

1 [Lease Amendment - 100 Blanken Avenue - Celestina Jimenez and Alan Salvador Jimenez,
2 Co-Trustees - \$90,000 Per Year in Base Rent]

3 **Resolution approving and authorizing the Director of Property, on behalf of the**
4 **Department of Public Health, to amend the lease of real property located at 100 Blanken**
5 **Avenue from Celestina Jimenez and Alan Salvador Jimenez, Co-Trustees of the Trust**
6 **of Salvador-Jimenez and Celestina Jimenez-Surviving Spouses Trust, at a base rent of**
7 **\$90,000 per year with 3% annual increases, for an initial term commencing upon**
8 **approval of this Resolution and expiring on September 30, 2023, plus two one-year**
9 **options to extend; and authorizing the Director of Property to execute documents,**
10 **make certain modifications and take certain actions in furtherance of the First**
11 **Amendment, the Lease and this Resolution, as defined herein.**

12
13 WHEREAS, The Department of Public Health (“DPH”) currently operates the Southeast
14 Child-Family Therapy Center at 100 Blanken Avenue (the “Property”), providing valuable
15 services to the local community since 2002; and

16 WHEREAS, The City and County of San Francisco (“City”, as tenant) entered into a
17 lease in 2015 (the ‘Original Lease”) with CELESTINA JIMENEZ AND ALAN SALVADOR
18 JIMENEZ CO-TRUSTEES OF THE TRUST OF SALVADOR-JIMENEZ AND CELESTINA
19 JIMENEZ- SURVIVING SPOUSES TRUST (as “Landlord”) of approximately 3,000 square feet
20 of space (“Premises”) for use as a children’s and family therapy center located at the
21 Property, a copy of the Original Lease is on file with the Clerk of the Board in File No. 150176;
22 and

23 WHEREAS, The Original Lease expired on April 23, 2020, and DPH has remained on
24 month-to-month holdover status as the Real Estate Division (“RED”), in consultation with DPH
25 and the Office of the City Attorney, negotiated an amendment to the Original Lease (the “First

1 Amendment”), a copy of the proposed First Amendment is on file with the Clerk of the
2 Board in File No. 201083; and

3 Whereas, The First Amendment extends the term of the Lease (collectively, the
4 Original Lease and First Amendment are the “Lease”) until September 30, 2023, plus two
5 additional options of one year each for the City to further extend the term (the extension
6 “Options”); and

7 WHEREAS, Base rent under the First Amendment will be \$90,000 per year, or \$7,500
8 per month (\$30.00 per sq. ft./ \$2.50 per sq. ft.), increasing annually by 3%; and

9 WHEREAS, The Director of Property determines the rent payable under the First
10 Amendment to be at or below 95% of fair market rental value; now, be it

11 RESOLVED, That in accordance with the recommendation of the Director of Health,
12 the Director of Property is hereby authorized to take all actions on behalf of the City to
13 execute the First Amendment and the Options; and, be it

14 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
15 Property to enter into any amendments or modifications to the Lease (including without
16 limitation, the exhibits) that the Director of Property determines, in consultation with the City
17 Attorney, are in the best interest of the City, does not increase the rent or otherwise materially
18 increase the obligations or liabilities of the City, are necessary or advisable to effectuate the
19 purposes of the lease or this resolution, and are in compliance with all applicable laws,
20 including City's Charter; and, be it

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

23 FURTHER RESOLVED, That within thirty (30) days of the First Amendment being fully
24 executed by all parties, RED shall provide the final First Amendment to the Clerk of the Board
25 for inclusion into the official file.



City and County of San Francisco

Tails Resolution

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

File Number: 201083

Date Passed: October 27, 2020

Resolution approving and authorizing the Director of Property, on behalf of the Department of Public Health, to amend the lease of real property located at 100 Blanken Avenue from Celestina Jimenez and Alan Salvador Jimenez, Co-Trustees of the Trust of Salvador-Jimenez and Celestina Jimenez-Surviving Spouses Trust, at a base rent of \$90,000 per year with 3% annual increases, for an initial term commencing upon approval of this Resolution and expiring on September 30, 2023, plus two one-year options to extend; and authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of the First Amendment, the Lease and this Resolution, as defined herein.

October 21, 2020 Budget and Finance Committee - RECOMMENDED

October 27, 2020 Board of Supervisors - ADOPTED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201083

I hereby certify that the foregoing
Resolution was ADOPTED on 10/27/2020
by the Board of Supervisors of the City and
County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

Date Approved