

**THIS PRINT COVERS CALENDAR ITEM NO.: 10.7**

**SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY**

**DIVISION:** Administration

**BRIEF DESCRIPTION:**

Supporting the renewal and expansion of the Ocean Avenue Community Benefit District and authorizing the Chief Financial Officer to submit a ballot in favor of renewal and expansion of the Community Benefit District.

**SUMMARY:**

- On December 7, 2010, the SFMTA Board of Directors supported the formation of the Ocean Avenue Community Benefit District (Ocean Avenue CBD) and authorized the Director of Transportation to submit a ballot in favor of the formation of the Ocean Avenue CBD pursuant to Resolution No. 10-160.
- The SFMTA owns 1 parcel, located at 1000 Ocean Avenue, that is currently within the Ocean Avenue CBD.
- The Ocean Avenue CBD is proposing to renew the CBD to continue the maintenance and improvement of the parcels within the district. In addition, the Ocean Avenue CBD has also proposed to expand its boundaries. Such expansion would include adding three parcels under the SFMTA's jurisdiction - one parcel is adjacent to the Metro Green Division and two surface parking lots in the Lakeside Village commercial corridor.
- Currently, the annual property tax assessment for the SFMTA's property in the Ocean Avenue CBD is \$37,930.56. The renewal and expansion of the Ocean Avenue CBD will result in an increase in SFMTA's property tax payments of a minimum of \$26,455 and a maximum of \$46,431 for FY2025-26.
- The proposed renewal and expansion of the Ocean Avenue CBD would levy special assessments effective FY2025-26 and continue for 15 years.

**ENCLOSURES:**

1. SFMTAB Resolution
2. Ocean Avenue CBD Proposed Boundary Map

**APPROVALS:**

**DATE**

DIRECTOR		<u>June 12, 2025</u>
SECRETARY		<u>June 12, 2025</u>

**ASSIGNED SFMTAB CALENDAR DATE:** June 17, 2025

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### **PURPOSE**

This report requests that the San Francisco Municipal Transportation Agency Board of Directors adopt the attached resolution supporting the renewal and expansion of the Ocean Avenue Community Benefit District (Ocean Avenue CBD) and authorizing the Chief Financial Officer to submit a ballot in favor of renewing and expanding the Ocean Avenue CBD.

### **STRATEGIC PLAN GOALS AND TRANSIT FIRST POLICY PRINCIPLES**

The proposed action supports the following SFMTA Strategic Plan Goals:

Goal 4 – Make streets safer for everyone

Goal 7 – Build stronger relationships with stakeholders

This item will support the following Transit First Policy Principles:

Principle 3 – Decisions regarding the use of limited public street and sidewalk space shall encourage the use of public rights of way by pedestrians, bicyclists, and public transit, and shall strive to reduce traffic and improve public health and safety.

Principle 5 – Pedestrian areas shall be enhanced wherever possible to improve the safety and comfort of pedestrians and to encourage travel by foot.

### **DESCRIPTION**

A Community Benefit District (CBD) is a geographic area in which the City levies special assessments, paid for by properties within the district, to fund additional services and other improvements that specially benefit those properties. The Ocean Avenue CBD is located in the southern area of the City and County of San Francisco and is generally comprised of those properties along Ocean Avenue from 19th Avenue in the west Junipero Serra Boulevard in the east; Ocean Avenue in the west to I-280 in the east; and a handful of other properties. The SFMTA has jurisdiction over one parcel within the Ocean Avenue CBD, located at 1000 Ocean Avenue.

The Ocean Avenue CBD is working to renew its charter pursuant to the California Constitution and the Property and Business Improvements District Law of 1994, as amended and augmented by Article 15A of the San Francisco Business and Tax Regulations Code. These laws and regulations establish the requirements and procedures for the formation, renewal, and administration of property and business improvement districts. In San Francisco, many of the districts formed under these laws are referred to as Community/Green Benefit Districts. Currently, there are several active Community/Green Benefit Districts within San Francisco.

In addition to renewing the CBD, the Ocean Avenue CBD has also proposed the expansion of the boundaries of the CBD. Such expansion would include the addition of three parcels under the SFMTA's jurisdiction. One parcel is adjacent to the Metro Green Division and two are surface parking lots in the Lakeside Village commercial corridor:

APN_D	OWNER	DEPARTMENT/AGENCY	SITE	M1	M2	MIN	MED	MAX
7225 -013	CITY & COUNTY OF SAN FRANCISCO	SFMTA	2-298 JUNIPERO SERRA BLVD	1 S VAN NESS AVE #8	SAN FRANCISCO CA 94103	\$ 1,635.08	\$ 2,256.83	\$ 2,869.64
7226 -016	CITY & COUNTY OF SAN FRANCISCO	SFMTA	3000-3098 19TH AVE 3098	25 VAN NESS AVE #400	SAN FRANCISCO CA 94102	\$ 1,531.04	\$ 2,113.24	\$ 2,687.06
6949 -015	CITY & COUNTY OF SAN FRANCISCO	SFMTA	298-398 SENECA AVE 398	1 S VAN NESS AVE #8	SAN FRANCISCO CA 94103	\$ 23,289.69	\$ 32,145.82	\$ 40,874.60
						\$ 26,455.81	\$ 36,515.89	\$ 46,431.30

Under the current Ocean Avenue CBD, the single parcel under SFMTA's jurisdiction is subject to a property tax assessment of \$37,930.56. The proposed addition of the three parcels under SFMTA jurisdiction referenced above will result in an increase in property tax payments for SFMTA of a minimum of \$26,455 and a maximum of \$46,431 for FY2025-26.

The proposed Ocean Avenue CBD will fund the following services and activities:

- Cleaning and Maintenance Program: the cleaning and maintenance service plan includes sidewalk and gutter sweeping, periodic pressure washing of the sidewalk, and graffiti removal.
- Streetscape Improvements and Beautification Program: the streetscape and beautification program will consist of maintenance of existing plants and trees; and beautification efforts including installation of murals, sculptures, and lighting.
- Marketing and Economic Development Program: the marketing and economic development program is designed to promote commerce and economic activities within the CBD.
- Management and Operations: the management and operations functions of the CBD include daily oversight and operation of the CBD, adherence to the Management District Plan, and compliance with audit/reporting requirements.

#### Assessment Formula:

The method of apportioning benefits to parcels with the CBD reflects the proportional special benefit that each property receives from the CBD services, activities and improvements, based upon the characteristics for each parcel. The assessments are allocated among the specially benefiting parcels based on lot square footage, building square footage, linear square footage, cleaning frontage, and land use.

#### Method of Assessment Collection:

Each property owner in the CBD pays an assessment based on a formula calculated on objective parcel criteria, as defined in the management plan. This assessment is collected through owners' property tax bills. The CBD assessment will be collected and enforced by the CCSF Treasurer and Tax Collector. The Treasurer and Tax Collector shall transfer the assessment payments to the owners' non-profit corporation that manages the CBD.

#### Term:

If the CBD property owners approve the renewal and expansion of the Ocean Avenue CBD, it will have a 15-year term.

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Staff believe that the proposal to renew and expand the Ocean Avenue CBD will benefit the community at large, including the patrons and transit riders in the Ocean Avenue CBD neighborhoods.

**STAKEHOLDER ENGAGEMENT**

N/A

**ALTERNATIVES CONSIDERED**

N/A

**FUNDING IMPACT**

Approval of the resolution will commit operating funds in the amount of \$26,455-46,431 for payment of the FY25-26 annual assessment. The annual assessment may increase by a maximum of 5% per year.

**ENVIRONMENTAL REVIEW**

On June 11, 2025, the SFMTA, under authority delegated by the Planning Department, determined that the authorization to vote in support of the renewal and expansion of the Ocean Avenue CBD is not defined as a “project” under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b).

A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors and is incorporated herein by reference.

**OTHER APPROVALS RECEIVED OR STILL REQUIRED**

Affected property owners will cast ballots on the proposed assessment. If a majority of the weighted ballots cast by property owners do not oppose the renewal and expansion of the Ocean Avenue CBD, final action on renewal and expansion of the CBD by the Board of Supervisors may be held at its scheduled July 8, 2025 meeting.

**RECOMMENDATION**

Staff recommends that the SFMTA Board of Directors support the renewal and expansion of the Ocean Avenue Community Benefit District and authorize the Chief Financial Officer to submit a ballot in favor of such renewal and expansion.

SAN FRANCISCO  
MUNICIPAL TRANSPORTATION AGENCY  
BOARD OF DIRECTORS

RESOLUTION No. \_\_\_\_\_

WHEREAS, Sections 36600 et seq. of the California Streets and Highways Code, and Article 15A of the San Francisco Business and Tax Regulations Code establish the requirements and process for the formation and administration of property and business improvement districts, including Community Benefit Districts (CBDs); and,

WHEREAS, On December 7, 2010 the SFMTA Board of Directors supported the formation of the Ocean Avenue CBD and authorized the Director of Transportation to submit a ballot in favor of the formation of the CBD pursuant to Resolution No. 10-160; and,

WHEREAS, The Ocean Avenue CBD Board of Directors has developed a CBD Management Plan that identifies priorities, proposed projects and services, annual assessments for each parcel, a budget, and a plan for administration of the CBD; and,

WHEREAS, Formation of the Ocean Avenue CBD has benefitted the property owners within the boundaries of the CBD, including the SFMTA, and residents by improving community livability and strengthening economic vibrancy in the Ocean Avenue neighborhoods and commercial corridors; and,

WHEREAS, The expansion of the Ocean Avenue CBD would include the addition of three parcels under the SFMTA's jurisdiction - one parcel adjacent to the Metro Green Division and two surface parking lots in the Lakeside Village commercial corridor; and,

WHEREAS, The addition of the three parcels will result in an increase of SFMTA's property tax assessment for the Ocean Avenue CBD of a minimum of \$26,455 and a maximum of \$46,431; and,

WHEREAS, The property owned by the City and County of San Francisco and under SFMTA jurisdiction is located within the proposed Ocean Avenue CBD boundaries and, if the Ocean Avenue CBD charter is renewed, will continue to be subject to annual assessments, the total assessment of which would be a minimum of \$64,385 and a maximum of \$84,361 for FY2025-26 and would increase by a maximum of 5% annually; and,

WHEREAS, On June 11, 2025, the SFMTA, under authority delegated by the Planning Department, determined that the authorization for the Chief Financial Officer to vote in support of the renewal and expansion of the OACBD is not defined as a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and is incorporated herein by reference; now, therefore, be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors supports the renewal and expansion of the Ocean Avenue Community Improvement District and authorizes the Chief Financial Officer to submit a ballot in favor of the renewal and expansion of the CBD.

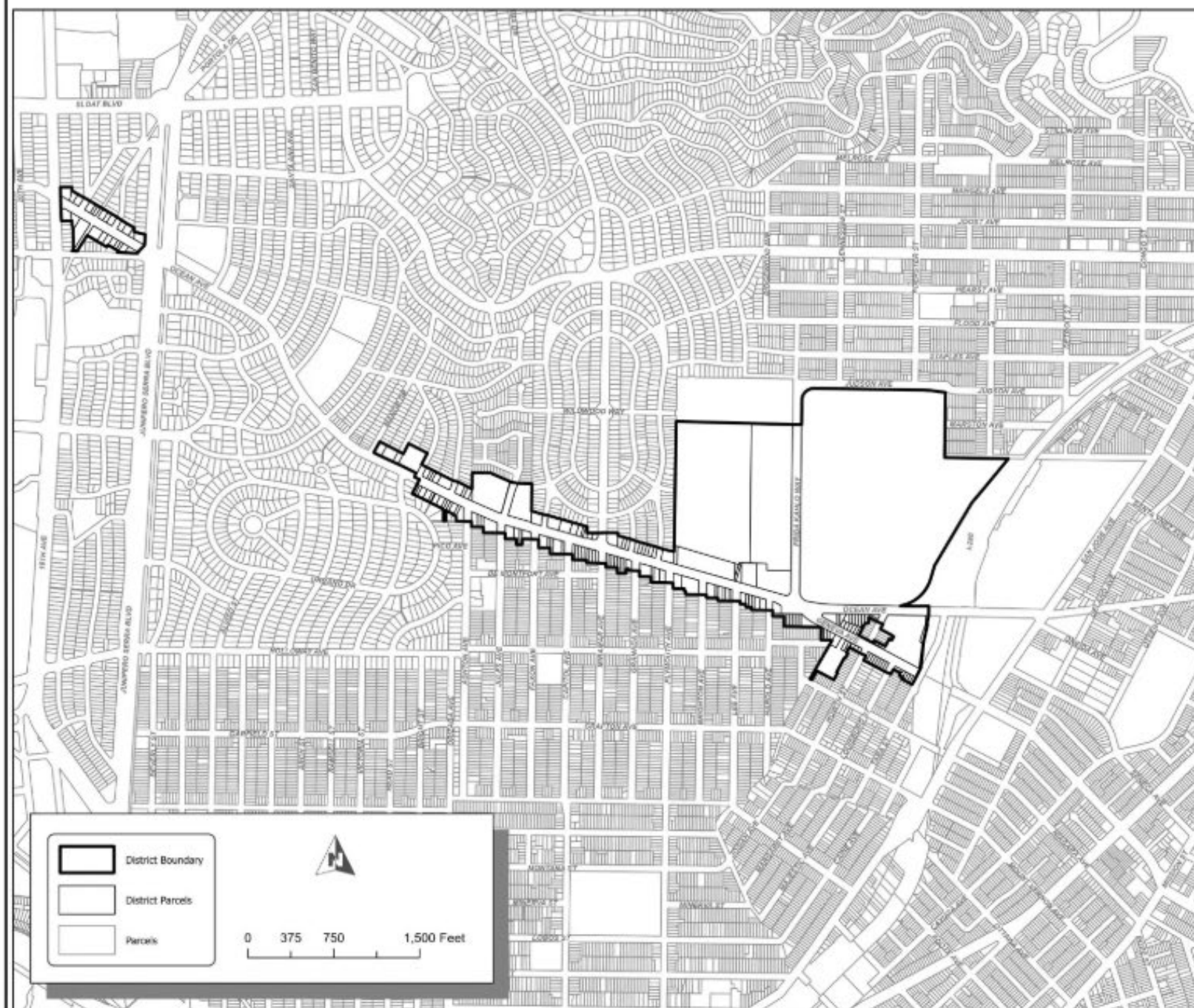
I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of June 17, 2025.

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Secretary to the Board of Directors  
San Francisco Municipal Transportation Agency

# PROPOSED BOUNDARIES OF OCEAN AVENUE COMMUNITY BENEFIT DISTRICT

CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF OCEAN AVENUE COMMUNITY BENEFIT DISTRICT, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BY ITS RESOLUTION NO. \_\_\_\_.

ANGELA CALVILLO  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO

FILED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_\_\_ M. IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDER IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

JOAQUÍN TORRES  
ASSESSOR-RECORDER  
CITY AND COUNTY OF SAN FRANCISCO

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.



Source: San Francisco County GIS  
Geographic Coordinate Reference: GCS North American 1983  
Projection: NAD 1983 StatePlane California III FIPS 0403 Feet

