

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

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, as a Committee of the Whole, 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, July 8, 2025

Time: 3:00 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: **File No. 250371.** Hearing of the Board of Supervisors sitting as a Committee of the Whole on July 8, 2025, at 3:00 p.m., to consider renewal and expansion of a property-based business improvement district, known as the Ocean Avenue Community Benefit District, pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code, Sections 36600 et seq.), and City and County of San Francisco Business and Tax Regulations Code, Article 15; scheduled pursuant to Resolution No. 208-25; adopted on May 6, 2025.

Pursuant to the California Property and Business Improvement District Law of 1994 (Streets and Highways Code 36600 et seq.) and City and County of San Francisco Business and Tax Regulations Code, Article 15, this is to notify you that a petition signed by property owners to renew a property and business improvement district in your area was received by the Clerk of the Board of Supervisors on April 8, 2025. The proposed renewed district would be known as the Ocean Avenue Community Benefit District (CBD).

If this Property and Business Improvement District is renewed, it would authorize assessments against real property in the district for fifteen and one-half (15 ½) years with services to be implemented January 1, 2026, through June 30, 2040. The CBD would fund and provide the following services:

- 1) Cleaning and Maintenance;
- 2) Streetscape Improvement and Beautification;
- 3) Marketing and Economic Development; and
- 4) Management and Operations.

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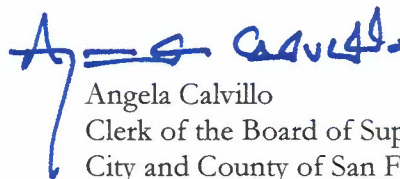
Renewal of the property and business improvement district is subject to the approval of the Board of Supervisors after a noticed public hearing and a vote by the property owners who would be subject to the assessments. Following public comment, ballots submitted by the property owners in the proposed renewed and expanded CBD will be counted by the Department of Elections and the results will be announced by the Board of Supervisors. If the ballot election does not result in a majority protest against renewal of the proposed district, the Board of Supervisors may vote to renew the CBD.

Further information about this petition and proposed renewed district, including the district management plan, which describes the boundaries, operations and activities of the proposed district, may be reviewed in Legislative File No. 250370 at the Office of the Clerk of the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco. Alternatively, information may be accessed on the Board of Supervisors web site at www.sfbos.org and on the Department of Elections Website at www.sfgov.org/elections.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Thursday, July 3, 2025.

For any questions about this hearing, please contact the Assistant Clerk for the Government Audit and Oversight Committee:

Monique Crayton (monique.crayton@sfgov.org ~ (415) 554-7750)



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

mcc:jec:ams

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公開聽證會通告

三藩市市及縣政府市參事會

茲通告三藩市市及縣政府市參事會將以全體委員會名義舉行公開聽證會，審議下列議案。歡迎所有有興趣人士出席並發表意見：

日期: 2025年7月8日（星期二）

時間: 下午3時正

地點: 三藩市市政廳250號立法會議廳
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

議題: 檔案編號 250371。市參事會將於2025年7月8日下午3時正，以全體委員會名義舉行聽證會，審議一項根據《1994年加州物業及商業改善區法》（《街道及公路法典》第36600條及其後條文）及《三藩市商業及稅務條例》第15章所提出的議案，擬續期並擴展名為「海洋大道社區福利區」（Ocean Avenue Community Benefit District）的物業及商業改善區。是次聽證會乃根據2025年5月6日通過的第208-25號決議安排舉行。

根據1994年《加州物業及商業改善區法》（《街道及公路法典》第36600條及其後條文）以及三藩市市及縣《商業及稅務規例》第15章，茲通知閣下：市參事會書記處已於2025年4月8日接獲一份由物業業主簽署的呈請書，建議在閣下社區續期並擴展一個物業及商業改善區。擬續期的區域將命名為「海洋大道社區福利區」（Ocean Avenue Community Benefit District）。

若該改善區獲續期，將對區內物業徵收評估費，為期十五年半，由2026年1月1日至2040年6月30日。所得款項將用於提供以下服務：

- 1) 清潔與維護
- 2) 街景改善與美化
- 3) 市場推廣與經濟發展
- 4) 管理與營運

有關續期事宜，須經市參事會舉行公開聽證並獲受影響業主投票通過。於公眾意見收集後，選舉部將點算投票選票，並由市參事會公布結果。若投票結果未構成對擬議續期區域的多數抗議，市參事會將可表決通過續期該社區福利區。

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如欲查閱有關此呈請書及擬議續期區域的更多資料，包括說明建議區域界線、運作方式及服務內容的管理計劃，請前往三藩市市政廳二樓244號房的市參事會書記處，查閱立法檔案編號250370。此外，亦可瀏覽市參事會網站 www.sfbos.org 及選舉部網站 www.sfgov.org/elections 以查閱相關資訊。

根據《行政法典》第67.7-1條，未能出席有關事項聽證會的人士可提交書面意見。該等意見將納入此事項的正式公共記錄，並提交予市參事會審閱。書面意見可寄至：Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102；或電郵至 bos@sfgov.org。有關此事項的資料可於市參事會書記處或市參事會立法研究中心網站 <https://sfbos.org/legislative-research-center-lrc> 查閱。此事項的議程資訊將於2025年7月3日星期四起公開供市民查閱。

如對本次聽證會有任何查詢，請聯絡政府審核及監察委員會助理書記：

Monique Crayton (monique.crayton@sfgov.org ~ (415) 554-7750)



Angela Calvillo
三藩市市參事會書記
三藩市市及縣政府

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AVISO DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

SE NOTIFICA POR LA PRESENTE QUE la Junta de Supervisores de la Ciudad y Condado de San Francisco, como Comité Plenario, realizará una audiencia pública para considerar la siguiente propuesta y dicha audiencia pública se celebrará de la siguiente manera, momento en el que todas las partes interesadas podrán asistir y ser escuchadas:

Fecha: Martes, 8 de julio de 2025

Hora: 3:00 p. m.

Lugar: Cámara Legislativa, salón 250, ubicada en el Ayuntamiento
1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Asunto: Expediente núm. 250371. Audiencia de la Junta de Supervisores sesionando en Comité Plenario el 8 de julio de 2025, a las 3:00 p. m., para considerar la renovación y ampliación de un distrito de mejoramiento comercial basado en las propiedades que se conoce como el Distrito de Beneficio Comunitario de Ocean Avenue. Conforme la Ley de Distritos de Mejoramiento de Propiedades y Empresas de California de 1994 (Código de Calles y Carreteras, Secciones 36600 y sig.) y el Código de Normas Empresariales y Tributarias de la Ciudad y Condado de San Francisco, Artículo 15; programado según la Resolución Núm. 208-25, adoptada el 6 de mayo de 2025.

En virtud de la Ley de Distritos de Mejoramiento de Propiedades y Empresas de California de 1994 (Código de Calles y Carreteras, Secciones 36600 y sig.) y el Código de Normas Empresariales y Tributarias de la Ciudad y Condado de San Francisco, Artículo 15, la presente es para notificarle que se recibió en la Secretaría de la Junta de Supervisores, el 8 de abril de 2025, una petición firmada por los propietarios de empresas para renovar un distrito de mejoramiento comercial en su zona. El distrito propuesto renovado se conocerá como el Distrito de Beneficio Comunitario de Ocean Avenue (CBD, *siglas en inglés*).

Si se renueva este Distrito de Mejoramiento de Propiedades y Empresas, las evaluaciones sobre bienes raíces en el distrito estarían autorizadas por quince años y medio (15 ½) con la implementación de servicios a partir del 1.º de enero de 2026, hasta el 31 de junio de 2040. El CBD financiaría y proporcionaría los siguientes servicios:

- 1) Limpieza y mantenimiento;
- 2) Mejoras y embellecimiento del paisaje urbano;
- 3) Marketing y desarrollo económico; y
- 4) Gestión y operaciones.

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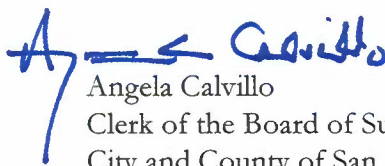
La renovación del distrito de mejoramiento de propiedades y empresas está sujeto a la aprobación de la Junta de Supervisores tras la notificación de una audiencia pública y la votación de los propietarios de empresas quienes estarían sujetos a las evaluaciones. Luego del comentario público, el Departamento de Elecciones contará las boletas emitidas por los dueños de propiedades por la propuesta renovación y ampliación del CBD y los resultados serán anunciados por la Junta de Supervisores. Si la votación mediante el uso de boletas no resulta en una protesta por mayoría contra la renovación del distrito propuesto, la Junta de Supervisores aún podría votar por renovar el CBD.

Más información sobre esta petición y el distrito propuesto y renovado, incluyendo el plan de gestión del distrito que describe los límites, operaciones y actividades del distrito propuesto que se puede consultar en el Archivo Legislativo Núm. 250370 en la Oficina de la Secretaría de la Junta de Supervisores. Alternativamente, la información se puede acceder en el sitio web de la Junta de Supervisores en www.sfbos.org y en el sitio web del Departamento de Elecciones en www.sfgov.org/elections.

De conformidad con el Código Administrativo, Sección 67.7-1, las personas que no puedan asistir a la audiencia sobre estos asuntos pueden presentar sus comentarios por escrito a la Ciudad. Estos comentarios serán parte del registro oficial público sobre estos asuntos y serán señalados a la atención de la Junta de Supervisores. Los comentarios por escrito deben ser dirigidos a Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, 94102 o se pueden enviar por correo electrónico (bos@sfgov.org). La información pertinente a este asunto estará disponible en el Centro de Investigaciones Legislativas de la Junta de Supervisores en: (<https://sfbos.org/legislative-research-center-lrc>). Información del programa de la audiencia relacionada con este asunto estará disponible para su examen público el jueves, 3 de julio de 2025.

Si tiene alguna pregunta sobre esta audiencia, sírvase contactar con la asistente del secretario del Comité de Auditoría y Supervisión Gubernamental:

Monique Crayton (monique.crayton@sfgov.org ~ (415) 554-7750)



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

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ABISO NG PAMPUBLIKONG PAGDIDINIG

LUPON NG MGA SUPERBISOR NG LUNGSOD AT COUNTY NG SAN FRANCISCO

IPANAPABATD PO SA LAHAT NA ang Lupon ng mga Superbisor ng Lungsod at County ng San Francisco, bilang Komite na binubuo ng lahat ng Lupon (Committee of the Whole) ay magsasagawa na pampublikong pagdidinig para isalang alang ang sumusunod na panukala. Ang nasabing pampublikong pagdidinig ay itatanghal ayon sa mga sumusunod na pamamaraan, at sa panahong iyon ay lahat ng mga interesadong partido ay maaaring dumalo para sila ay madinig:

Petsa: Martes, Hulyo 8, 2025

Oras: 3:00 p.m.

Lugar: Legislative Chamber, Room 250, na loob ng City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Paksa: **File No. 250371.** Pagdidinig ng Lupon ng mga Superbisor na magtitipon bilang Komite na binubuo ng kumpletong Lupon (Committee of the Whole) sa Hulyo 8, 2025, ganap na 3:00 p.m., para isalang alang ang muling pagpapanibago at pagpapalawak (renewal and expansion) sa isang business improvement district, batay sa mga ari-arian na napapaloob dito, na kilala bilang Ocean Avenue Community Benefit District, alinsunod sa batas ng California Property and Business Improvement District ng 1994 (Streets and Highways Code, Sections 36600 et seq.), at Business and Tax Regulations Code, Article 15 ng Lungsod at County ng San Francisco; na itinakda ayon sa Resolution No. 208-25; at pinagtibay nuong Mayo 6, 2025.

Alinsunod sa batas ng California Property and Business Improvement District ng 1994 (Streets and Highways Code 36600 et seq.) at ng Business and Tax Regulations Code, Article 15, ng Lungsod at County ng San Francisco, ipinababatid sa inyo na may petisyon na pirmado ng mga nagmamay-ari ng mga ari-arian para sa muling pagpapanibago (renewal) ng property and business improvement district (distrito para sa pagpapabuti ng mga ari-arian at negosyo) sa inyong lugar na tinanggap ng klerk ng Lupon ng mga Superbisor nuong Abril 8, 2025. Ang panukalang muling pagpapanibago ng distrito ay kikilalanin bilang Ocean Avenue Community Benefit District (CBD).

Kung sakaling ang muling pagpapanibago ng Property and Business Improvement District ay matuloy, ito ay magkakaroon ng awtorisasyon para sa pagtatasa laban sa mga ari-arian na nasasakop ng distrito sa loob ng labínlímá at kalahating (15 ½) taon kung saan ang mga serbisyo ay ipapatupad simula sa Enero 1, 2026, hanggang sa Hunyo 30, 2040. Popondohan at ihahatid ng CBD ang mga sumusunod na serbisyo:

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- 1) Paglilinis at pagpapanatili sa maayos na kalagayan (Cleaning and Maintenance) sa loob ng distrito;
- 2) Pagpapabuti and pagpapaganda ng mga tanawin sa lansangan (Streetscape Improvement and Beautification);
- 3) Marketing at pagpapaunlad ng Ekonomiya sa distrito; at
- 4) Pangangasiwa at pagpapatakbo (ng CBD).

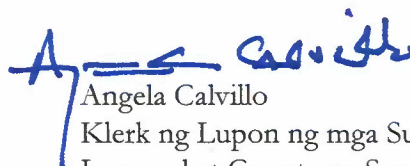
Ang muling pagpapanibago sa property and business improvement district ay kinakailangan aprubahan ng Lupon ng mga Superbisor matapos magsagawa ng isang abiso para sa pampublikong pagdidinig at pagboto ng mga nagmamay-ari na mapasasailalim sa pagtatasa. Matapos ang pampublikong komento, ang mga balotang nagmula sa mga nagmamay-ari tungkol sa panukalang muling pagpapanibago at pagpapalawak na CBD ay bibilangin ng Departamento ng Eleksyon at ang kalalabasan nito ay ipapahayag ng Lupon ng mga Superbisor. Kung ang eleksyon batay sa balota ay hindi magbubunsod ng protesta ng karamihan laban sa muling pagpapanibago sa panukalang distrito, maaring bumoto ang Lupon ng mga Superbisor para sa muling pagpapanibago ng CBD.

Ang mga karagdagang impormasyon patungkol sa petisyong ito at sa panukalang muling pagpapanibago ng distrito, kasama ang mga plano para sa pangangasiwa ng distrito (district management plan), na naglalarawan ng mga hanggahan o boundary, pagpapatakbo, at mga gawain ng panukalang distrito ay maaaring repasuhin at balik-aralan at napapaloob sa Legislative File No. 250370 na matatagpuan sa Tanggapan ng Klerk ng Lupon ng mga Superbisor (Office of the Clerk of the Board of Supervisors), sa City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco. Dagdag pa dito, ang mga nasabing impormasyon ay maaakses sa website ng Lupon ng mga Superbisor sa www.sfbos.org at sa website ng Departamento ng Eleksyon sa www.sfgov.org/elections.

Alinsunod sa Administrative Code, Section 67.7-1, ang mga hindi makakadalo sa pagdidinig tungkol sa paksang ito ay maaaring magbigay na mga nakasulat na komento. Ang mga komento ay idadagdag sa opisyal na record sa mga bagay-bagay patungkol dito at para mabigyan pansin ng Lupon ng mga Superbisor. Ang mga nakasulat na komento ay dapat ipadala kay Angela Calvillo, Klerk ng Lupon, sa City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 o ipadala gamit ang email sa (bos@sfgov.org). Ang mga impormasyon na may kinalaman sa paksang ito ay matatagpuan sa Tanggapan ng Klerk ng Lupon o sa Legislative Research Center ng Lupon ng mga Superbisor sa (<https://sfbos.org/legislative-research-center-lrc>). Ang mga impormasyon tungkol sa Agenda sa paksang ito ay ihahanda para marepaso at mabalik-aralan ng publiko pag dating ng Huwebes, Hulyo 3, 2025.

Para sa anumang katanungan tungkol sa pagdidinig na ito, mangyari po lamang makipag ugnayan sa Assistant Clerk para sa Government Audit and Oversight Committee:

Monique Crayton (monique.crayton@sfgov.org ~ (415) 554-7750)


Angela Calvillo
Klerk ng Lupon ng mga Superbisor
Lungsod at County ng San Francisco

mcc:jec:ams

DATED ~ POSTED~ MAILED: June 27, 2025