CITY AND COUNTY OF SAN FRANCISCO

Management District Plan

Ocean Avenue Community Benefit District

April 2025

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TABLE OF CONTENTS

1. Executive Summary 1

1.1 Goals for the Future 1

1.2 Annual Total Budget and Assessments 1

1.3 Services to be Provided by the Renewed Ocean Avenue CBD 1

1.4 Ocean Avenue CBD Mission Statement 3

1.5 Boundaries 3

1.6 Management District Plan Overview 3

2. District at a Glance 4

2.1 Services and Activities 4

2.2 Annual Total Budget and Assessments 4

2.3 Term 4

3. Background 5

3.1 What is a Community Benefit District ("CBD")? 5

3.2 Impact of CBDs in San Francisco 5

3.3 Establishing a CBD 7

3.4 CBD Name Designation 8

3.5 Timeline for Implementation and Completion of the Ocean Avenue CBD 8

4. Improvements 9

4.1 Cleaning and Maintenance Program 9

4.2 Streetscape Improvements and Beautification Program 9

4.3 Marketing and Economic Development Program 10

4.4 Management and Operations 10

5. Annual Amount to be Collected and Expended 11

6. Method of Assessment 13

6.1 Parcel Characteristics 13
6.2 Land Use Types 13
6.3 Total Special Benefit Points for Each Program 16
6.4 Special Considerations 17
7. Separation & Quantification of General Benefits 19
7.1 Summary 19
7.2 Detailed Analysis 19
8. Budget 22
8.1 Balances to Be Assessed 22
9. Assessment Rate Development 24
9.1 Assessment per Special Benefit Point 24
9.2 Assessor's Parcel Listing 25
9.3 Number of Years Assessments will be Levied 26
9.4 Method of Collection 26
9.5 Data for Annual Assessment Calculations 26
9.6 Appeals 26
10. District Management 28
10.1 Ocean Avenue Community Benefit District 28
10.2 Annual Report by the Association 28
10.3 Public Access 29
10.4 Governance 29
10.5 Dissolution 29
Appendix A. Boundary Map 31
Appendix B. Assessor's Parcel Listing 32
Appendix C. Engineer's Report 33

TABLE OF TABLES

Table 1. FY 2025/26 Estimated Costs 11
Table 2. 2026 Operating Budget 11
Table 3. Total Annual Maximum Assessment Revenue over 15 Years 12
Table 4. Cleaning and Maintenance Program Benefit Points by Land Use Type 15
Table 5. Streetscape Improvements and Beautification Program Benefit Points by Land Use Type 15
Table 6. Marketing and Economic Development Program Benefit Points by Land Use Type 16
Table 7. Ocean Avenue Area Population Walking Trips 19
Table 8. Non-Ocean Avenue Population Walking Trips 20
Table 9. Non-Ocean Avenue Business Related Walking Trips 20
Table 10. Non-Ocean Avenue Population and Non-Ocean Avenue Business-Related Walking Trips 20
Table 11. Peripheral Marketing Special Benefit Points 21
Table 12. FY 2025/26 Estimated Costs 22
Table 13. FY 2025/26 Balance to be Assessed - Cleaning and Maintenance Program 22
Table 14. FY 2025/26 Balance to be Assessed - Streetscape Improvements and Beautification Program 23
Table 15. FY 2025/26 Balance to be Assessed – Marketing and Economic Development Program 23
Table 16. FY 2025/26 Assessment per Cleaning Special Benefit Point 24
Table 17. FY 2025/26 Assessment per Streetscape Special Benefit Point 24
Table 18. FY 2025/26 Assessment per Marketing Special Benefit Point 24
Table 19. Cleaning and Maintenance Program FY 2025/26 Maximum Assessment Rates 25
Table 20. Streetscape Improvements and Beautification Program FY 2025/26 Maximum Assessment Rates 25
Table 21. Marketing and Economic Development Program FY 2025/26 Maximum Assessment Rates 25

1. Executive Summary

In 2010, property owners along Ocean Avenue, the San Francisco Board of Supervisors, and the Mayor approved the formation of the Ocean Avenue Community Benefit District ("Ocean Avenue CBD," "CBD," "District") for a fifteen-year period. Since then, the Ocean Avenue CBD has been providing services, above and beyond the City's baseline, to improve the everyday experience in the Ocean Avenue area by making the area cleaner and more inviting. In advance of the expiration of the CBD, the CBD's property owners will be asked to renew their commitment and to continue funding the core services provided by the Ocean Avenue CBD. The District is also considering expanding its boundaries. The Ocean Avenue CBD board of directors is asking these new property owners to join us, commit to funding the services provided by the District for their property and help make the Ocean Avenue commercial corridor a vibrant and welcoming neighborhood.

The full management plan details the process of continuing the services provided by the current owners' association, the non-profit Ocean Avenue Association ("Association"). The management plan also provides detail on the formula used in developing individual assessments and the services that will be provided to individual properties and the Ocean Avenue CBD as a whole.

1.1 Goals for the Future

The Ocean Avenue CBD board of directors looks forward to the renewed CBD and creating a more inviting and thriving neighborhood. One of the biggest challenges and most visible issues is maintaining cleanliness in the public realm.

The Ocean Avenue CBD's fundraising and advocacy priorities for the renewed CBD will be cleanliness and economic vitality. The CBD has a strong record in raising outside dollars to supplement property owners' assessment dollars.

1.2 Annual Total Budget and Assessments

The total proposed annual budget for Fiscal Year 2025/26 is $515,000. Assessment revenue of $479,581 will provide 93.12% of the annual operating budget. The CBD is mandated by law to raise the remaining portion of the annual budget through outside fundraising. These dollars are known as General Benefit dollars. The minimum amount of General Benefit dollars the renewed CBD is mandated to raise annually is 6.88% of the annual budget or $35,419. This is a minimum. The CBD has a strong history in being able to fundraise outside dollars through advocacy, grant writing, sponsorships, and donations. The Ocean Avenue CBD Board of Directors is committed to continuing strong fundraising initiatives.

1.3 Services to be Provided by the Renewed Ocean Avenue CBD

CLEANING AND MAINTENANCE PROGRAM

Sidewalk & Gutter Sweeping: sidewalks and gutters will be swept for litter, debris, and junk throughout the CBD. Paper signs, stickers, and taped or glued handbills on properties, utility boxes, poles, and other infrastructure will also be removed.

Pressure Washing: Pressure washing will be provided weekly on the sidewalks and in areas where requested within the CBD.

Graffiti Removal: Graffiti will be removed by painting, using solvent, and pressure washing within 48-72 hours on weekdays.

These services will be provided along Ocean Avenue, Geneva Avenue, certain areas of Frida Kahlo Way, Lee Avenue, as well as within the interior of City College Terminal (APN 3180 -194), within the CBD.

STREETSCAPE AND BEAUTIFICATION PROGRAM

Landscaping: The Association will maintain the plants and trees within the CBD. Ocean Avenue features several street trees and many sidewalk gardens.

Placemaking: To make Ocean Avenue walkable and attractive to visitors and residents, the Association will identify opportunities for placemaking and implement improvements where possible.

Beautification: The Association will support Ocean Avenue's public art by establishing murals, sculptures, lighting, and decorative landscaping throughout the CBD.

These services will be provided along Ocean Avenue, Geneva Avenue, certain areas of Frida Kahlo Way, and Lee Avenue, within the CBD.

MARKETING AND ECONOMIC DEVELOPMENT PROGRAM

The Marketing and Economic Development Program will increase awareness of the CBD and all of its programs. The program will assist in retaining and attracting new occupants as well as promoting commerce and economic activities within the CBD.

This program will provide one-on-one assistance with business owners in lease negotiation, compliance and permitting, and applying for the San Francisco Legacy Business Registry to ensure those businesses can thrive and grow with the community; offer referral and consultation for business planning, marketing assistance, financial projections and analysis, loan packaging, help with commercial acquisition, site identification, bookkeeping, budgeting, accounting, and retail merchandising.

These services will be provided throughout the CBD.

MANAGEMENT AND OPERATIONS

Administration includes daily oversight and operation of the CBD, adherence to the Management District Plan, and compliance with audit/reporting requirements. Administration also includes fundraising, building and managing relationships with the neighborhood association/groups, City agencies/departments and elected officials. The Association, representing the owners, and working closely with the merchants, routinely advocates for the interests of the community regarding City services and funding. The Association will continue to collaborate with the San Francisco Police Department and work with the community on safety programs. The Association may provide assistance to visitors and may provide ambassadors/guides that promote citizen efforts through assistance in crime prevention, wayfinding, and assisting homeless with social services information. This type of work will continue in the new, renewed CBD.

The assessments will also fund a contingency reserve that may be used to cover possible unforeseen future expenses and help to smooth out cash flows, which are affected by the timing of property owner payments. This category can also be used to support renewal expenses.

1.4 Ocean Avenue CBD Mission Statement

To provide services that improve the quality of life in the neighborhood, emphasizing clean, safe, beautiful streets. It also promotes the area's economic vitality, fosters Ocean Avenue's unique identity, and honors its diverse history.

1.5 Boundaries

The CBD is located in the southern area of the City and County of San Francisco ("City and County"). The CBD generally comprises those properties along Ocean Avenue from 19th Avenue in the west Junipero Serra Boulevard in the east; Ocean Avenue from Manor Drive in the west to I-280 in the east; Geneva Avenue from Ocean Avenue in the west to I-280 in the east; and a handful of other properties. A boundary map is provided in Appendix A of this report, which shows the specific properties to be included in the CBD.

1.6 Management District Plan Overview

The Management District Plan is the result of the work of property owners and merchants in the Ocean Avenue corridor. The Management District Plan includes a boundary, annual budget, assessment methodology, and district management guidelines.

2. District at a Glance

The City and County formed an assessment district in the Ocean Avenue area in FY 2010/11 with a 15-year term. Based on the success of the prior district, property owners have shown support to renew and expand the Ocean Avenue CBD, with adjustments to the assessment methodology and boundaries.

2.1 Services and Activities

The services and activities described in this Management District Plan include the provision of the Improvements, as further described in Section 4, herein.

2.2 Annual Total Budget and Assessments

The total proposed annual budget for Fiscal Year 2025/26 is $515,000. Anticipated assessment revenue of $479,581 will provide 93.12% of the annual operating budget. The remaining portion of the annual budget will be generated from sources other than assessments, such as City and County -contributions, fundraising, grants, donations, or other revenues.

Any surplus monies from the prior assessment district, as of December 31, 2025, to be carried over can only be used to benefit those properties within the prior assessment district. If this is not practical, such surplus monies will be refunded to property owners in the prior assessment district in proportion to how they were assessed in the prior assessment district.

The assessment calculation for each property utilizes a combination of land use, street front footage, building square footage, and lot square footage. Section 6 of this Management District Plan provides a more detailed procedure of the annual assessment calculation.

2.3 Term

If renewed, assessments would be levied and collected for 15 years (July 1, 2025, through June 30, 2040). Expenditure of those collected assessments can continue for up to six months after the end of the assessment collection period (December 31, 2040), at which point the Ocean Avenue CBD would sunset if not renewed.

3. Background

Cities can establish special assessment districts to provide a constant funding source for various improvements, maintenance, and activities that specially benefit properties within a defined geographical area. The improvements, maintenance, and activities can include providing enhanced cleaning and maintenance services, improving security, providing for marketing activities to promote and revitalize an area, and other programs found to benefit an area. The ongoing revenue stream for the improvements, maintenance, and activities comes from the annual assessments funded by properties within the special assessment district. The process by which special assessment districts are formed is outlined below.

3.1 What is a Community Benefit District ("CBD")?

A Community Benefit District is a geographic area in which the City levies special assessments, paid for by properties in the district, to fund additional services and other improvements that specially benefit those properties. The concept of CBDs is similar to that of a condo Home Owners Association (HOA), but for an entire neighborhood. Each parcel in the CBD boundary is assessed a fee for the services provided by the CBD. CBDs are also known as special assessment districts. Assessment revenue pays the costs of the improvements, maintenance, and activities provided to the properties in such areas. The assessment proposed here is subject to the substantive and procedural requirements described in Section 4, Article XIII D of the California Constitution ("Article XIII D"), as well as the Property and Business Improvement District Law of 1994, as augmented and modified by Article 15 of the San Francisco Business and Tax Regulations Code (collectively, the Property and Business Improvement District, "PBID Law").

In San Francisco, an association representing the assessed property owners usually helps to administer the CBD. The owners' association is a private, non-profit entity that is under contract with a city to administer or implement the services and activities specified in the management district plan. The owners' association makes recommendations to the Board of Supervisors on the expenditure of revenues derived from the levy of assessments. The owners' association shall also cause to be prepared a report of each fiscal year for which assessments are to be levied and collected. The Board of Supervisors must authorize the formation and establishment of a CBD and approve the contract with the owners' association.

3.2 Impact of CBDs in San Francisco

In 2022, the City and County conducted an analysis of Community Benefit Districts. The findings show that community benefit districts have played a significant role in the economic vitality of their neighborhood. Some of the findings were:

- CBD/BID-led analysis of their clean and safe programs enable more effective and impactful services. Those CBD/BIDs that assess the performance of their clean and safe services on a regular basis are able to optimize their services. This regular analysis of clean and safe work could also be shared with other CBD/BIDs, and in aggregate, demonstrate areas of strength or areas that lack the necessary resources to address San Francisco's community needs at-large.
- Perception and reality of cleanliness and safety in San Francisco is poor, and CBD/BIDs could be critical game-changers if deeper partnerships with the City and County of San Francisco are

enabled. As the City continues to introduce new programs, grant opportunities, and other solutions to address the real and perceived issues around cleanliness and safety (e.g., SF Travel Ambassadors, Shine On SF), the role of CBD/BIDs becomes more significant. These organizations have hyper-local competencies and should be key partners in these initiatives. When the gap in CBD/BID resources to address neighborhood-level needs is supplemented with City partnerships and resources, community stakeholders are better off.

- CBD/BIDs adapted immediately to small business needs at the onset of the COVID-19 pandemic and continue to serve as hyper¬ local resource hubs for businesses. CBD/BIDs were on the front line of the COVID-19 economic response for small businesses. As COVID-19 government support rolled out at the local, state, and national level, CBD/BIDs were present in the neighborhoods they served and made themselves available to businesses in need of technical and financial support.
- Economic development collaboration between neighboring CBD/BIDs is a growing practice. Multiple CBD/BIDs have boundaries that touch one neighborhood, and coordination between them is important to ensure that the business community understands what resources are available to them and how their area's challenges are being addressed by the greater CBD/BID community. Economic development program collaboration between CBD/BIDs could also supplement limited resources and staff capacities.
- Property value in CBD/BIDs has increased at a rate higher than the citywide average. Since 2017, the average percentage increase in property value for CBD/BID areas is 15% compared to the citywide average of 10%. Between 2017 and 2021, property value increased by 73% compared to the citywide increase during the same period, which was 46%.
- The City's Shared Spaces program and partnerships with CBD/BIDs have been successful and should continue. CBD/BIDs are a critical bridge between the Shared Spaces program and the businesses / property owners that are interested in pursuing placemaking projects. CBD/BIDs are well positioned to support their stakeholders at the neighborhood scale, optimizing the Shared Spaces program at a grassroots level by supporting individuals that may have hesitation or confusion around the permitting process.
- CBD/BIDs are an effective voice for the community and link stakeholders with City agencies. As advocates for their communities, CBD/BIDs can be impactful when they have staff support or other forms of support from the City. For example, CBD/BIDs have had great success with pedestrian safety projects when that support is in place, bringing traffic calming results to the communities they serve.
- CBD/BIDs are committed to continuing social services for their unhoused neighbors and stakeholders experiencing hardship in the public right-of-way. While serving in outreach and social service roles is a new performance area for CBD/BIDs in San Francisco, nearly all CBD/BID Executive Directors believe their direct services or partnerships with community-based organizations should continue. CBD/BID staff that work in the neighborhood on a daily basis often know where members of the community are at in terms of services needed because they speak with them so regularly. This knowledge has yet to be wholly harnessed in San Francisco's greater effort to bridge these community members with housing and other services. CBD/BIDs are continuing to navigate their roles in the greater realm of social and human impact while remaining compassionate and committed to finding the right way to be supportive to neighbors in need.

- CBD/BIDs have maintained financial stability, despite the economic impact of COVID-19. In 2020, the CBD/BID program's actual assessment revenue ($30,323,485.06) exceeded budgeted revenue ($25,954,855.58). The financial stability of CBD/BIDs is one of the reasons they are so often successful in their communities. Stability and consistency of the programs and services provides a foundation of support that holds up a neighborhood when times are tough. Also of note, when the pandemic hit, many CBD/BIDs estimated that there would be slow or no payment of assessments. However, they found that not to be the case, which may account for the slight difference in budgeted assessment revenue over actual assessment revenue.

3.3 Establishing a CBD

The PBID Law or 1994 Act, provides the legal framework for establishing a CBD or a PBID. As part of the formation proceedings, proponents prepare a Management District Plan in accordance with PBID Law. The Management District Plan must contain, but is not limited to, the following required elements:

- A map of the district in sufficient detail to locate each parcel of property within the district;
- The name of the proposed district;
- A description of the boundaries of the district, including the boundaries of any benefit zones, proposed for the establishment or extension of the district in a manner sufficient to identify the lands included. The boundaries of a proposed district shall not overlap with the boundaries of another existing district created pursuant to the PBID Law. The PBID Law does not prohibit the boundaries of a district created pursuant to the PBID Law to overlap with other assessment districts established pursuant to other provisions of law including, but not limited to, the Parking and Business Improvement Area Law of 1989;
- The improvements and activities proposed for each year of operation of the district and the maximum cost thereof;
- The total annual amount proposed to be expended for improvements, maintenance and operations;
- The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property owner to calculate the amount of the assessment to be levied against his or her property;
- The time and manner of collecting the assessments;
- The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 15 years;
- The proposed time for implementation and completion of the management district plan;
- Any proposed rules and regulations to be applicable to the district.
- A list of the properties to be assessed, including assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property, in proportion to the benefit received by the property, to defray the cost thereof, including operation and maintenance;
- Any other item or matter required to be incorporated therein by the Board of Supervisors.

3.4 CBD Name Designation

The name designation of this proposed CBD is the “Ocean Avenue Community Benefit District” (the “Ocean Avenue CBD”)

3.5 Timeline for Implementation and Completion of the Ocean Avenue CBD

Petitions to renew the CBD will be mailed to property owners in January 2025. Upon the submission of written petitions, signed by property owners in the proposed district who will pay more than 30 percent of the assessments proposed to be levied, the Board of Supervisors may initiate proceedings to form the CBD by the adoption of a resolution expressing its intention to form the CBD. The resolution of intention will set the date for a public hearing on the establishment of the CBD. Assessment ballots will be mailed to each property owner proposed to be assessed at least 45-days prior to the public hearing date. If there is a majority protest against the imposition of the new assessment, the Board of Supervisors shall not impose the assessment. A majority protest exists if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

The renewed Ocean Avenue CBD assessments will be effective beginning July 1, 2025, and ending June 30, 2040; operations will begin January 1, 2026, and end December 31, 2040.

4. Improvements

The proposed CBD will fund the following services and activities (the "Improvements"):

- Cleaning and Maintenance Program
- Streetscape Improvements and Beautification Program
- Marketing and Economic Development Program
- Management and Operations

The Improvements to be funded are those currently desired by CBD stakeholders and believed to be of benefit to properties within the CBD. Every effort will be made to provide the services and activities according to the estimates provided. Below is a description of the anticipated Improvements for the first year of the CBD.

4.1 Cleaning and Maintenance Program

Sidewalk & Gutter Sweeping: sidewalks and gutters will be swept for litter, debris, and junk throughout the CBD. Paper signs, stickers, and taped or glued handbills on properties, utility boxes, poles, and other infrastructure will also be removed.

Pressure Washing: Pressure washing will be provided weekly on the sidewalks and in areas where requested within the CBD.

Graffiti Removal: Graffiti will be removed by painting, using solvent, and pressure washing within 48-72 hours on weekdays.

These services will be provided along Ocean Avenue, Geneva Avenue, certain areas of Frida Kahlo Way, Lee Avenue, as well as within the interior of City College Terminal (APN 3180 -194), within the CBD. Refer to the Appendix for a map showing the areas provided services under the Cleaning and Maintenance Program.

4.2 Streetscape Improvements and Beautification Program

Landscaping: The Association will maintain the plants and trees within the CBD. Ocean Avenue features several street trees and many sidewalk gardens.

Placemaking: To make Ocean Avenue walkable and attractive to visitors and residents, the Association will identify opportunities for placemaking and implement improvements where possible.

Beautification: The Association will support Ocean Avenue's public art by establishing murals, sculptures, lighting, and decorative landscaping throughout the CBD.

These services will be provided along Ocean Avenue, Geneva Avenue, certain areas of Frida Kahlo Way, and Lee Avenue, within the CBD. Refer to the Appendix for a map showing the areas provided services under the Streetscape Improvements and Beautification Program.

4.3 Marketing and Economic Development Program

The Marketing and Economic Development Program will increase awareness of the CBD and all of its programs. The program will assist in retaining and attracting new occupants as well as promoting commerce and economic activities within the CBD.

This program will provide one-on-one assistance with business owners in lease negotiation, compliance and permitting, and applying for the San Francisco Legacy Business Registry to ensure those businesses can thrive and grow with the community; offer referral and consultation for business planning, marketing assistance, financial projections and analysis, loan packaging, help with commercial acquisition, site identification, bookkeeping, budgeting, accounting, and retail merchandising.

These services will be provided throughout the CBD.

4.4 Management and Operations

Management and operations includes daily oversight and operation of the CBD, adherence to the Management District Plan, and compliance with audit/reporting requirements. Management and operations also includes fundraising, building and managing relationships with the neighborhood association/groups, city agencies/departments and elected officials. The Association, representing the owners, and working closely with the merchants, routinely advocates for the interests of the community regarding city services and funding. The Association will continue to collaborate with the San Francisco Police Department and work with the community on safety programs. The Association may provide assistance to visitors and may provide ambassadors/guides that promote citizen efforts through assistance in crime prevention, wayfinding, and assisting homeless with social services information. This type of work will continue in the new, renewed CBD.

The assessments will also fund a contingency reserve that may be used to cover possible unforeseen future expenses and help to smooth out cash flows, which are affected by the timing of property owner payments. This category can also be used to support renewal expenses.

5. Annual Amount to be Collected and Expended

Table 1 is a summary of the estimated annual costs to fund the Improvements for Fiscal Year 2025/26; Table 2 details how the 2026 operating budget will be funded.

Table 1. FY 2025/26 Estimated Costs

Budget Items	FY 2025/26 Estimated Budget
Cleaning & Maintenance Program	$200,850
Streetscape Improvements and Beautification Program	139,050
Marketing & Economic Development Program	113,300
Management and Operations	61,800
Total Budget	**$515,000**

Table 2. 2026 Operating Budget

Description	Amount
Assessment Revenue	$479,581
Contributions for General Benefit Portion	35,419
Total Estimated Costs (2025/26)	**$515,000**

Each year, beginning with FY 2026/27, the Association may increase maximum assessment rates by up to 5% per year, or by the change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco-Oakland-Hayward area for February, whichever is less. If, in the future, the Bureau of Labor Statistics discontinues or alters the CPI-U, the City and County Office of Economic Workforce Development ("OEWD") shall select a comparable index as a replacement. In no event shall the maximum assessment rates decrease. The assessment shall be levied at rates necessary to generate sufficient revenue to meet the estimated costs to fund the Improvements, as long as the actual assessment rates do not exceed the maximum assessment rates for that fiscal year.

Based upon a maximum possible annual assessment increase of 5%, beginning July 1, 2026, the total annual maximum assessment revenue each year for each of the 15-years is described in the following table:

Table 3. Total Annual Maximum Assessment Revenue over 15 Years

Year	Fiscal Year	Total Maximum Annual Assessment Revenue [1]
1	2025/26	$ 479,581
2	2026/27	503,560
3	2027/28	528,738
4	2028/29	555,175
5	2029/30	582,934
6	2030/31	612,081
7	2031/32	642,685
8	2032/33	674,819
9	2033/34	708,560
10	2034/35	743,988
11	2035/36	781,187
12	2036/37	820,247
13	2037/38	861,259
14	2038/39	904,322
15	2039/40	949,538
	Total	**$10,348,673**

(1) Based upon assigned Special Benefit Points for FY 2025/26. Property characteristics may change from year-to-year, which can affect the calculation of Special Benefit Points in future years. If the total Special Benefit Points increase in future years due to development, land use classifications changes, etc., the maximum assessment revenue may increase accordingly.

6. Method of Assessment

6.1 Parcel Characteristics

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Lot square footage
- Building square footage
- Linear frontage
- Cleaning Frontage (Cleaning & Maintenance Program)
- Streetscape Frontage (Streetscape Improvements and Beautification Program)

Parcels of the same land use type will experience different degrees of special benefit in relation to differences in their lot size, building size, and linear frontage. For example, a parcel with a large building and/or high linear frontages will generally experience greater special benefit than a parcel with a small building and/or low linear frontages. Therefore, these parcel characteristics are appropriate factors for determining proportional special benefit.

6.2 Land Use Types

In addition to lot size, building size, and linear frontage, a parcel's land use type will also affect the special benefits received. Following the calculation of each parcel characteristic factor, Land Use Factors were assigned. These factors correspond to the special benefits described in Section 5.

Each parcel within the proposed CBD is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use types within the proposed CBD.

Commercial Property land use types include parcels used for commercial purposes including, but not limited to, retail, restaurants, parking lots, parking garages, hotels/motels, and hospitals; parcels used as administrative workplaces, such as office buildings; and undeveloped property appurtenant to such property described herein.

Residential Property (5+ Units) land use types include parcels with multi-dwelling buildings with five-or-more residential units; and undeveloped property appurtenant to such property described herein.

Residential Property (<5 Units) land use types include parcels with buildings up to four dwelling units (such as single-family dwellings, individual condominium units, duplexes, triplexes, and fourplexes); and undeveloped property appurtenant to such property described herein.

Public/Utility/Non-Profit Property land use types include parcels owned by public agencies, utility companies, or parcels used for humanitarian assistance, faith-based meetings, or benevolent social organization meetings, and are operated by non-profit entities; and undeveloped property appurtenant to such property described herein. If a parcel has a building with at least 80% of the building square footage leased to a non-profit entity, the owner of such property may petition the Association to be classified in the Public/Utility/Non-Profit Property category**.**

As described below, some special benefits are conferred upon all land use types, and others are conferred only upon certain land use types.

ASSIGNING AESTHETIC BENEFIT POINTS

Cleaning and Maintenance Program

The aesthetic benefits conferred by the Cleaning and Maintenance Program will be enjoyed by all assessable land use types. The benefit of visual appeal is not restricted to any particular land use. A more attractive public environment can be enjoyed by all parcels irrespective of land use type. Accordingly, each assessable land use type will be assigned one Aesthetic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Cleaning and Maintenance Program.

Streetscape Improvements and Beautification Program

The aesthetic benefits conferred by the Streetscape Improvements and Beautification Program will be enjoyed by all assessable land use types. The benefit of visual appeal is not restricted to any particular land use. A more attractive public environment can be enjoyed by all parcels irrespective of land use type. Accordingly, each assessable land use type will be assigned one Aesthetic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Streetscape Improvements and Beautification Program.

ASSIGNING ECONOMIC BENEFIT POINTS

Cleaning and Maintenance Program, Streetscape Improvements and Beautification Program, and Marketing and Economic Development Program

The Improvements are designed to engage customers, patrons, occupants, and visitors by attracting them to the area, encouraging them to stay longer, and creating an enjoyable experience such that they wish to return and convey a positive message about the area through referral.

Those land use types interested in attracting customers benefit from increased revenues. The proposed services will create a more aesthetically pleasing environment, which has been shown to "*increase consumer's intentions to spend money*" (Vilnai-Yavetz 2010). In addition, the OEWD, in its 2012 report "Impact Analysis of San Francisco's Property & Business Improvement Districts (CBDs/BIDs)" ("CBD Analysis") found that during the recession of 2007 to 2009, CBDs "*saw less significant reductions in sales tax revenues*" than other areas of the City and County.

Those land use types interested in attracting occupants benefit from improved economics and lower vacancy rates. The OEWD, in its CBD Analysis, found that CBDs "*maintained lower commercial vacancy rates than what was experienced across San Francisco*" during the recession of 2007 to 2009.

Those land use types interested in attracting customers, patrons and visitors benefit from the CBD being marketed and promoted as a cultural and entertainment destination. This marketing and promotion is designed to increase awareness of the area and highlight events and performances with the ultimate goal of bringing more potential patrons and visitors to the area.

Therefore, all land use types engaged in activities that are concerned with the experience of customers, occupants, patrons, and visitors will receive economic benefit from the cleaning services, landscaping services, and the marketing activities. Appropriately, parcels designated as Commercial Property will be

assigned one Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Cleaning and Maintenance Program, one Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Streetscape Improvements and Beautification Program, and one Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Marketing and Economic Development Program.

Residential Property (5+ Units) are not as concerned with day-to-day customers as Commercial Property, though they still rely heavily on attracting and keeping occupants/residents. Thus, Residential Property (5+ Units) will receive only one-half Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Cleaning and Maintenance Program, one-half Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Streetscape Improvements and Beautification Program, and one-half Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Marketing and Economic Development Program.

Based on Association-staff's knowledge of the Ocean Avenue area, residential properties in the CBD with less than five units, including those with condominium units, are typically less concerned with attracting customers and occupants. These types of properties are generally owner-occupied as primary residences or as second residences. As such, no Economic Benefit Points will be assigned to this land use type.

Public/Utility/Non-Profit Property are typically not concerned with attracting customers and occupants, and, as such, no Economic Benefit Points will be assigned to this land use type.

BENEFIT POINT ASSIGNMENT SUMMARY

The tables below summarize the Benefit Point assignments for each Land Use Type for each of the three programs described in Section 3.

Table 4. Cleaning and Maintenance Program Benefit Points by Land Use Type

Land Use Type	Aesthetic BP	Economic BP	Total Cleaning BP
Commercial	1.00	1.00	2.00
Residential 5+ Units	1.00	0.50	1.50
Residential <5 Units	1.00	0.00	1.00
Public/Utility/Non-Profit	1.00	0.00	1.00

Table 5. Streetscape Improvements and Beautification Program Benefit Points by Land Use Type

Land Use Type	Aesthetic BP	Economic BP	Total Streetscape BP
Commercial	1.00	1.00	2.00
Residential 5+ Units	1.00	0.50	1.50
Residential <5 Units	1.00	0.00	1.00
Public/Utility/Non-Profit	1.00	0.00	1.00

Table 6. Marketing and Economic Development Program Benefit Points by Land Use Type

Land Use Type	Economic BP	Total Marketing BP
Commercial	1.00	1.00
Residential 5+ Units	0.50	0.50
Residential <5 Units	0.00	0.00
Public/Utility/Non-Profit	0.00	0.00

6.3 Total Special Benefit Points for Each Program

The calculation of Special Benefit Points for each parcel for each of the three programs described in Section 3 takes into account each component analyzed and described above, Parcel Characteristics and Land Use.

Cleaning and Maintenance Program

The formula for determining each parcel's Cleaning Special Benefit Points for the Cleaning and Maintenance Program is as follows:

Total Cleaning Benefit Points	X	Cleaning Frontage	=	Cleaning Special Benefit Points

The Cleaning Special Benefit Points were computed for each parcel in the proposed CBD and summed. Based on the most current data available at the time of writing this report, the sum of the Cleaning Special Benefit Points for the entire CBD is 17,859.94. This total was used to determine the 2025/26 Assessment per Cleaning Special Benefit Point shown in Section 9.

Streetscape Improvements and Beautification Program

The formula for determining each parcel's Streetscape Special Benefit Points for the Streetscape Improvements and Beautification Program is as follows:

Total Streetscape Benefit Points	X	Streetscape Frontage	=	Streetscape Special Benefit Points

The Streetscape Special Benefit Points were computed for each parcel in the proposed CBD and summed. Based on the most current data available at the time of writing this report, the sum of the Streetscape Special Benefit Points for the entire CBD is 17,519.94. This total was used to determine the 2025/26 Assessment per Streetscape Special Benefit Point shown in Section 9.

Marketing and Economic Development Program

The formula for determining each parcel's Marketing Special Benefit Points for the Marketing and Economic Development Program is as follows:

Total Marketing Benefit Points	X	Lot Area + Building Area	=	Marketing Special Benefit Points

The Marketing Special Benefit Points were computed for each parcel in the proposed CBD and summed. Based on the most current data available at the time of writing this report, the sum of the Marketing Special Benefit Points for the entire CBD is 1,261,002.90. This total was used to determine the 2025/26 Assessment per Marketing Special Benefit Point shown in Section 9.

6.4 Special Considerations

PUBLICLY OWNED PARCELS

Any publicly owned parcels that benefit from the services and activities cannot be exempt from the assessment. The special benefits accruing to these types of parcels must be determined using the same kind of formulas and benefit point assignment as applied to privately owned parcels. This requirement is clearly conveyed in Proposition 218, which states in part, "... *Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit*." Publicly owned parcels have been categorized and assigned special benefit points using the same methodology as privately owned parcels, as previously described.

PARCELS WITH MULTIPLE LAND USES

Parcels in the CBD may have multiple land uses and could be categorized as having more than one of the identified land use types. If the Association is made aware of a parcel with more than one land use type, the following shall apply:

If there are multiple land use types on one parcel, but those land use types all have the same assessment rates, the Association shall select the most appropriate land use type designation and levy the applicable assessment rates.

If there are multiple land use types on one parcel, and those land use types have different assessment rates, the Association shall attempt to separate out the land use types by actual building square footage. The Association shall then pro-rate the total underlying lot square footage and frontage feet in proportion to the building square footage assigned to each land use type. After each land use type is assigned lot square feet, building square feet and frontage feet, the Association shall calculate the applicable assessment upon each respective land use type.

> For example, if a parcel has both commercial and residential uses, and the commercial portion represents 40% of the total building square footage, and the residential portion represents 60% of the total building square footage, the underlying lot's front frontage and lot square footage shall be assigned 40% to the commercial portion and 60% to the residential portion. Those characteristics assigned to the commercial portion shall be used to calculate an assessment at the Commercial rates, and those characteristics assigned to the residential land use shall be used to calculate the remaining portion of the assessment at either the Residential 5+ Units rates or the Residential <5 Units rates.

If there are multiple land use types on one parcel, and those land use types have different assessment rates, but data sufficient to delineate the building square footages is not available, the Association shall choose the most appropriate land use type, and the assessment shall be calculated according to those rates.

PARCELS SHARING A COMMON LOT

Some parcels in the CBD share a common lot, such as, but not limited to, condominium developments, including condominium projects with both residential parcels and commercial parcels on a common lot. The allocation of parcel characteristics (front frontage and lot area) for these parcels will be treated similarly to the allocation of parcel characteristics for parcels with multiple land uses, as described above, by using each parcel's proportion of the total building square footage on the lot to allocate lot area and frontage feet to each parcel.

The Association shall pro-rate the total underlying lot square footage and front footage to each parcel using the proportion of each parcel's building square footage relative to the total building square footage of all parcels sharing the common lot. After each parcel is assigned lot square feet, building square feet, frontage feet, land use type, and Zone of Benefit, the Association shall calculate the applicable assessment upon each parcel.

7. Separation & Quantification of General Benefits

Only special benefits are assessable and in order to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits. We rely on a "multi-perspective average approach" (MPAA), which entails analyzing the general benefits in totality by taking an average across multiple perspectives, to account for the overlap across services and to ensure that any single approach does not dominate the Ocean Avenue CBD's general benefit percentage.

7.1 Summary

As detailed below, it is estimated the Cleaning and Maintenance Program and Streetscape Improvements and Beautification Program will each confer 3.41% general benefit; and the Marketing and Economic Development Program will confer 13.96% general benefit.

7.2 Detailed Analysis

The subsections below provide the detailed analysis of two approaches to quantifying general benefits.

Cleaning and Maintenance Program and Streetscape Improvements and Beautification Program

PEDESTRIAN TRAFFIC APPROACH

People walk for a variety of reasons, whether the reason is to commute to work, run errands, shop, leisure activities, fitness, or some other purpose. To enhance the overall walking experience, pedestrians will seek out and utilize sidewalk facilities that provide a safe place to walk as well as an environment that provides a certain amount of visual interest. The Summary of Travel Trends, 2022 National Household Travel Survey (NHTS) prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2022) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking, or some other means of transportation. This study showed that approximately 6.90% of daily person trips occur by walking.

Applying the NTHC data of 6.90% of daily person trips attributable to walking to the population of the Ocean Avenue area results in 1,596 population-walking trips. The table below provides the estimated population-walking trips within Ocean Avenue area:

Table 7. Ocean Avenue Area Population Walking Trips

Area	Population	Population-Walking Trips
Ocean Ave area [1]	23,134	1,596

(1) Within a quarter mile walking distance from an intersection within the CBD.

To further identify the non-CBD population-walking trips within the Ocean Ave area, the population residing within the CBD needs to be quantified and excluded from the total population-walking trips figure of 1,596. According to statistics compiled by American Community Survey, ESRI, and the Bureau of Labor Statistics, 1,812 people reside within the CBD boundaries. Applying the NTHC data of 6.90% of daily person trips attributable to walking to the CBD population results in 125 population-walking trips.

Therefore, the adjusted total surrounding neighborhood area population-walking trips related to property located outside of the CBD boundaries is 1,471.

Table 8. Non-Ocean Avenue Population Walking Trips

Area	Population	Population-Walking Trips
Ocean Ave area	23,134	1,596
Less CBD Population	(1,812)	(125)
Non-CBD Totals:	**21,322**	**1,471**

However, in order to obtain a better picture of the overall level of general benefit provided by the CBD improvements, maintenance, and activities, only those population-walking trips related to persons outside of the CBD's boundaries that access property within the CBD for purposes not related to CBD property will be considered.

According to the Urban Area data extracted from the 2022 NHTS database, of the annual 17,390 (in millions) total person trips made using walking as the primary mode of transportation (FHWA, 2022), 49.40% of the trips were identified as social, recreational, and other activities not related to property within the boundaries of the CBD.

Table 9. Non-Ocean Avenue Business Related Walking Trips

Trip Purpose	Number of Walking Trips (in millions)
Social/Recreational	45.72%
Other	3.68%
Total	**49.40%**

Applying this percentage of non-CBD related activity to the non-CBD population-walking trips of 1,471, it is estimated that 727 population-walking trips are related to general benefit activity.

Table 10. Non-Ocean Avenue Population and Non-Ocean Avenue Business-Related Walking Trips

Description	Population
Non-CBD population-walking trips	1,471
% of NHTS study trips representing activities outside of the CBD	49.40%
Non-CBD population-walking trips	727

The number of population-walking trips related to general benefit activities represents 3.41% of the total non-CBD area population of 21,322 (all trips), previously identified above, and is therefore considered to be general benefit conferred on parcels with frontage that benefit from the Cleaning and Maintenance and Streetscape Improvements and Beautification programs.

PERIPHERAL PARCELS

One approach is to define general benefit as the benefit that accrues to properties on the periphery of the CBD. Parcels within one-quarter mile from an intersection within the CBD are referred to as peripheral parcels. In order to estimate the general benefits accruing to these peripheral parcels, those parcels on the periphery with Commercial or Residential 5+ Units Land Use Types were assigned Marketing Special Benefit Points as if they were within the CBD using the methodology described in Section 6.3, and discounted by 25% to account for the fact that they are not directly provided services by the CBD. These peripheral Marketing Special Benefit Points were then compared to the actual Marketing Special Benefit Points within the CBD to derive a general benefit percentage for the Marketing and Economic Development Program.

Table 11. Peripheral Marketing Special Benefit Points

Area	Marketing Special Benefit Points	Percentage of Marketing Special Benefit Points
CBD	1,261,002.90	86.04%
Periphery	204,578.63	13.96%
Total	**1,465,581.53**	**100.00%**

Therefore, the estimated general benefit percentage resulting from the Marketing and Economic Development Program is 13.96%.

8. Budget

The following table is a summary of the estimated annual costs to fund the Improvements for Fiscal Year 2025/26:

Table 12. FY 2025/26 Estimated Costs

Budget Items	FY 2025/26 Estimated Budget
Cleaning & Maintenance Program	$200,850
Streetscape Improvements and Beautification Program	139,050
Marketing & Economic Development Program	113,300
Management and Operations	61,800
Total Budget	**$515,000**

8.1 Balances to Be Assessed

The total amount to be assessed upon the specially benefitting parcels is the total cost of each of the three programs, as detailed above, less the portion attributable to General Benefit as detailed in the Separation and Quantification of General Benefits section.

Cleaning and Maintenance Program

The calculation of the balance to be assessed for the Cleaning and Maintenance Program is shown below:

Table 13. FY 2025/26 Balance to be Assessed - Cleaning and Maintenance Program

Description	Amount
Total Estimated Costs (2025/26)	$200,850
Allocation for Management and Operations [1]	27,389
Less General Benefit Portion (3.41%)	(6,846)
Less Reduction for Change in Land Use Type for APN 3180 -05[1]	(1,931)
Balance to Be Assessed	**$219,461**

(1) Based on the proportion of overall budget.

Each year as property is developed or with annual increases due to inflation, the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 3.41% in future years. At no time does this imply that additional fundraising, above the general benefit level of 3.41% is prohibited. In fact, additional fundraising is encouraged.

[1] *Related to the change in classification during the petition process of APN 3180 -005 (1100 Ocean Avenue) from Residential Property (5+ Units) to Public/Utility/Non-Profit Property.*

Streetscape Improvements and Beautification Program

The calculation of the balance to be assessed for the Streetscape Improvements and Beautification Program is shown below:

Table 14. FY 2025/26 Balance to be Assessed - Streetscape Improvements and Beautification Program

Description	Amount
Total Estimated Costs (2025/26)	$139,050
Allocation for Management and Operations [1]	18,961
Less General Benefit Portion (3.41%)	(4,739)
Less Reduction for Change in Land Use Type for APN 3180 -05[2]	(1,363)
Balance to Be Assessed	**$151,909**

(1) Based on the proportion of overall budget.

Each year as property is developed or with annual increases due to inflation, the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 3.41% in future years. At no time does this imply that additional fundraising, above the general benefit level of 3.41% is prohibited. In fact, additional fundraising is encouraged.

Marketing and Economic Development Program

The calculation of the balance to be assessed for the Marketing and Economic Development Program is shown below:

Table 15. FY 2025/26 Balance to be Assessed – Marketing and Economic Development Program

Description	Amount
Total Estimated Costs (2025/26)	$113,300
Allocation for Management and Operations [1]	15,450
Less General Benefit Portion (13.96%)	(15,815)
Less Reduction for Change in Land Use Type for APN 3180 -05[3]	(4,724)
Balance to Be Assessed	**$108,211**

(1) Based on the proportion of overall budget.

Each year as property is developed or with annual increases due to inflation, the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 13.96% in future years. At no time does this imply that additional fundraising, above the general benefit level of 13.96% is prohibited. In fact, additional fundraising is encouraged.

[2] *Related to the change in classification during the petition process of APN 3180 -005 (1100 Ocean Avenue) from Residential Property (5+ Units) to Public/Utility/Non-Profit Property.*

[3] *Related to the change in classification during the petition process of APN 3180 -005 (1100 Ocean Avenue) from Residential Property (5+ Units) to Public/Utility/Non-Profit Property.*

9. Assessment Rate Development

9.1 Assessment per Special Benefit Point

The Assessments per Special Benefit Point were determined by dividing the Balances to Be Assessed (from Section 8.1) by the 2025/26 Total CBD Special Benefit Points for each of the three programs (from Section 6.3).

Cleaning and Maintenance Program

The calculation of the 2025/26 Assessment per Cleaning Special Benefit Point is shown below:

Table 16. FY 2025/26 Assessment per Cleaning Special Benefit Point

Description	Amount
Balance to Be Assessed Cleaning and Maintenance Program	$219,461
Total CBD Cleaning Special Benefit Points	17,859.94
Assessment per Cleaning Special Benefit Point (2025/26)	**$12.28790**

Streetscape Improvements and Beautification Program

The calculation of the 2025/26 Assessment per Streetscape Special Benefit Point is shown below:

Table 17. FY 2025/26 Assessment per Streetscape Special Benefit Point

Description	Amount
Balance to Be Assessed Streetscape Improvements and Beautification Program	$151,909
Total CBD Streetscape Special Benefit Points	17,519.94
Assessment per Streetscape Special Benefit Point (2025/26)	**$8.67063**

Marketing and Economic Development Program

The calculation of the 2025/26 Assessment per Marketing Special Benefit Point is shown below:

Table 18. FY 2025/26 Assessment per Marketing Special Benefit Point

Description	Amount
Balance to Be Assessed Marketing and Economic Development Program	$108,211
Total CBD Streetscape Special Benefit Points	1,261,002.90
Assessment per Marketing Special Benefit Point (2025/26)	**$0.08581**

The Assessments per Special Benefit Point computed above were used to determine the 2025/26 assessment rates per parcel characteristic shown in Section 4.1 as well as in Section 9.2. Future changes to a parcel's characteristics (lot, building, frontage, and land use) will cause changes in the assessment amount. The assessment amounts for any given year will be the product of each parcel's characteristics and the CBD budget in effect for such fiscal year.

Development within the CBD that increases the overall building square footage, for example, will lead to increased assessment revenue, even if assessment rates are not increased. Future agreements with the

Association to provide additional cleaning and maintenance along frontages not currently factored into the assessment will also lead to increased assessment revenue, even if assessment rates are not increased.

To assist property owners understand how they would be assessed, we calculate the amount that would be assessed on each parcel, broken down by each of the parcel characteristics discussed in this report.

The final, summarized results of these calculations are shown below as well as in Section 4.1. The rates below represent the maximum assessment rates for Fiscal Year 2025/26. These rates are subject to annual increase, as described in Section 4.2.

Table 19. Cleaning and Maintenance Program FY 2025/26 Maximum Assessment Rates

Land Use Type [1]	Assessment Rate per Cleaning Frontage Ft
Commercial	$ 24.57581
Residential 5+ Units	18.43186
Residential <5 Units	12.28790
Public/Utility/Non-Profit	12.28790

(1) Land use types are defined in Section 6.2

Table 20. Streetscape Improvements and Beautification Program FY 2025/26 Maximum Assessment Rates

Land Use Type [1]	Assessment Rate per Streetscape Frontage Ft
Commercial	$ 17.34127
Residential 5+ Units	13.00595
Residential <5 Units	8.67063
Public/Utility/Non-Profit	8.67063

(1) Land use types are defined in Section 6.2

Table 21. Marketing and Economic Development Program FY 2025/26 Maximum Assessment Rates

Land Use Type [1]	Assessment Rate per Lot SF + Building SF
Commercial	$ 0.08581
Residential 5+ Units	0.04291
Residential <5 Units	0.00000
Public/Utility/Non-Profit	0.00000

(1) Land use types are defined in Section 6.2

9.2 Assessor's Parcel Listing

Appendix B provides a listing of all of the Assessor's Parcels within the CBD, including Site Address, Land Use Classification, Cleaning Front Footage, Streetscape Front Footage, Building Square Footage, Lot Square Footage, Special Benefit Points, and Fiscal Year 2025/26 Assessments.

9.3 Number of Years Assessments will be Levied

The proposed term for the Ocean Avenue CBD is 15-years. The assessment will be effective July 1, 2025, to fund services through June 30, 2040 (Fiscal Year 2025/26 through Fiscal Year 2039/40). Expenditure of collected assessments may continue for up to six months after June 30, 2040, if the Ocean Avenue CBD is not renewed. In order to authorize the levy and collection of assessments after Fiscal Year 2039/40, the City and CBD will need to go through the renewal process pursuant to the PBID Law.

9.4 Method of Collection

The assessments will be collected annually on the County Treasurer & Tax Collector's (the "Treasurer") secured property tax roll. The assessments will be subject to the Treasurer's assigned due dates and late penalties. However, the City may choose to collect the assessments in an alternative manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City and County.

9.5 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the Association, or its designee, shall determine the land use type for each parcel based on the City and County Assessor's use code or other appropriate supplementary information. The parcel characteristics of lot square footage and building square footage shall similarly be based on the City and County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources, such as GIS data for lot square footage or other research for building square footage. The frontages of each parcel shall be determined by reference to City and County Assessor's parcel maps or, if necessary, to GIS data.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type, building square footage, and/or frontages.

9.6 Appeals

If a property owner believes the data used to calculate their assessment is inaccurate or that the identified land use type is incorrect, the property owner may submit, in writing, a request for review to the Association. The property owner shall provide documentation needed to support the request for review. The Association shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process. The property owner should continue to pay all amounts owed according to the City and County's due dates.

If the review results in changes to any parcel characteristics used to compute the assessment, the Association shall recalculate the assessment. When recalculating the assessments, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment is less than the amount submitted to the City and County on the secured property tax roll, the difference shall be credited back to the property owner. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the City and County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the Association.

For example, if a request for review is submitted to the Association during Fiscal Year 2026/27, the Fiscal Year 2026/27 and 2025/26 assessments will be reviewed. The property owner's credit shall be limited to any difference calculated for Fiscal Year 2026/27 (the current fiscal year) and Fiscal Year 2025/26 (the prior fiscal year).

The credit may be provided in the form of a check to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the City and County on the secured property tax roll, the Association shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

If a property owner is dissatisfied with the Association's decision on their appeal, the property owner may appeal the matter further to the City and County (OEWD), who shall make a conclusive determination and whose decision shall be final.

10. District Management

10.1 Ocean Avenue Community Benefit District

The Ocean Avenue CBD is a non-profit organization whose membership consists of the parcel owners assessed under the District, and is the "owners' association" as outlined in PBID Law. The Ocean Avenue CBD will administer the assessment through an agreement with the City.

10.2 Annual Report by the Association

The Ocean Avenue CBD shall make a recommendation to the Board of Supervisors on the expenditure of revenues derived from the levy of assessments.

The Ocean Avenue CBD will recommend members to serve on the board. Board membership will be designed to equitably represent all stakeholders and areas of the District. Stakeholders shall develop an equitable board of directors structure, which represents residential parcel owners, as well as commercial property owners of various sizes.

Each year, the Ocean Avenue CBD shall prepare a report for each fiscal year, except the first year, for which assessments are levied and collected to pay the costs of the services and activities described in the report. Each annual report must be filed with the Clerk of the Board of Supervisors, per the PBID Law; each report shall contain all of the following information:

1. any proposed changes in the district boundaries or any benefit zones or any classification of property within the district;
2. the improvements and activities to be provided for that fiscal year;
3. an estimate of the cost of providing the improvements and the activities for that fiscal year;
4. the method and basis of levying the assessment in sufficient detail to allow each real property owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property for that fiscal year;
5. the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
6. the amount of any contributions to be made from sources other than assessments levied.

The Board of Supervisors may approve the annual report as filed by the Ocean Avenue CBD or may modify any particulars contained in the report and approve it as modified. Based on the potential resulting impact to an assessment levy, any changes to the improvements, services, and/or activities may require Board of Supervisors approval.

10.3 Public Access

The Ocean Avenue CBD is required to comply with specified state open meeting and public records laws, the Ralph M. Brown Act (the "Brown Act"), commencing with Section 54950 of the Government Code, and the California Public Records Act, commencing with Section 6250 of the Government Code. Brown Act compliance is required when Ocean Avenue CBD business is heard, discussed, or deliberated, and the California Public Records Act compliance is required for all documents relating to Ocean Avenue CBD business.

10.4 Governance

The Ocean Avenue CBD may establish rules for its meetings and internal operations, such as the following:

- Following the formation of the Ocean Avenue CBD, the Ocean Avenue CBD may consider developing a policy for competitive bidding as it pertains to contracted services for the Ocean Avenue CBD. The policy will aim to maximize service quality, efficiency, and cost effectiveness.
- Any stakeholder who serves on the Ocean Avenue CBD board shall recuse themselves from any vote in which a potential conflict of interest is apparent. Such potential conflicts include, but are not limited to: prioritizing services and/or activities that result in a special benefit to specific property owners, prioritization of services to benefit a particular owner or group of owners, hiring or selecting the relatives of Ocean Avenue CBD board members.
- As previously noted, meetings of the Ocean Avenue CBD shall be open to all stakeholders paying into the Ocean Avenue CBD and are subject to the Brown Act. Regular financial reports shall be submitted to Ocean Avenue CBD board members and made available upon request by the membership. Sub-committee meetings of the Ocean Avenue CBD shall be open and encourage participation among various stakeholders, business owners, and community members. The Ocean Avenue CBD shall retain the right to enter into executive session for reasons including, but not limited to: legal matters, personnel issues, etc.
- The Ocean Avenue CBD will create a number of policies that will help the board effectively manage the Ocean Avenue CBD. Such policies may include, but not be limited to: a decision-making policy, use of banner policy, special event underwriters policy, use of logo policy, and an economic hardship policy.

10.5 Dissolution

The Ocean Avenue CBD, when there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the Ocean Avenue CBD, may be disestablished by resolution by the Board of Supervisors in any of the following circumstance:

1. If the Board of Supervisors finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the Ocean Avenue CBD, it shall notice a hearing on disestablishment and may disestablish by majority vote.
2. During the operation of the Ocean Avenue CBD, there shall be a 30-day period each year in which assessed property owners may request disestablishment of the Ocean Avenue CBD. The first such

period shall begin one year after the date of establishment of the Ocean Avenue CBD and shall continue for a 30-day period. The next such 30-day period shall begin two years after the date of the establishment of the Ocean Avenue CBD. Each successive year of operation of the Ocean Avenue CBD shall have such a 30-day period. Upon the written petition of the owners of real property in the area who pay more than 30 percent of the assessments levied, the Board of Supervisors shall notice a hearing on disestablishment.

3. The Board of Supervisors may also disestablish in the absence of any misappropriation, malfeasance, or a violation of law in connection with the management of the district, and in the absence of a property owner petition during the annual 30-day window. In this instance, the Board of Supervisors must act by a supermajority (8 votes).

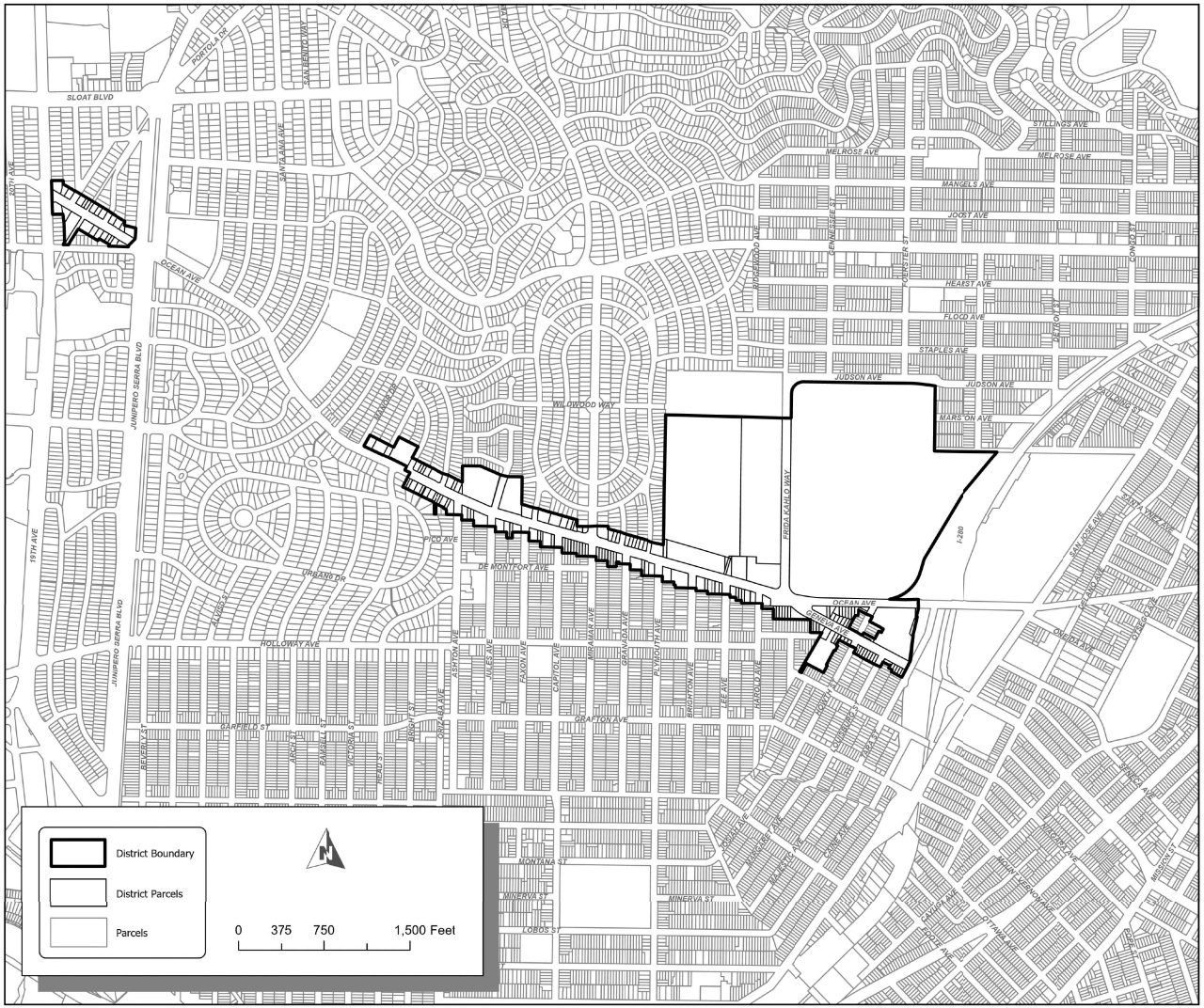
The Board of Supervisors shall adopt a resolution of intention to disestablish the Ocean Avenue CBD prior to the public hearing. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the Ocean Avenue CBD. The public hearing shall be held not less than 30-days or more than 60-days after the adoption of the resolution of intention.

Upon the disestablishment of the Ocean Avenue CBD, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be used for purposes authorized in this management plan or shall be refunded to the property owners using the formula for calculating the assessments as described herein. If the disestablishment occurs before and assessment is levied for the fiscal year, the method and basis that was used to calculate the assessment levied in the immediate prior fiscal year shall be used to calculate the amount of refund.

Appendix A. Boundary Map

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__.

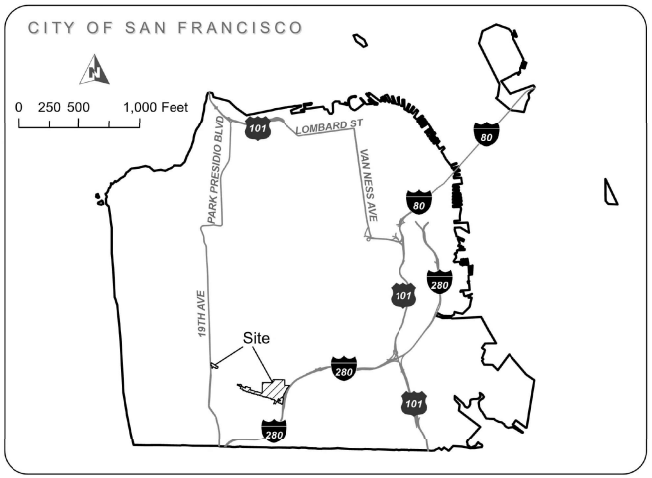
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF OCEAN AVENUE COMMUNITY BENEFIT DISTRICT, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO AT A FEGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____, 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

NBS

Appendix B. Assessor's Parcel Listing

CITY OF SAN FRANCISCO
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
3179 -010	50 FRIDA KAHLO WAY	Public/Utility/Non-Profit	934	934	-	-	1.00	-	1.00	934.32	-	934.32	$ 11,480.84	$ -	$ 8,101.15	$ 19,581.98
3180 -005	1100-1140 OCEAN AVE	Public/Utility/Non-Profit	314	314	-	-	1.00	-	1.00	314.29	-	314.29	3,861.97	-	2,725.09	6,587.06
3180 -006	1150 OCEAN AVE	Residential 5+ Units	543	543	65,139	160,983	1.50	0.50	1.50	814.72	113,060.81	814.72	10,011.26	9,702.14	7,064.18	26,777.57
3180 -007	1250 OCEAN AVE	Commercial	6	6	744	1,839	2.00	1.00	2.00	12.41	2,583.12	12.41	152.49	221.67	107.60	481.75
3180 -008	1150 OCEAN AVE	Commercial	119	119	14,267	35,260	2.00	1.00	2.00	237.93	49,527.27	237.93	2,923.68	4,250.11	2,063.02	9,236.80
3180 -009	1150 OCEAN AVE	Residential 5+ Units	-	-	-	-	1.50	0.50	1.50	-	-	-	-	-	-	-
3180 -192	1280 OCEAN AVE	Public/Utility/Non-Profit	30	30	-	-	1.00	-	1.00	30.00	-	30.00	368.64	-	260.12	628.76
3180 -194	1000 OCEAN AVE	Public/Utility/Non-Profit	861	521	-	-	1.00	-	1.00	861.40	-	521.40	10,584.80	-	4,520.87	15,105.67
3180 -195	11 FRIDA KAHLO WAY	Public/Utility/Non-Profit	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180 -196	11 FRIDA KAHLO WAY	Public/Utility/Non-Profit	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180 -197	11 FRIDA KAHLO WAY	Public/Utility/Non-Profit	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180 -198	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180 -199	11 FRIDA KAHLO WAY	Public/Utility/Non-Profit	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180 -200	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180 -201	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180 -202	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180 -203	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3191 -010	1700 OCEAN AVE	Commercial	95	95	9,861	5,462	2.00	1.00	2.00	190.61	15,323.00	190.61	2,342.17	1,314.92	1,652.69	5,309.78
3196 -004	1500 OCEAN AVE	Commercial	60	60	2,509	3,500	2.00	1.00	2.00	120.75	6,009.00	120.75	1,483.76	515.65	1,046.98	3,046.40
3196 -005	1508-1516 OCEAN AVE	Commercial	53	53	2,330	2,074	2.00	1.00	2.00	105.61	4,404.00	105.61	1,297.77	377.92	915.74	2,591.44
3196 -006	1524 OCEAN AVE	Commercial	40	40	2,591	2,000	2.00	1.00	2.00	79.74	4,591.00	79.74	979.84	393.97	691.40	2,065.20
3196 -010	1548-1556 OCEAN AVE	Commercial	60	60	6,006	4,384	2.00	1.00	2.00	120.14	10,390.00	120.14	1,476.27	891.60	1,041.69	3,409.56
3196 -011	1600-1616 OCEAN AVE	Commercial	100	100	9,992	6,165	2.00	1.00	2.00	199.86	16,157.00	199.86	2,455.86	1,386.49	1,732.91	5,575.26
3196 -017	1644 OCEAN AVE	Commercial	103	103	11,142	5,571	2.00	1.00	2.00	205.61	16,713.00	205.61	2,526.54	1,434.20	1,782.79	5,743.53
3196 -028	1532 OCEAN AVE	Commercial	20	20	1,995	1,679	2.00	1.00	2.00	40.22	3,674.00	40.22	494.22	315.28	348.73	1,158.23
3196 -029	1540 OCEAN AVE	Commercial	38	38	3,802	3,420	2.00	1.00	2.00	76.04	7,222.00	76.04	934.37	619.74	659.32	2,213.43
3197 -006	315 GRANADA AVE	Commercial	39	39	3,280	2,259	2.00	1.00	2.00	77.34	5,539.00	77.34	950.37	475.32	670.60	2,096.30
3197 -007	1410-1414 OCEAN AVE	Commercial	30	30	2,996	2,550	2.00	1.00	2.00	60.00	5,546.00	60.00	737.27	475.92	520.24	1,733.43
3197 -008	1418-1422 OCEAN AVE	Commercial	27	27	4,042	2,625	2.00	1.00	2.00	54.00	6,667.00	54.00	663.55	572.12	468.21	1,703.88
3197 -021	1490 OCEAN AVE #1	Commercial	5	5	410	897	2.00	1.00	2.00	9.70	1,307.45	9.70	119.18	112.20	84.09	315.46
3197 -022	1490 OCEAN AVE #2	Commercial	9	9	761	1,664	2.00	1.00	2.00	17.99	2,425.41	17.99	221.08	208.13	156.00	585.21
3197 -023	1490 OCEAN AVE #3	Commercial	5	5	395	864	2.00	1.00	2.00	9.34	1,259.35	9.34	114.79	108.07	81.00	303.86
3197 -024	1490 OCEAN AVE #201	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.62	-	6.62	81.38	-	57.42	138.80
3197 -025	1490 OCEAN AVE #202	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.22	-	7.22	88.75	-	62.62	151.37
3197 -026	1490 OCEAN AVE #203	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.14	-	7.14	87.75	-	61.92	149.67
3197 -027	1490 OCEAN AVE #204	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.15	-	6.15	75.60	-	53.34	128.94
3197 -028	1490 OCEAN AVE #205	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.47	-	5.47	67.23	-	47.44	114.66
3197 -029	1490 OCEAN AVE #301	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.08	-	7.08	87.02	-	61.41	148.43
3197 -030	1490 OCEAN AVE #302	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.22	-	7.22	88.75	-	62.62	151.37
3197 -031	1490 OCEAN AVE #303	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.14	-	7.14	87.75	-	61.92	149.67
3197 -032	1490 OCEAN AVE #304	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.15	-	6.15	75.60	-	53.34	128.94
3197 -033	1490 OCEAN AVE #305	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.73	-	5.73	70.42	-	49.69	120.10
3197 -034	1490 OCEAN AVE #401	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.82	-	6.82	83.83	-	59.16	142.99
3197 -035	1490 OCEAN AVE #402	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.22	-	7.22	88.75	-	62.62	151.37
3197 -036	1490 OCEAN AVE #403	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.80	-	6.80	83.57	-	58.97	142.54
3197 -037	1490 OCEAN AVE #404	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.10	-	6.10	75.00	-	52.92	127.92
3197 -038	1490 OCEAN AVE #405	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.71	-	5.71	70.22	-	49.55	119.76
3198 -011	1201-1205 PLYMOUTH AVE	Commercial	36	36	3,223	3,223	2.00	1.00	2.00	72.58	6,446.00	72.58	891.86	553.15	629.31	2,074.32
3198 -012	1312-1314 OCEAN AVE	Commercial	38	38	3,807	2,648	2.00	1.00	2.00	76.17	6,455.00	76.17	935.95	553.93	660.42	2,150.30
3198 -013	1320 OCEAN AVE	Commercial	30	30	2,996	2,397	2.00	1.00	2.00	60.00	5,392.80	60.00	737.27	462.77	520.24	1,720.29
3198 -014	1326-1330 OCEAN AVE	Commercial	30	30	3,000	1,320	2.00	1.00	2.00	60.00	4,320.00	60.00	737.27	370.71	520.24	1,628.23
3198 -015	1334-1338 OCEAN AVE	Commercial	30	30	3,000	1,320	2.00	1.00	2.00	60.00	4,320.00	60.00	737.27	370.71	520.24	1,628.23
3198 -016	1344 OCEAN AVE	Residential 5+ Units	32	32	3,637	8,265	1.50	0.50	1.50	48.00	5,951.00	48.00	589.82	510.68	416.19	1,516.69
3199 -017	1298 OCEAN AVE	Public/Utility/Non-Profit	115	115	-	-	1.00	-	1.00	114.98	-	114.98	1,412.84	-	996.93	2,409.77
3279 -012	2000 OCEAN AVE	Commercial	115	115	11,661	12,015	2.00	1.00	2.00	230.75	23,676.00	230.75	2,835.46	2,031.72	2,000.77	6,867.94
3279 -012A	2020-2040 OCEAN AVE	Commercial	81	81	8,058	-	2.00	1.00	2.00	162.97	8,058.00	162.97	2,002.58	691.48	1,413.07	4,107.14
3280 -018	1970 OCEAN AVE	Commercial	195	195	35,209	30,940	2.00	1.00	2.00	389.39	66,149.00	389.39	4,784.81	5,676.47	3,376.28	13,837.56
3281 -020B	1938-1940 OCEAN AVE	Commercial	25	25	2,500	2,604	2.00	1.00	2.00	50.00	5,104.00	50.00	614.40	437.99	433.53	1,485.92
3281 -020C	1944-1946 OCEAN AVE	Commercial	56	56	4,965	4,450	2.00	1.00	2.00	111.46	9,415.00	111.46	1,369.56	807.93	966.39	3,143.89
3281 -020D	1942 OCEAN AVE	Commercial	25	25	2,495	1,871	2.00	1.00	2.00	50.00	4,366.25	50.00	614.40	374.68	433.53	1,422.61
3281 -020E	1930-1936 OCEAN AVE	Commercial	49	49	4,917	2,950	2.00	1.00	2.00	98.34	7,867.20	98.34	1,208.39	675.11	852.67	2,736.17
3281 -035	1920 OCEAN AVE A & B	Commercial	27	27	2,225	4,949	2.00	1.00	2.00	54.53	7,173.84	54.53	670.12	615.61	472.85	1,758.58
3281 -036	1920 OCEAN AVE 1A	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.16	-	5.16	63.44	-	44.76	108.20
3281 -037	1920 OCEAN AVE 1B	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.97	-	4.97	61.07	-	43.09	104.16
3281 -038	1920 OCEAN AVE 1C	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.96	-	4.96	60.93	-	43.00	103.93
3281 -039	1920 OCEAN AVE 1D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.38	-	5.38	66.08	-	46.63	112.70

CITY OF SAN FRANCISCO
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
3281 -040	1920 OCEAN AVE 1E	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.48	-	4.48	55.04	-	38.84	93.88
3281 -041	1920 OCEAN AVE 1F	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.27	-	3.27	40.22	-	28.38	68.59
3281 -042	1920 OCEAN AVE 1G	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.25	-	4.25	52.20	-	36.83	89.03
3281 -043	1920 OCEAN AVE 2A	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.16	-	5.16	63.44	-	44.76	108.20
3281 -044	1920 OCEAN AVE 2B	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.97	-	4.97	61.07	-	43.09	104.16
3281 -045	1920 OCEAN AVE 2C	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.96	-	4.96	60.93	-	43.00	103.93
3281 -046	1920 OCEAN AVE 2D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.45	-	5.45	67.03	-	47.29	114.32
3281 -047	1920 OCEAN AVE 2E	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.64	-	4.64	57.07	-	40.27	97.35
3281 -048	1920 OCEAN AVE 2F	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.44	-	3.44	42.25	-	29.81	72.06
3281 -049	1920 OCEAN AVE 2G	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.41	-	4.41	54.23	-	38.27	92.50
3281 -050	1920 OCEAN AVE 3A	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.16	-	5.16	63.44	-	44.76	108.20
3281 -051	1920 OCEAN AVE 3B	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.97	-	4.97	61.07	-	43.09	104.16
3281 -052	1920 OCEAN AVE 3C	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.96	-	4.96	60.93	-	43.00	103.93
3281 -053	1920 OCEAN AVE #3D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.45	-	5.45	67.03	-	47.29	114.32
3281 -054	1920 OCEAN AVE 3E	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.64	-	4.64	57.07	-	40.27	97.35
3281 -055	1920 OCEAN AVE #3F	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.44	-	3.44	42.25	-	29.81	72.06
3281 -056	1920 OCEAN AVE 3G	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.41	-	4.41	54.23	-	38.27	92.50
3282 -027	1900-1902 OCEAN AVE	Commercial	40	40	1,981	2,377	2.00	1.00	2.00	79.31	4,358.20	79.31	974.55	373.99	687.67	2,036.21
3282 -027A	1906 OCEAN AVE	Residential 5+ Units	46	46	4,473	8,709	1.50	0.50	1.50	69.55	6,591.00	69.55	854.67	565.60	603.07	2,023.34
3282 -027B	1910 OCEAN AVE	Commercial	25	25	2,503	2,503	2.00	1.00	2.00	50.00	5,006.00	50.00	614.40	429.58	433.53	1,477.51
3282 -028	8 KEYSTONE WAY A	Commercial	5	5	466	803	2.00	1.00	2.00	9.90	1,268.70	9.90	121.71	108.87	85.88	316.46
3282 -029	8 KEYSTONE WAY 1A	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.40	-	4.40	54.03	-	38.13	92.16
3282 -030	8 KEYSTONE WAY 1B	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.32	-	4.32	53.05	-	37.43	90.48
3282 -031	8 KEYSTONE WAY 1C	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.78	-	5.78	71.01	-	50.10	121.11
3282 -032	8 KEYSTONE WAY 1D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.46	-	5.46	67.07	-	47.32	114.39
3282 -033	8 KEYSTONE WAY 2A	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.59	-	4.59	56.38	-	39.78	96.17
3282 -034	8 KEYSTONE WAY 2B	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.43	-	4.43	54.41	-	38.39	92.80
3282 -035	8 KEYSTONE WAY 2C	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.78	-	5.78	71.01	-	50.10	121.11
3282 -036	8 KEYSTONE WAY 2D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.46	-	5.46	67.07	-	47.32	114.39
3282 -037	8 KEYSTONE WAY 3A	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.59	-	4.59	56.38	-	39.78	96.17
3282 -038	8 KEYSTONE WAY 3B	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.43	-	4.43	54.41	-	38.39	92.80
3282 -039	8 KEYSTONE WAY 3C	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.78	-	5.78	71.01	-	50.10	121.11
3282 -040	8 KEYSTONE WAY #3D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.46	-	5.46	67.07	-	47.32	114.39
3283 -124	1830-1850 OCEAN AVE	Commercial	122	122	38,506	53,004	2.00	1.00	2.00	244.59	91,510.18	244.59	3,005.51	7,852.81	2,120.76	12,979.07
3283 -125	520 DORADO TER 17	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -126	522 DORADO TER 18	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -127	516 DORADO TER 19	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -128	518 DORADO TER 20	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -129	420 DORADO TER 27	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -130	422 DORADO TER 28	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -131	416 DORADO TER 29	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -132	418 DORADO TER 30	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -133	412 DORADO TER #31	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -134	414 DORADO TER 32	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -135	408 DORADO TER 33	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -136	410 DORADO TER 34	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -137	415 DORADO TER 39	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -138	417 DORADO TER 40	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -139	409 DORADO TER 41	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -140	411 DORADO TER 42	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283 -141	636 DORADO TER 2	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -142	632 DORADO TER #3	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -143	628 DORADO TER 4	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -144	624 DORADO TER 5	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -145	620 DORADO TER 6	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -146	616 DORADO TER 7	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -147	612 DORADO TER 8	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -148	608 DORADO TER 9	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -149	604 DORADO TER 10	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -150	600 DORADO TER 11	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -151	542 DORADO TER 12	Residential <5 Units	3	3	-	-	1.00	-	1.00	2.86	-	2.86	35.16	-	24.81	59.96
3283 -152	538 DORADO TER #13	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -153	534 DORADO TER 14	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -154	530 DORADO TER 15	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -155	526 DORADO TER #16	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -156	512 DORADO TER 21	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41

CITY OF SAN FRANCISCO
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
3283 -157	508 DORADO TER 22	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -158	504 DORADO TER 23	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -159	500 DORADO TER 24	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -160	428 DORADO TER 25	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -161	424 DORADO TER 26	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -162	404 DORADO TER 35	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -163	419 DORADO TER 38	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -164	405 DORADO TER 43	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -165	605 DORADO TER #46	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -166	609 DORADO TER 47	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -167	615 DORADO TER 48	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -168	619 DORADO TER 49	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -169	720 DORADO TER 51	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -170	716 DORADO TER 52	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -171	712 DORADO TER 53	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -172	708 DORADO TER 54	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -173	704 DORADO TER 55	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -174	700 DORADO TER 56	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283 -175	640 DORADO TER 1	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283 -176	400 DORADO TER 36	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283 -177	423 DORADO TER 37	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283 -178	401 DORADO TER 44	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283 -179	601 DORADO TER 45	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283 -180	623 DORADO TER 50	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283 -195	1728-1770 OCEAN AVE	Commercial	74	74	18,423	24,707	2.00	1.00	2.00	148.38	43,129.63	148.38	1,823.32	3,701.10	1,286.58	6,811.00
3283 -197	18 DORADO TER 2	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -198	18 DORADO TER 6	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -199	18 DORADO TER 8	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -200	18 DORADO TER 10	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.14	-	5.14	63.17	-	44.57	107.75
3283 -201	18 DORADO TER 12	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -202	18 DORADO TER 16	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -203	18 DORADO TER 18	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -204	18 DORADO TER 20	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.14	-	5.14	63.17	-	44.57	107.75
3283 -205	18 DORADO TER 22	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.29	-	5.29	65.05	-	45.90	110.96
3283 -206	18 DORADO TER 26	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -207	18 DORADO TER 28	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.18	-	5.18	63.65	-	44.91	108.56
3283 -208	18 DORADO TER 30	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.74	-	5.74	70.51	-	49.76	120.27
3283 -209	18 DORADO TER 25	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.62	-	5.62	69.04	-	48.71	117.75
3283 -210	18 DORADO TER 23	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.45	-	6.45	79.26	-	55.93	135.19
3283 -211	18 DORADO TER 21	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.42	-	6.42	78.89	-	55.67	134.56
3283 -212	18 DORADO TER 19	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -213	18 DORADO TER 17	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -214	18 DORADO TER 15	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -215	18 DORADO TER 11	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.14	-	5.14	63.17	-	44.57	107.75
3283 -216	18 DORADO TER 9	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -217	18 DORADO TER 7	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -218	18 DORADO TER 5	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -219	18 DORADO TER 3	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.14	-	5.14	63.17	-	44.57	107.75
3283 -220	18 DORADO TER 1	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283 -221	18 DORADO TER 32	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.31	-	4.31	52.91	-	37.34	90.25
3283 -222	18 DORADO TER 36	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.58	-	4.58	56.31	-	39.73	96.04
6915 -001	1901-1903 OCEAN AVE	Commercial	30	30	6,756	11,182	2.00	1.00	2.00	60.28	17,938.00	60.28	740.71	1,539.32	522.67	2,802.70
6915 -018	1973-1975 OCEAN AVE	Commercial	25	25	2,291	2,550	2.00	1.00	2.00	50.00	4,841.00	50.00	614.40	415.42	433.53	1,463.35
6915 -019	1967 OCEAN AVE	Commercial	25	25	2,247	420	2.00	1.00	2.00	50.00	2,667.00	50.00	614.40	228.86	433.53	1,276.79
6915 -020	1959-1963 OCEAN AVE	Commercial	50	50	4,499	3,000	2.00	1.00	2.00	100.00	7,499.00	100.00	1,228.79	643.52	867.06	2,739.37
6915 -022	1951-1955 OCEAN AVE	Commercial	50	50	4,499	4,950	2.00	1.00	2.00	100.00	9,449.00	100.00	1,228.79	810.85	867.06	2,906.71
6915 -024	1947-1949 OCEAN AVE	Commercial	22	22	1,977	1,640	2.00	1.00	2.00	44.00	3,617.00	44.00	540.67	310.39	381.51	1,232.56
6915 -025	1939-1945 OCEAN AVE	Commercial	47	47	4,230	2,470	2.00	1.00	2.00	94.00	6,700.00	94.00	1,155.06	574.95	815.04	2,545.05
6915 -027	1931-1935 OCEAN AVE	Commercial	50	50	4,499	3,450	2.00	1.00	2.00	100.00	7,949.00	100.00	1,228.79	682.13	867.06	2,777.99
6915 -029	1927-1929 OCEAN AVE	Commercial	25	25	2,247	1,193	2.00	1.00	2.00	50.00	3,440.00	50.00	614.40	295.20	433.53	1,343.13
6915 -032	1917 OCEAN AVE	Commercial	50	50	4,499	3,600	2.00	1.00	2.00	100.00	8,099.00	100.00	1,228.79	695.00	867.06	2,790.86
6915 -034	1907 OCEAN AVE	Commercial	25	25	2,430	2,250	2.00	1.00	2.00	50.00	4,680.00	50.00	614.40	401.61	433.53	1,449.53
6915 -035	38 LEGION CT	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6915 -036	1921 OCEAN AVE	Commercial	25	25	3,632	3,632	2.00	1.00	2.00	50.00	7,264.00	50.00	614.40	623.35	433.53	1,671.28
6933 -032	390 ASHTON AVE	Public/Utility/Non-Profit	54	54	-	-	1.00	-	1.00	54.34	-	54.34	667.72	-	471.16	1,138.89
6933 -034	1831-1835 OCEAN AVE	Residential <5 Units	27	27	-	-	1.00	-	1.00	27.17	-	27.17	333.86	-	235.58	569.44

CITY OF SAN FRANCISCO
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
6933 -035	1827-1829 OCEAN AVE	Commercial	27	27	2,500	3,545	2.00	1.00	2.00	54.34	6,045.00	54.34	667.72	518.74	471.16	1,657.63
6933 -040	1801 OCEAN AVE	Commercial	134	134	14,021	5,148	2.00	1.00	2.00	268.84	19,169.00	268.84	3,303.48	1,644.96	2,331.01	7,279.45
6934 -001	1701 OCEAN AVE	Commercial	78	78	5,239	5,095	2.00	1.00	2.00	155.28	10,334.00	155.28	1,908.07	886.80	1,346.38	4,141.24
6934 -022	1799 OCEAN AVE	Commercial	78	78	8,171	1,108	2.00	1.00	2.00	155.28	9,279.00	155.28	1,908.07	796.26	1,346.38	4,050.70
6934 -025	1725-1735 OCEAN AVE	Commercial	52	52	5,858	5,250	2.00	1.00	2.00	103.52	11,108.00	103.52	1,272.04	953.22	897.58	3,122.84
6934 -027	1719 OCEAN AVE	Commercial	26	26	3,361	3,300	2.00	1.00	2.00	51.76	6,661.00	51.76	636.02	571.60	448.79	1,656.42
6935 -001	1271 CAPITOL AVE	Commercial	26	26	2,692	3,900	2.00	1.00	2.00	51.76	6,592.00	51.76	636.02	565.68	448.79	1,650.50
6935 -020	1631-1633 OCEAN AVE	Commercial	26	26	2,282	3,700	2.00	1.00	2.00	51.76	5,982.00	51.76	636.02	513.34	448.79	1,598.15
6935 -021	1625 OCEAN AVE	Commercial	26	26	3,367	1,880	2.00	1.00	2.00	51.76	5,247.00	51.76	636.02	450.26	448.79	1,535.08
6935 -026	1607-1623 OCEAN AVE	Commercial	78	78	9,099	3,825	2.00	1.00	2.00	155.28	12,924.00	155.28	1,908.07	1,109.05	1,346.38	4,363.50
6935 -027	1641-1649 OCEAN AVE	Commercial	78	78	7,962	6,180	2.00	1.00	2.00	155.28	14,142.00	155.28	1,908.07	1,213.57	1,346.38	4,468.02
6936 -001	295 MIRAMAR AVE	Commercial	26	26	2,596	3,150	2.00	1.00	2.00	51.76	5,746.00	51.76	636.02	493.08	448.79	1,577.90
6936 -010	1549-1551 OCEAN AVE	Residential 5+ Units	26	26	2,812	5,512	1.50	0.50	1.50	38.82	4,162.00	38.82	477.02	357.16	336.59	1,170.77
6936 -011	1543 OCEAN AVE	Commercial	26	26	3,145	1,700	2.00	1.00	2.00	51.76	4,845.00	51.76	636.02	415.77	448.79	1,500.58
6936 -012	1537-1539 OCEAN AVE	Commercial	26	26	2,975	2,650	2.00	1.00	2.00	51.76	5,625.00	51.76	636.02	482.70	448.79	1,567.51
6936 -013	1533 OCEAN AVE	Commercial	26	26	2,809	2,129	2.00	1.00	2.00	51.76	4,938.00	51.76	636.02	423.75	448.79	1,508.56
6936 -015	1521 OCEAN AVE	Commercial	26	26	3,097	1,595	2.00	1.00	2.00	51.76	4,692.00	51.76	636.02	402.64	448.79	1,487.45
6936 -016	1515 OCEAN AVE	Commercial	26	26	2,931	5,449	2.00	1.00	2.00	51.76	8,380.00	51.76	636.02	719.12	448.79	1,803.93
6936 -017	1507-1509 OCEAN AVE	Commercial	26	26	2,766	2,050	2.00	1.00	2.00	51.76	4,816.00	51.76	636.02	413.28	448.79	1,498.09
6936 -018	1523 OCEAN AVE	Commercial	8	8	825	1,984	2.00	1.00	2.00	15.72	2,808.77	15.72	193.21	241.03	136.33	570.58
6936 -019	1525 OCEAN AVE #1	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.29	-	6.29	77.32	-	54.56	131.89
6936 -020	1525 OCEAN AVE #2	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.83	-	6.83	83.90	-	59.20	143.10
6936 -021	1525 OCEAN AVE #3	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.90	-	4.90	60.18	-	42.47	102.65
6941 -058	1445 OCEAN AVE	Residential 5+ Units	26	26	2,887	5,962	1.50	0.50	1.50	38.82	4,424.50	38.82	477.02	379.68	336.59	1,193.29
6941 -059	1441-1443 OCEAN AVE	Commercial	26	26	2,709	7,062	2.00	1.00	2.00	51.76	9,771.00	51.76	636.02	838.48	448.79	1,923.30
6941 -060	1437-1439 OCEAN AVE	Commercial	26	26	2,500	3,640	2.00	1.00	2.00	51.76	6,140.00	51.76	636.02	526.89	448.79	1,611.71
6941 -061	1431-1433 OCEAN AVE	Commercial	26	26	2,330	3,500	2.00	1.00	2.00	51.76	5,830.00	51.76	636.02	500.29	448.79	1,585.11
6941 -062	1425-1427 OCEAN AVE	Commercial	26	26	3,472	3,880	2.00	1.00	2.00	51.76	7,352.00	51.76	636.02	630.90	448.79	1,715.71
6941 -063	1415-1423 OCEAN AVE	Commercial	26	26	3,245	5,285	2.00	1.00	2.00	51.76	8,530.00	51.76	636.02	731.99	448.79	1,816.80
6941 -064	1415 OCEAN AVE	Commercial	26	26	3,079	5,285	2.00	1.00	2.00	51.76	8,364.00	51.76	636.02	717.74	448.79	1,802.56
6941 -068	1401 OCEAN AVE	Residential 5+ Units	52	52	4,033	6,252	1.50	0.50	1.50	77.64	5,142.50	77.64	954.03	441.30	673.19	2,068.52
6942 -050	1345 OCEAN AVE	Public/Utility/Non-Profit	104	104	-	-	1.00	-	1.00	103.52	-	103.52	1,272.04	-	897.58	2,169.63
6942 -054	1327-1329 OCEAN AVE	Commercial	26	26	2,773	1,530	2.00	1.00	2.00	51.76	4,303.00	51.76	636.02	369.26	448.79	1,454.07
6942 -055	1315 OCEAN AVE	Commercial	52	52	6,124	5,362	2.00	1.00	2.00	103.52	11,486.00	103.52	1,272.04	985.65	897.58	3,155.28
6942 -058	1301 OCEAN AVE	Commercial	52	52	5,453	1,050	2.00	1.00	2.00	103.52	6,503.00	103.52	1,272.04	558.04	897.58	2,727.67
6943 -049	1299 OCEAN AVE	Commercial	78	78	9,265	-	2.00	1.00	2.00	155.28	9,265.00	155.28	1,908.07	795.06	1,346.38	4,049.50
6943 -054	1201 OCEAN AVE	Commercial	155	155	19,890	4,279	2.00	1.00	2.00	310.56	24,169.00	310.56	3,816.13	2,074.03	2,692.75	8,582.91
6944 -001	295-299 LEE AVE	Commercial	26	26	2,439	3,553	2.00	1.00	2.00	51.76	5,992.00	51.76	636.02	514.19	448.79	1,599.01
6944 -040	1155 OCEAN AVE	Public/Utility/Non-Profit	26	26	-	-	1.00	-	1.00	25.88	-	25.88	318.01	-	224.40	542.41
6944 -043	1107-1111 OCEAN AVE	Residential <5 Units	39	39	-	-	1.00	-	1.00	38.82	-	38.82	477.02	-	336.59	813.61
6944 -046	1117 OCEAN AVE #201	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.55	-	6.55	80.51	-	56.81	137.32
6944 -047	1117 OCEAN AVE #202	Residential <5 Units	4	4	-	-	1.00	-	1.00	3.57	-	3.57	43.85	-	30.94	74.79
6944 -048	1117 OCEAN AVE #203	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.09	-	5.09	62.49	-	44.10	106.59
6944 -049	1117 OCEAN AVE #304	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.39	-	7.39	90.82	-	64.09	154.91
6944 -050	1117 OCEAN AVE #305	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.20	-	6.20	76.19	-	53.76	129.95
6944 -051	1117 OCEAN AVE #306	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.92	-	5.92	72.70	-	51.30	124.00
6944 -052	1117 OCEAN AVE #307	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.11	-	6.11	75.04	-	52.95	127.99
6944 -053	1117 OCEAN AVE #308	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.15	-	6.15	75.51	-	53.28	128.79
6944 -054	1117 OCEAN AVE #309	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.56	-	6.56	80.67	-	56.92	137.59
6944 -055	1117 OCEAN AVE #204	Residential <5 Units	4	4	-	-	1.00	-	1.00	3.67	-	3.67	45.10	-	31.82	76.92
6944 -056	1125 OCEAN AVE #101	Commercial	5	5	538	1,074	2.00	1.00	2.00	9.10	1,611.56	9.10	111.86	138.29	78.93	329.09
6944 -057	1125 OCEAN AVE #102	Commercial	3	3	350	699	2.00	1.00	2.00	5.92	1,048.87	5.92	72.80	90.01	51.37	214.18
6944 -061	280 BRIGHTON AVE	Residential 5+ Units	78	78	9,062	20,790	1.50	0.50	1.50	116.46	14,926.00	116.46	1,431.05	1,280.85	1,009.78	3,721.68
6945 -034	1037-1039 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	25.88	-	25.88	318.01	-	224.40	542.41
6945 -035	1031 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	25.88	-	25.88	318.01	-	224.40	542.41
6945 -036	1025-1027 OCEAN AVE	Commercial	26	26	3,005	3,500	2.00	1.00	2.00	51.76	6,505.00	51.76	636.02	558.22	448.79	1,643.03
6945 -041	1015-1019 OCEAN AVE	Residential 5+ Units	52	52	5,514	7,492	1.50	0.50	1.50	77.64	6,503.00	77.64	954.03	558.04	673.19	2,185.27
6945 -043	1051 OCEAN AVE	Commercial	52	52	4,687	626	2.00	1.00	2.00	103.52	5,313.00	103.52	1,272.04	455.93	897.58	2,625.55
6945 -045	1001-1011 OCEAN AVE	Commercial	52	52	4,938	6,450	2.00	1.00	2.00	103.52	11,388.00	103.52	1,272.04	977.24	897.58	3,146.87
6946 -001	859 OCEAN AVE	Residential <5 Units	57	57	-	-	1.00	-	1.00	57.46	-	57.46	706.06	-	498.21	1,204.28
6946 -029	248 HAROLD AVE	Residential <5 Units	35	35	-	-	1.00	-	1.00	35.34	-	35.34	434.21	-	306.39	740.59
6946 -030	999 OCEAN AVE	Commercial	66	66	5,584	775	2.00	1.00	2.00	131.20	6,359.00	131.20	1,612.17	545.69	1,137.59	3,295.45
6946 -032	955 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946 -033	951 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946 -034	945 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946 -035	941 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96

CITY OF SAN FRANCISCO
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
6946 -036	935 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946 -037	931 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946 -051	863 OCEAN AVE	Residential <5 Units	48	48	-	-	1.00	-	1.00	47.77	-	47.77	586.98	-	414.19	1,001.17
6946 -053	2 BRUCE AVE	Residential <5 Units	63	63	-	-	1.00	-	1.00	62.62	-	62.62	769.48	-	542.96	1,312.44
6946 -055	12 BRUCE AVE	Residential <5 Units	28	28	-	-	1.00	-	1.00	28.07	-	28.07	344.91	-	243.38	588.29
6946 -057	2 GENEVA AVE	Residential 5+ Units	217	217	9,561	11,604	1.50	0.50	1.50	325.43	10,582.50	325.43	3,998.85	908.12	2,821.68	7,728.65
6946 -058	4 BRUCE AVE	Residential <5 Units	28	28	-	-	1.00	-	1.00	28.07	-	28.07	344.91	-	243.38	588.29
6946 -059	16 BRUCE AVE	Residential <5 Units	18	18	-	-	1.00	-	1.00	17.83	-	17.83	219.04	-	154.56	373.61
6946 -061	801-899 OCEAN AVE	Public/Utility/Non-Profit	314	314	-	-	1.00	-	1.00	314.22	-	314.22	3,861.12	-	2,724.50	6,585.61
6947 -001	2 HOWTH ST	Residential <5 Units	89	89	-	-	1.00	-	1.00	89.12	-	89.12	1,095.12	-	772.74	1,867.87
6947 -001A	819 OCEAN AVE	Residential <5 Units	41	41	-	-	1.00	-	1.00	40.66	-	40.66	499.58	-	352.51	852.09
6947 -001B	825 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6947 -001C	831 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6947 -001D	837 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6947 -001E	10 HOWTH ST	Residential <5 Units	1	1	-	-	1.00	-	1.00	1.16	-	1.16	14.24	-	10.05	24.29
6947 -002	841 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6947 -002D	845 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6947 -002E	851 OCEAN AVE	Residential <5 Units	24	24	-	-	1.00	-	1.00	24.10	-	24.10	296.11	-	208.94	505.06
6947 -008	2-98 HOWTH ST	Public/Utility/Non-Profit	81	81	-	-	1.00	-	1.00	81.00	-	81.00	995.32	-	702.32	1,697.64
6947 -009	41 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6947 -010	33 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6947 -016	25 GENEVA AVE	Residential <5 Units	30	30	-	-	1.00	-	1.00	30.00	-	30.00	368.64	-	260.12	628.76
6947 -017	17 GENEVA AVE	Residential <5 Units	30	30	-	-	1.00	-	1.00	30.00	-	30.00	368.64	-	260.12	628.76
6947 -018	9 GENEVA AVE	Residential <5 Units	32	32	-	-	1.00	-	1.00	32.00	-	32.00	393.21	-	277.46	670.67
6947 -019	3 GENEVA AVE	Residential <5 Units	34	34	-	-	1.00	-	1.00	34.39	-	34.39	422.58	-	298.18	720.76
6948 -022	65 HOWTH ST	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6948 -023	755 OCEAN AVE	Public/Utility/Non-Profit	694	694	-	-	1.00	-	1.00	693.50	-	693.50	8,521.71	-	6,013.12	14,534.83
6948 -026	2-98 HOWTH ST	Public/Utility/Non-Profit	87	87	-	-	1.00	-	1.00	87.00	-	87.00	1,069.05	-	754.35	1,823.39
6948 -027	699 OCEAN AVE	Public/Utility/Non-Profit	32	32	-	-	1.00	-	1.00	32.00	-	32.00	393.21	-	277.46	670.67
6974 -001	250 GENEVA AVE	Residential <5 Units	28	28	-	-	1.00	-	1.00	28.00	-	28.00	344.06	-	242.78	586.84
6974 -001A	238 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6974 -001B	232 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6974 -001C	226 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	25.50	-	25.50	313.34	-	221.10	534.44
6974 -024	101 LOUISBURG ST	Residential <5 Units	79	79	-	-	1.00	-	1.00	78.50	-	78.50	964.60	-	680.64	1,645.25
6974 -026	220 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6975 -001	142 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6975 -001A	130 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975 -002	136 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975 -002A	124 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975 -023	100 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975 -024	106 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975 -024A	112 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975 -024B	118 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6976 -001	94 GENEVA AVE	Residential <5 Units	33	33	-	-	1.00	-	1.00	33.33	-	33.33	409.59	-	289.02	698.61
6976 -008A	76 GENEVA AVE	Residential <5 Units	30	30	-	-	1.00	-	1.00	30.00	-	30.00	368.64	-	260.12	628.76
6976 -009	80 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6976 -010	2-98 GENEVA AVE	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.50	-	5.50	67.58	-	47.69	115.27
6976 -011	84 GENEVA AVE	Residential <5 Units	33	33	-	-	1.00	-	1.00	33.33	-	33.33	409.59	-	289.02	698.61
6976 -012	90 GENEVA AVE	Residential <5 Units	33	33	-	-	1.00	-	1.00	33.33	-	33.33	409.59	-	289.02	698.61
6976 -013	56 GENEVA AVE	Public/Utility/Non-Profit	56	56	-	-	1.00	-	1.00	56.00	-	56.00	688.12	-	485.56	1,173.68
6976 -016	66 GENEVA AVE	Public/Utility/Non-Profit	44	44	-	-	1.00	-	1.00	44.00	-	44.00	540.67	-	381.51	922.18
7220 -003	2660-2666 OCEAN AVE	Commercial	58	58	5,179	5,793	2.00	1.00	2.00	116.89	10,972.00	116.89	1,436.28	941.55	1,013.48	3,391.31
7220 -003A	2674 OCEAN AVE	Commercial	44	44	4,499	2,930	2.00	1.00	2.00	87.99	7,429.00	87.99	1,081.16	637.51	762.89	2,481.57
7220 -014	2690 OCEAN AVE	Public/Utility/Non-Profit	84	84	-	-	1.00	-	1.00	83.76	-	83.76	1,029.17	-	726.21	1,755.38
7223 -003	2636 OCEAN AVE	Commercial	25	25	2,250	4,500	2.00	1.00	2.00	50.00	6,750.00	50.00	614.40	579.24	433.53	1,627.17
7223 -003A	2642-2646 OCEAN AVE	Commercial	25	25	2,247	4,033	2.00	1.00	2.00	50.00	6,280.00	50.00	614.40	538.91	433.53	1,586.84
7223 -004	2650-2656 OCEAN AVE	Commercial	55	55	4,957	4,565	2.00	1.00	2.00	110.14	9,522.00	110.14	1,353.44	817.12	955.02	3,125.57
7224 -002	2600-2608 OCEAN AVE	Commercial	51	51	4,560	4,829	2.00	1.00	2.00	101.44	9,389.00	101.44	1,246.49	805.70	879.55	2,931.74
7224 -002A	2620-2626 OCEAN AVE	Commercial	50	50	4,351	4,351	2.00	1.00	2.00	100.00	8,702.00	100.00	1,228.79	746.75	867.06	2,842.60
7224 -002B	2612-2616 OCEAN AVE	Commercial	38	38	3,419	6,838	2.00	1.00	2.00	76.00	10,257.00	76.00	933.88	880.19	658.97	2,473.04
7225 -013	2-298 JUNIPERO SERRA BLVD	Public/Utility/Non-Profit	109	109	-	-	1.00	-	1.00	108.85	-	108.85	1,337.59	-	943.83	2,281.42
7225 -014	2528-2536 OCEAN AVE	Commercial	60	60	3,449	4,665	2.00	1.00	2.00	120.00	8,114.00	120.00	1,474.55	696.29	1,040.48	3,211.32
7225 -014A	2550 OCEAN AVE	Commercial	68	68	6,133	7,072	2.00	1.00	2.00	136.05	13,205.00	136.05	1,671.77	1,133.17	1,179.64	3,984.58
7225 -014C	2560-2570 OCEAN AVE	Commercial	50	50	4,499	7,260	2.00	1.00	2.00	100.00	11,759.00	100.00	1,228.79	1,009.08	867.06	3,104.93
7226 -016	3000-3098 19TH AVE	Public/Utility/Non-Profit	102	102	-	-	1.00	-	1.00	101.93	-	101.93	1,252.48	-	883.78	2,136.26
7226 -017	2661-2675 OCEAN AVE	Commercial	102	102	6,107	6,852	2.00	1.00	2.00	203.63	12,959.00	203.63	2,502.24	1,112.06	1,765.64	5,379.93

CITY OF SAN FRANCISCO
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT
ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
7226 -019	2611-2635 OCEAN AVE	Commercial	100	100	10,003	9,672	2.00	1.00	2.00	200.00	19,675.00	200.00	2,457.58	1,688.38	1,734.13	5,880.09
7226 -019A	2601-2609 OCEAN AVE	Commercial	50	50	5,000	4,500	2.00	1.00	2.00	100.00	9,500.00	100.00	1,228.79	815.23	867.06	2,911.08
7226 -020	2575 OCEAN AVE	Commercial	50	50	5,000	4,750	2.00	1.00	2.00	100.00	9,750.00	100.00	1,228.79	836.68	867.06	2,932.54
7226 -021	2525-2533 OCEAN AVE	Commercial	53	53	3,441	12,194	2.00	1.00	2.00	106.85	15,635.00	106.85	1,312.91	1,341.69	926.42	3,581.03
7226 -021A	2545-2549 OCEAN AVE	Commercial	30	30	2,400	2,620	2.00	1.00	2.00	60.00	5,020.00	60.00	737.27	430.78	520.24	1,688.30
7226 -021B	2555 OCEAN AVE	Commercial	50	50	3,998	9,500	2.00	1.00	2.00	100.00	13,498.00	100.00	1,228.79	1,158.31	867.06	3,254.16
7226 -021C	2537-2541 OCEAN AVE	Commercial	25	25	1,999	1,995	2.00	1.00	2.00	50.00	3,994.00	50.00	614.40	342.74	433.53	1,390.67
7226 -022	2501-2519 OCEAN AVE	Commercial	95	95	3,698	7,114	2.00	1.00	2.00	190.00	10,812.00	190.00	2,334.70	927.82	1,647.42	4,909.94
7226 -023	2645 OCEAN AVE	Commercial	100	100	19,902	29,775	2.00	1.00	2.00	200.00	49,677.00	200.00	2,457.58	4,262.96	1,734.13	8,454.66
Totals			**12,345**	**12,005**	**653,150**	**779,196**				**17,859.94**	**1,261,002.90**	**17,519.94**	**$ 219,461.21**	**$ 108,211.02**	**$ 151,908.97**	**$ 479,581.20**

Appendix C. Engineer's Report