Planning's letter dated April 25, 2000, that the proposed acquisition
15 of the Property is in conformity with the General Plan and consistent with the Eight
16 Priority Policies of Planning Code Section 101.1; and be it

17 FURTHER RESOLVED, That the City's Director of Property is authorized and
18 urged to immediately exercise the option to acquire the Property and to accept the
19 deed conveying the Property to the City in accordance with the terms and conditions of
20 the Option Agreement, including indemnifying the State from certain losses relating to
21 the physical or environmental condition of the Property arising after the closing date;
22 provided however, that any future use of the property is subject to, and will not be
23 undertaken prior to, completion of environmental review in compliance with CEQA;
24 and, be it

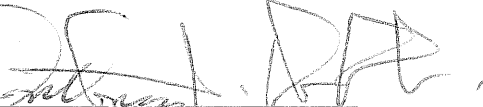
1 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director
2 of Property and the City Architect to take any and all steps necessary and advisable to
3 consummate the immediate acquisition of the property or otherwise effectuate the
4 purpose and intent of this resolution; and, be it

5 FURTHER RESOLVED, That any and all acts previously performed by
6 employees of the City in furtherance of the above resolution (including, but not limited
7 to, execution of the Option Agreement) are hereby ratified and confirmed.
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10 Recommended:

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13 William L. Lee
City Administrator

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16 Anthony J. DeLucchi
Director of Property

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19 Tony Irons
City Architect
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25



City and County of San Francisco

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

Tails

Resolution

File Number: 000785

Date Passed:

Resolution approving and authorizing the exercise of an option to acquire real property located at 525 Golden Gate Avenue from the State of California for the nominal price of Two Dollars (\$2); adopting findings that the conveyance is consistent with the City's General Plan and Eight Priority Policies of Planning Code Section 101.1; and ratifying prior acts.

May 22, 2000 Board of Supervisors — ADOPTED

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

Absent: 1 - Newsom

File No. 000785

I hereby certify that the foregoing Resolution was ADOPTED on May 22, 2000 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

JUN - 2 2000

Date Approved



Mayor Willie L. Brown Jr.