

1 [Commercial Lease Agreement - Mel's Drive-In - 801 Mission Street - Estimated Revenue  
2 \$1,908,684]

3 **Resolution approving a Commercial Lease Agreement between the City and County of**  
4 **San Francisco and San Francisco C&C, doing business as Mel's Drive-In, for the retail**  
5 **space located at 801 Mission Street in the Fifth and Mission Garage, for an initial five-**  
6 **year term that will result in an estimated \$1,908,684 in revenue, and one five-year**  
7 **option to extend the lease, effective upon approval of this Resolution.**

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9 WHEREAS, The Fifth and Mission Garage, located at 833 Mission Street, is owned by  
10 the City and County of San Francisco and is under the jurisdiction of the San Francisco  
11 Municipal Transportation Agency (SFMTA); and

12 WHEREAS, The Fifth and Mission Garage provides approximately 2,585 parking  
13 spaces and includes 19 commercial retail spaces totaling 26,829 square feet; and

14 WHEREAS, San Francisco C&C, doing business as Mel's Drive-In (Mel's) has been a  
15 longtime tenant in the commercial retail space located at 801 Mission Street, and their existing  
16 lease expired on August 31, 2025; and

17 WHEREAS, The SFMTA and Mel's desire to enter into a new lease agreement; and

18 WHEREAS, The proposed new lease agreement is for an initial five-year term that will  
19 result in an estimated \$1,908,684 in revenue and includes one five-year option to extend the  
20 lease; and

21 WHEREAS, On September 15, 2025, the SFMTA, under authority delegated by the  
22 Planning Department, determined that the Commercial Lease Agreement with Mel's is not  
23 defined as a "project" under the California Environmental Quality Act (CEQA) pursuant  
24 Title 14 of the California Code of Regulations, Sections 15060(c) and 15378(b); and

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1           WHEREAS, A copy of the CEQA determination is on file with the Secretary to the  
2 SFMTA Board of Directors, and is incorporated herein by reference; and

3           WHEREAS, On October 7, 2025, the SFMTA Board of Directors approved Resolution  
4 No. 251007-092 authorizing the Director of Transportation to execute the Commercial Lease  
5 Agreement with San Francisco C&C, doing business as Mel's Drive-In (Commercial Lease  
6 Agreement), and to forward to the Board of Supervisors for final approval; and

7           WHEREAS, Consistent with Section 9.118 of the San Francisco Charter, the  
8 Commercial Lease Agreement requires Board of Supervisors approval because the term of  
9 the Commercial Lease Agreement exceeds 10 years and the anticipated revenue for the initial  
10 five-year term exceeds one million dollars; and

11           WHEREAS, A copy of the Commercial Lease Agreement between the City and County  
12 of San Francisco and Mel's is on file with the Clerk of the Board of Supervisors in File  
13 No. 251052, which is hereby declared to be part of this motion as if set forth fully herein; now,  
14 therefore, be it

15           RESOLVED, That the Board of Supervisors approves the lease between the City and  
16 County of San Francisco and San Francisco C&C, doing business as Mel's Drive-In; and, be it

17           FURTHER RESOLVED, That within 30 days of the document being fully executed by  
18 all parties, the final document shall be provided to the Clerk of the Board for inclusion in the  
19 official file.  
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