

1 [Petitions for City Parcels - Renew and Expand the Proposed Civic Center Community Benefit
2 District]

3 **Resolution authorizing the Mayor to sign petitions in the affirmative for the proposed**
4 **renewal and expansion of a property and business improvement district to be named**
5 **the Civic Center Community Benefit District, with respect to certain parcels of real**
6 **property owned by the City that would be subject to assessment in said district.**

7
8 WHEREAS, The Property and Business Improvement Law of 1994 (California Streets
9 and Highways Code, Sections 36600 *et seq.*) as augmented by Article 15 of the San
10 Francisco Business and Tax Regulations Code, authorizes the City and County of San
11 Francisco to form business and property improvement districts funded through the levy and
12 collection of special assessments on identified parcels within the district; and

13 WHEREAS, In 2011, the City established a property-based business improvement
14 district known as the Civic Center Community Benefit District, to fund certain activities and
15 improvements within the district boundaries, for a period of ten years ending with
16 FY2020-2021 (Res. No. 21-11); and

17 WHEREAS, Under Section 1511(a) of the Business and Tax Regulations Code, the
18 Board of Supervisors may initiate proceedings to establish or renew a property and business
19 improvement district upon receipt of a petition signed by property owners, business owners, or
20 a combination of property owners and business owners in the proposed district who will pay at
21 least 30% of the assessments proposed to be levied, except that the amount of assessments
22 attributable to properties and businesses owned by the same owner that is in excess of 25%
23 of all assessments proposed to be levied, shall not be included in this calculation; and

24 WHEREAS, The Civic Center Community Benefit District has now asked that the City
25 sign petitions for 14 parcels it owns in the Civic Center area, to request that Board of

1 Supervisors adopt a Resolution declaring the intention of the Board of Supervisors to renew
2 and expand a property-based business improvement district to be known as the "Civic Center
3 Community Benefit District" and to order the levy and collection of a multi-year assessment on
4 identified parcels in the district, with all appropriate notices, hearing and balloting to follow;
5 and

6 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels
7 within an assessment district that are owned or used by any government agency, the State of
8 California or the United States shall not be exempt from assessment unless the agency can
9 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
10 receive no special benefit; and

11 WHEREAS, The City owns 14 parcels of real property within the proposed assessment
12 district, the details of which are set forth in a spreadsheet entitled "Proposed Assessments for
13 City Owned Parcels in the Proposed Renewed and Expanded Civic Center Community
14 Benefit District" on file with the Clerk of the Board of Supervisors in File No. 190361, which is
15 hereby declared to be a part of this Resolution as if set forth fully herein; and

16 WHEREAS, The City owns additional real property within the proposed district that is
17 subject to the exclusive jurisdiction and control of certain City departments, such as the San
18 Francisco Public Utilities Commission; and

19 WHEREAS, The City-owned parcels (not including the Other Property) are listed as
20 follows, showing the street address for each, Assessor's lot and block number,
21 name/description of building, proposed assessment amount for each, and the percent of the
22 total proposed assessments for the District that each parcel would be pay (which is the
23 corresponding weight to be afforded the City's signature on the petition to establish the
24 proposed district):
25

ADDRESS	LOT / BLOCK	NAME / DESCRIPTION OF BUILDING	EST. ASSESSMENT AMOUNT	% OF TOTAL CBD BUDGET
1122 Market Street	0351 039	BART Entry at UN Plaza – Public Works	\$5,683.21	0.18%
UN Plaza	0351 041	BART Entry at UN Plaza – Public Works	\$1,397.71	0.04%
1130 Market Street	0351 046	BART Entry at UN Plaza – Public Works	\$20,881.98	0.64%
UN Plaza	0351 049	BART Entry at UN Plaza – Public Works	\$11,111.15	0.34%
101 Grove Street	0811 001	Dept. of Public Health	\$44,938.58	1.39%
155 Grove Street	0811 016	Art Commission Gallery	\$5,211.21	0.16%
240 Van Ness Ave.	0811 019	Vacant Building	\$6,590.18	0.20%
165 Grove Street	0811 021	Art Commission - Vacant Lot	\$4,660.38	0.14%
150 Grove Street	0812 001	Bill Graham Auditorium	\$146,892.12	4.53%
100 Larkin Street	0354 001	SF Main Public Library	\$138,067.81	4.26%
1 So Van Ness Ave.	3506 001	City Office Building	\$59,727.06	1.84%
1 Dr. Carlton B Goodlett Place	0787 001	City Hall	\$262,269.21	8.09%
Civic Center Plaza, Civic Center Garage	0788 001	Recreation & Park Dept.	\$250,191.02	7.72%
25 Van Ness Ave.	0834 004	City Office Building	\$18,031.02	0.56%
Total			\$975,652.64	30.09%

WHEREAS, Pursuant to Section 15.11(a), if the City submits these petitions in the affirmative, it may not count for more than 25% of the 30% required to initiate formation proceedings; and

WHEREAS, It is appropriate for the Board of Supervisors to authorize a representative to submit assessment petitions for the City-owned parcels within the proposed district to avoid confusion on the Board's dual role as both the legislative body that may form the district and levy assessments if there is no majority protest by the affected property owners, and as the decision-making body for the City in its capacity as the owner of property that would be subject to assessments; now, therefore, be it

1 RESOLVED, That the Mayor is hereby authorized to submit any and all assessment
2 petitions in the affirmative for the above-listed parcels of real property (which list does not
3 include the Other Property) owned by the City and County of San Francisco that would be
4 subject to assessment in the proposed renewed and expanded property and business
5 improvement district to named the Civic Center Community Benefit District; and, be it

6 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
7 of this Resolution to be delivered to the Civic Center Community Benefit District, to the City
8 departments with jurisdiction over the Other Property, and to the Office of Economic and
9 Workforce Development.



City and County of San Francisco

**Tails
Resolution**

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

File Number: 190361

Date Passed: April 23, 2019

Resolution authorizing the Mayor to sign petitions in the affirmative for the proposed renewal and expansion of a property and business improvement district to be named the Civic Center Community Benefit District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district.


April 18, 2019 Government Audit and Oversight Committee - RECOMMENDED AS COMMITTEE REPORT

April 23, 2019 Board of Supervisors - ADOPTED

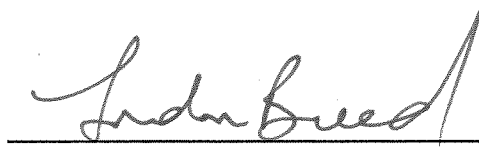
Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190361

I hereby certify that the foregoing Resolution was ADOPTED on 4/23/2019 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor



Date Approved