

1 [Real Property Lease Expansion – Mattison Family Trust – 555 Polk Street]

2
3 **Resolution 1) approving the exercise of a lease expansion of approximately 9,000**
4 **square feet at 555 Polk Street with the Mattison Family Trust at a base rent of \$16,100**
5 **per month, for use by the Department of Public Health as a Community Justice Center;**
6 **and 2) authorizing other actions in furtherance of this Resolution.**

7
8 WHEREAS, Since 1991, the City has leased approximately 9,000 square feet of
9 ground floor space at 575 Polk Street for additional Superior Court court rooms and
10 administrative offices (575 Polk Street Court Facility) under a lease dated as of December 3,
11 1990 (575 Polk Street Lease) and,

12 WHEREAS, By companion legislation, the Board is considering the renewal of the 575
13 Polk Street Lease through July 31, 2021; and,

14 WHEREAS, The City subleased approximately 9,000 square feet of second floor space
15 with an entrance off Polk Street which is commonly known as 555 Polk Street from the
16 California Culinary Academy, LLC (the 555 Polk Street Facility) under the jurisdiction of the
17 Department of Public Health (DPH) for use as a Community Justice Center working with the
18 Superior Court functions already located on the ground floor under a sublease dated as of
19 March 13, 2008 (555 Polk Street Sublease) pursuant to Board of Supervisors Resolution 348-
20 08; and,

21 WHEREAS, The Community Justice Center at the 555 Polk Street Facility works in
22 conjunction with the Superior Court functions at the 575 Polk Street Facility to provide
23 essential public services; and

1 WHEREAS, The 555 Polk Street Sublease expires March 15, 2013 and there are no
2 further options to extend the sublease; and,

3 WHEREAS, The Real Estate Division has negotiated an option to add the 555 Polk
4 Street facility to the proposed 575 Polk Street Lease, which would make the lease expirations
5 for the two functions co-terminus.

6 WHEREAS, The proposed expansion option retains the current rental of \$16,100.00
7 (approximately \$1.79 per square foot) per month without increase for the next eight years,
8 four months (from March 31, 2013 through July 31, 2021) on the terms and conditions set
9 forth in the form of the lease (the "New 575 Polk Lease") on file with the Clerk of the Board of
10 Supervisors in File No. 120040, which is incorporated herein by reference; and,,

11 WHEREAS, The exercise of the option to add the 555 Polk Street facility to the 575
12 Polk Street Lease is subject to Board approval, therefore, be it

13 RESOLVED, That the Director of Property is hereby authorized to exercise the option
14 to expand the New 575 Polk Street Lease subject to Board ratification no later than March 1,
15 2013, to include the Premises known as 555 Polk Street and enter into any amendments or
16 modifications to such Lease (including without limitation, the exhibits), that the Director of
17 Property determines, in consultation with the City Attorney, are in the best interest of the City,
18 do not materially increase the rent or other obligations or liabilities of the City or materially
19 reduce the benefits to City, are necessary or advisable to effectuate the purposes of the
20 Lease, and this Resolution, and are in compliance with all applicable laws, including City's
21 Charter; and, be it

22 FURTHER RESOLVED, That all actions heretofore taken by the officers of the City
23 with respect to the New Lease, the Sublease and the Transfer Agreement Amendment are
24 hereby approved, confirmed and ratified; and, be it

1 FURTHER RESOLVED, That the Director of Property shall provide to the Board, no
2 later than February 1, 2013, a report indicating all potential alternative uses of the Premises;
3 and be it

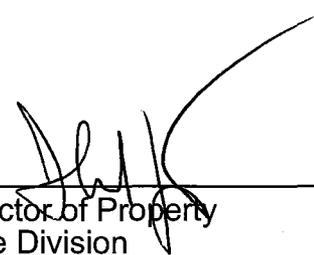
4 FURTHER RESOLVED, That the expansion of the Lease shall be subject to
5 certification as to funds by the Controller, pursuant to Section 3.105 of the Charter.

6 Available: \$48,300.00
7 (Base Rent for April 1, 2013
8 to June 30, 2013)

9 
10 _____
11 Controller
12 Subject to enactment of an Annual
13 Appropriation Ordinance for Fiscal Year
14 2012/2013

13 RECOMMENDED:

14 
15 _____
16 Director
17 Department of Public Health

18 
19 _____
20 Acting Director of Property
21 Real Estate Division



City and County of San Francisco

Tails
Resolution

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

File Number: 120040

Date Passed: February 28, 2012

Resolution: 1) approving the exercise of a lease expansion of approximately 9,000 square feet at 555 Polk Street with the Mattison Family Trust at a base rent of \$16,100 per month, for use by the Department of Public Health as a Community Justice Center; and 2) authorizing other actions in furtherance of this Resolution.

February 15, 2012 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

February 15, 2012 Budget and Finance Committee - RECOMMENDED AS AMENDED

February 28, 2012 Board of Supervisors - ADOPTED

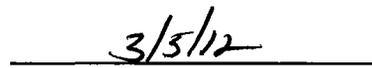
Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Olague and Wiener

File No. 120040

I hereby certify that the foregoing Resolution was ADOPTED on 2/28/2012 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor


Date Approved