

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. 544-5227

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, September 20, 2016
- Time:** 3:00 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** Notice of Public Hearing and Assessment Ballot Proceeding to consider modifying the Management District Plan and Engineer's Report to remove the district-wide cap on annual assessment revenues levied on properties located in the Business Improvement District known as the "Central Market Community Benefit District."

The purpose of this notice is to provide you with information about a public hearing and assessment ballot proceeding being conducted by the Board of Supervisors, and its effect on real property that you own.

Please be advised of the following:

- The Board of Supervisors will hold a public hearing on the proposed modifications to the Management District Plan and Engineer's Report at 3:00 p.m. on September 20, 2016, or as soon thereafter as the matter may be heard, in the Board's Legislative Chamber, Room 250, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At this hearing, the Board will hear testimony regarding the proposed modifications. The proposed modifications would clarify the limitations on annual assessment revenues in the property-based business improvement district known as the Central Market Community Benefit District (the "District").
- The City levies assessments on parcels in the District in proportion to the special benefits that the parcels derive from the various services and improvements in the District. The City calculates the value of the special benefits and annual

assessment on a parcel-by-parcel basis, taking into account objective parcel characteristics such as lot size, building square footage, linear frontage and land use. Further details regarding the formulae for calculating assessments appear in the Management District Plan and Engineer's Report. Both reports are on file with the Clerk of the Board of Supervisors in File No. 130470.

- The Management Plan and Engineer's Report establish a limit on the total assessment revenues to be levied across the entire District for fiscal year 2013, and state that the total assessments in future fiscal years may only be increased by the amount of the change in the local Consumer Price Index ("CPI"), up to a maximum of 3% per year.
- The proposed modifications to the Management District Plan and Engineer's Report clarify that the 3% limit on CPI increases does not prohibit the City from updating the assessments under the formula to reflect changes to parcels after they were first assessed in 2013. Thus, if a parcel owner has developed his or her parcel since 2013, the City could under the existing formula collect higher assessments from that parcel to account for that development, separate and apart from any CPI increases that would apply to all parcels. Assessments on properties that have not been further developed could experience a CPI increase but would not otherwise increase as a result of these modifications.
- These modifications would enable the District's budget to increase commensurate with the District's growth. Thus, if the owner of a parcel decided to increase the building square footage of the property on his or her parcel, or change the land use or otherwise change the parcel characteristics used to calculate the parcel's assessment under the existing formula, then the assessment under the existing formula could increase. Likewise, if a structure on a parcel were to be demolished, the parcel's assessment under the existing formula could decrease.

In accordance with San Francisco Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, September 16, 2016.


Angela Calvillo
Clerk of the Board

POSTED/PUBLISHED/MAILED: September 1, 2016

For additional information pertaining to this meeting or matter, please see the complete agenda or packet at the following link:

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Erica Major (CMCBD)
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: Central Market CBD - COW Notice 09.20.2016

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

09/04/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2922070

NOTICE OF PUBLIC HEARING SAN FRANCISCO BOARD OF SUPERVISORS BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO TUESDAY, SEPTEMBER 20, 2016 - 3:00 PM CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE SAN FRANCISCO, CA 94102

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: **Notice of Public Hearing and Assessment Ballot Proceeding to consider modifying the Management District Plan and Engineer's Report to remove the district-wide cap on annual assessment revenues levied on properties located in the Business Improvement District known as the "Central Market Community Benefit District."** The purpose of this notice is to provide you with information about a public hearing and assessment ballot proceeding being conducted by the Board of Supervisors, and its effect on real property that you own. Please be advised of the following: The Board of Supervisors will hold a public hearing on the proposed modifications to the Management District Plan and Engineer's Report at 3:00 p.m. on September 20, 2016, or as soon thereafter as the matter may be heard, in the Board's Legislative Chamber, Room 250, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At this hearing, the Board will hear testimony regarding the proposed modifications. The proposed modifications would clarify the limitations on annual assessment revenues in the property-based business improvement district known as the Central Market Community Benefit District (the "District"); The City levies assessments on parcels in the District in proportion to the special benefits that the parcels derive from the various services and improvements in the District. The City calculates the value of the special benefits and annual assessment on a

parcel-by-parcel basis, taking into account objective parcel characteristics such as lot size, building square footage, linear frontage and land use. Further details regarding the formulae for calculating assessments appear in the Management District Plan and Engineer's Report. Both reports are on file with the Clerk of the Board of Supervisors in File No. 130470; The Management Plan and Engineer's Report establish a limit on the total assessment revenues to be levied across the entire District for fiscal year 2013, and state that the total assessments in future fiscal years may only be increased by the amount of the change in the local Consumer Price Index ("CPI"), up to a maximum of 3% per year; The proposed modifications to the Management District Plan and Engineer's Report clarify that the 3% limit on CPI increases does not prohibit the City from updating the assessments under the formula to reflect changes to parcels after they were first assessed in 2013. Thus, if a parcel owner has developed his or her parcel since 2013, the City could under the existing formula collect higher assessments from that parcel to account for that development, separate and apart from any CPI increases that would apply to all parcels. Assessments on properties that have not been further developed could experience a CPI increase but would not otherwise increase as a result of these modifications; These modifications would enable the District's budget to increase commensurate with the District's growth. Thus, if the owner of a parcel decided to increase the building square footage of the property on his or her parcel, or change the land use or otherwise change the parcel characteristics used to calculate the parcel's assessment under the existing formula, then the assessment under the existing formula could increase. Likewise, if a structure on a parcel were to be demolished, the parcel's assessment under the existing formula could decrease. In accordance with San Francisco Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to



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835 MARKET ST, SAN FRANCISCO, CA 94103
Telephone (415) 314-1835 / Fax (510) 743-4178

Erica Major (CMCBD)
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA - 94102

EXM#: 2922070

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN FRANCISCO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

Central Market CBD - COW Notice 09.20.2016

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

09/04/2016

Executed on: 09/06/2016
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

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Email

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