FILE NO. 260955 RESOLUTION NO. 571-26

[Transfer of the Fillmore Heritage Center Commercial Parcel, Garage Parcel, and Ellis Driveway - Office of Community Investment and Infrastructure - Mayor's Office of Housing and Community Development]

Resolution approving and authorizing the acceptance of the Fillmore Heritage Center Commercial Parcel, Garage Parcel, and Ellis Driveway from the Office of Community Investment and Infrastructure, serving as the Successor Agency to the Redevelopment Agency of the City and County of San Francisco to the City and County of San Francisco; placing these parcels under Mayor's Office of Housing and Community Development, in accordance with the Redevelopment Dissolution Law; finding the proposed transaction is in conformance with the General Plan, and the eight priority policies of the Planning Code, Section 101.1; and adopting findings under the California Environmental Quality Act; and authorizing the Director of Property to execute documents, make certain modifications as necessary, and take certain actions in furtherance of the acceptance of Fillmore Heritage Center and this Resolution, as defined herein.

WHEREAS, On February 1, 2012, the State of California dissolved all redevelopment agencies including the Redevelopment Agency of the City and County of San Francisco (the "Former Agency") and required the transfer of certain of the Former Agency's assets and obligations to the Successor Agency to the Redevelopment Agency of the City and County of San Francisco ("Successor Agency") to hold in trust under California Community Redevelopment Law, Cal. Health & Safety Code§§ 33000 et seq., as amended by the Redevelopment Dissolution Law, Cal. Health & Safety Code §§ 34170 et seq., "Redevelopment Dissolution Law") and under Ordinance No. 215-12 (Oct. 4, 2012); and

WHEREAS, in accordance with the Redevelopment Dissolution Law, the Successor Agency prepared, in consultation with the City's Real Estate Division and other City Departments, a Long-Range Property Management Plan ("PMP") providing for the disposition and use of certain Former Agency real property and interests in real property ("Former Agency Real Property") under state law standards, namely: the retention by an appropriate public jurisdiction (other than a successor agency) of property for governmental use, such as roads, school buildings, parks, police and fire stations, libraries, parking facilities dedicated solely to public parking, and local agency administrative buildings; the retention by a city or county of the property for future development; the sale of the property; or the use of the property to fulfill a state-approved enforceable obligation of the successor agency; and

WHEREAS, On November 23, 2015, the Successor Agency Oversight Board (the "Oversight Board") adopted Resolution No. 14-2015 approving the PMP, and on December 7, 2015, the California Department of Finance approved the Oversight Board's Resolution approving the PMP and the proposed disposition of the Former Agency Real Property, which was then transferred by operation of law, under Cal. Health & Safety Code § 34191.4(a), to the Community Redevelopment Property Trust Fund where the assets remain pending final transfer or sale to the City; and

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, holds in trust (pursuant to the Redevelopment Dissolution Law (defined below) the properties generally located at 1300 Fillmore Street consists of a 50,000 square foot commercial space formerly operated as an entertainment venue (Block 0732, Lot 033, the "Commercial Parcel"), a 112-space subterranean public parking garage beneath the residential tower and Commercial Parcel (Assessor's Parcel Block No. 0732, Lot No. 032, the "Garage Parcel"), and the 6,875 square foot parcel of land that was part of the former Ellis Street right-of-way and that is encumbered by access easements (Assessor's Parcel Block

No. 0725, Lot No. 026, the "Ellis Driveway"); these parcels collectively known as the Conveyance; and

WHEREAS, The Ellis Driveway Pacel, a Former Agency Real Property, provides access from Fillmore Street to the Fillmore Heritage Center and to the mixed-use development known as the Fillmore Shopping Center located between Fillmore and Webster Streets south of Geary Boulevard, is required to be sold for fair market value under the PMP; and

WHEREAS, The Ellis Driveway Parcel, which was appraised via an appraisal conducted by Watts, Cohn and Partners Inc., dated October 8, 2021, and updated on May 8, 2026, for fair market value at $33,000 and the City, through its Mayor's Office of Housing and Community Development has agreed to provide consideration in the form of a credit of $33,000 for its services provided to the Successor Agency under the Memorandum of Understanding for the Implementation of Affordable Housing Obligations under San Francisco Successor Agency Ordinance No. 215-12 (May 6, 2014); and

WHEREAS, The transfer of the Commercial Parcel for retention by the City requires the City to offer a compensation agreement with other taxing entities whereby the taxing entities receive a proportionate share of funds, if any, received by the City from final disposition of the property as described in Cal. Health & Safety Code, Section 34188 ("Compensation Agreement"); and

WHEREAS, The PMP requires transfer of the Garage Parcel to the City for a governmental purpose is a donation to the City, so as long as the parking facility is dedicated solely to public parking pursuant to California Health and Safety Code, Section 34191.3 (c) (1); and

WHEREAS, The Former Agency acquired the real property now constituting the Fillmore Heritage Center Property with funds received from the United States Department of

Housing and Urban Development ("HUD") under HUD's Community Development Block Grant ("CDBG") Program administered by HUD pursuant to Title 24, Part 570 of the Code of Federal Regulations; and

WHEREAS, The Fillmore Heritage Commercial Parcel, Garage Parcel, and Ellis Driveway are to transfer to the City under a quitclaim deed, the form of which is on file with the Clerk of the Board of Supervisors in File No. 260955, and incorporated herein by this reference (the "Deed"); and

WHEREAS, The transfer of the Conveyance, at no cost to the City, fulfills the requirements of the Redevelopment Dissolution Law and requires Board of Supervisor approval under Chapter 23 of the San Francisco Administrative Code; and

WHEREAS, The Planning Department, by letter dated February 26, 2024, found that the City's transfer of three parcels is not considered a project under the California Environmental Quality Act ("CEQA", Public Resources Code, Section 21000 et seq.) pursuant to CEQA Guidelines, Section 15060 (c)(2) and 15378, and is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1, which letter is on file with the Clerk of the Board of Supervisors in File No. 260955, and incorporated herein by this reference; now, therefore, be it

RESOLVED, That the Board hereby finds that the Conveyance is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1 for the same reasons set forth in the Planning Letter, and hereby incorporates such finding by reference as though fully set forth in this Resolution; and, be it

FURTHER RESOLVED, That the Board hereby finds that the Conveyance is consistent with CEQA and not defined as a project under CEQA for the reasons set forth in the Planning Letter; and, be it

FURTHER RESOLVED, That in accordance with the recommendations of the City's Director of Property and the Director of the Mayor's Office of Housing and Community Development ("MOHCD"), the Board hereby approves and authorizes the Director of Real Estate (or his or her designee), to accept the Deeds on behalf of the City, and place under the jurisdiction of MOHCD in accordance with the PMP and to execute any such other documents that are necessary or advisable to complete the transaction contemplated by such Deeds and to effectuate the purpose and intent of this Resolution; and, be it

FURTHER RESOLVED, That the Board authorizes the Director of Real Estate (or his or her designee), in consultation with the City Attorney, to enter into any additions, amendments or other modifications to the Deeds (including, without limitation, the attachment of exhibits) that the Director of Real Estate and the Director of MOHCD, respectively and as applicable, determine are in the best interests of the City, do not decrease the revenues of the City in connection with the Center or Ellis Driveway, or otherwise materially increase the obligations or liabilities of the City, and are in compliance with all applicable laws, including the Redevelopment Dissolution Law and the City's Charter; and, be it

FURTHER RESOLVED, That the Board authorizes the Controller (or his or her designee) to enter into the form of Compensation Agreement related to the Commercial Parcel, subject to modifications and amendments the Controller determines, in consultation with the City Attorney, are in the best interest of the City, do not materially increase the obligations or liabilities of the City, are necessary or advisable to effectuate the purposes of this Resolution, and are in compliance with all applicable laws, including City's Charter; and, be it

FURTHER RESOLVED, Any such actions are solely intended to further the purposes of this Resolution, and are subject in all respects to the terms of this Resolution, and such official shall consult with the City Attorney before execution of documents that include

amendments from what was previously submitted to the Board, and thereafter provide to the Clerk of the Board the final document, as signed by all parties, together with a marked copy to show any changes, within 30 days of execution, for inclusion in the official file; and, be it

FURTHER RESOLVED, That all actions authorized and directed by this Resolution and heretofore taken are hereby ratified, approved and confirmed by this Board of Supervisors.

RECOMMENDED:

/s/
Daniel Adams
Mayor's Office of Housing and Community Development
Director

/s/
Sarah R. Oerth
Real Estate Division
Director of Property

City and County of San Francisco
Tails
Resolution

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

File Number: 260955 **Date Passed:** October 06, 2026

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September 28, 2026 Land Use and Transportation Committee - RECOMMENDED

October 06, 2026 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

File No. 260955

I hereby certify that the foregoing Resolution was ADOPTED on 10/6/2026 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

10/16/2026
Date Approved