

1 [Lease of Real Property - 220 Golden Gate Clinic, LLC - 230 Golden Gate Avenue]

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3 **Resolution authorizing the lease of approximately 11,700 sq. ft. at 230 Golden Gate**  
4 **Avenue with 220 Golden Gate Clinic, LLC, for the Department of Public Health for use**  
5 **as a health clinic.**

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7 WHEREAS, The City has embarked on a multi-departmental effort to rehabilitate and  
8 reuse the former Central City YMCA for the public purpose of supportive housing and primary  
9 care services for homeless and extremely low-income people; and

10 WHEREAS, The City's Department of Public Health (DPH) reports that homeless and  
11 low-income people in and around the Tenderloin neighborhood continue to experience great  
12 need for primary care services; and

13 WHEREAS, The provision of on-going community-based primary care services greatly  
14 improves the quality of life for homeless people and reduces early mortality; and

15 WHEREAS, Treating people in primary care clinics helps to ensure homeless and low-  
16 income people's health conditions do not deteriorate to the point of being life threatening  
17 and/or in need of costly hospital-based services; and

18 WHEREAS, The City and non-profit landlord worked together to rehabilitate the historic  
19 structure at 220-230 Golden Gate Avenue to include 174 units of supportive housing and the  
20 construction of a primary care clinic; and

21 WHEREAS, The new Primary Care and Wellness Center at 230 Golden Gate will  
22 alleviate over-crowding at two existing DPH clinics (234 Eddy Street and 50 Ivy Street); and

23 WHEREAS, DPH and the Real Estate Division developed an occupancy agreement  
24 which will provide essential health care services in the Tenderloin neighborhood for the next  
25 35 years; now, therefore, be it

1           RESOLVED, That in accordance with the recommendation of the Director of the  
2 Department of Public Health and the Director of Property, the Director of Property is hereby  
3 authorized to take all actions on behalf of the City and County of San Francisco, as tenant, to  
4 lease the ground floor and lower level areas commonly known as 230 Golden Gate Ave., San  
5 Francisco, California from 220 Golden Gate Clinic, LLC as landlord (a copy of the lease is on  
6 file with the Clerk of the Board of Supervisors in File No. 120281, which is hereby declared to  
7 be a part of this resolution as if set forth fully herein) and on a form approved by the City  
8 Attorney; and, be it

9           FURTHER RESOLVED, That the Lease for 230 Golden Gate Ave. shall be for the term  
10 of approximately ten (10) years commencing upon Substantial Completion of the tenant  
11 improvements and terminating on December 31, 2022 at the monthly rent of \$11,700 and City  
12 shall pay either to landlord or the service provider those operating expenses outlined in the  
13 lease including utilities, janitorial, security, and other typical tenant expenses; and, be it

14           FURTHER RESOLVED, That the Lease shall include a lease clause, indemnifying,  
15 holding harmless, and defending Landlord and its agents from and against any and all claims,  
16 costs and expenses, including without limitation, reasonable attorneys' fees, incurred as a  
17 result of any default by the City in the performance of any of its obligations under the Lease,  
18 or any negligent acts or omissions of the City or its agents, in, on, or about the Premises or  
19 the property on which the Premises are located, excluding those claims, costs and expenses  
20 incurred as a result of the gross negligence or willful misconduct of the Landlord or its agents;  
21 and, be it

22           FURTHER RESOLVED, That all actions heretofore taken by the officers of the City  
23 with respect to such Lease is hereby approved, confirmed and ratified; and, be it

24           FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of  
25 Property to enter into any amendments or modifications to the Lease (including, without

1 limitation, the exhibits) that the Director of Property determines, in consultation with the City  
2 Attorney, are in the best interest of the City, do not increase the rent or otherwise materially  
3 increase the obligations or liabilities of the City, are necessary or advisable to effectuate the  
4 purposes of the Lease or this resolution, and are in compliance with all applicable laws,  
5 including the City Charter; and, be it

6 FURTHER RESOLVED, That the City shall occupy the entire Premises for the full term  
7 of the Lease unless funds for rental payments are not appropriated in any subsequent fiscal  
8 year at which time the City may terminate the Lease with advance notice to Landlord. Said  
9 Lease shall be subject to certification as to funds by the Controller, pursuant to Section 6.302  
10 of the City Charter.

11 Available: \$70,200  
12 (Base Rent January 1, 2013 to  
13 June 30, 2013)

14  
15 \_\_\_\_\_  
16 Controller  
17 Subject to enactment of an Annual  
18 Appropriation Ordinance for Fiscal Year  
19 2012/2013

20 RECOMMENDED:

21 \_\_\_\_\_  
22 Barbara Garcia, MPA, Director  
23 Department of Public Health

24 \_\_\_\_\_  
25 Acting Director of Property  
Real Estate Division

\*\*Real Estate Division\*\*

**BOARD OF SUPERVISORS**