

1 [Real Property Lease - STEEL ARC, LLC - 8 Boardman Place - Annual Base Rent of  
2 \$144,000]

3 **Resolution approving and authorizing the Director of Property, on behalf of the City**  
4 **and County of San Francisco (“City”), to lease 4,009 square feet of real property for the**  
5 **Public Defender’s Office, located at 8 Boardman Place, for a five year term with two**  
6 **five-year options to extend at 95% of fair market value, at an annual base rent of**  
7 **\$144,000 (\$84,000 in the first year of the lease term), from STEEL ARC, LLC, a California**  
8 **limited liability corporation, effective upon approval of this Resolution and the lease**  
9 **term to commence upon completion of tenant improvements, rent payments will begin**  
10 **three months after lease commencement; and to authorize the Director of Property to**  
11 **enter into any additions, amendments or other modifications to the lease that do not**  
12 **otherwise materially increase the obligation or liabilities of the City to effectuate the**  
13 **purposes of the Lease or this Resolution.**

14  
15 WHEREAS, The Public Defender’s Office (the “Office” or “PDR”) has provided legal  
16 assistance to indigent individuals charged with violations of California state law by the San  
17 Francisco District Attorney's Office for more than one hundred years; and

18 WHEREAS, PDR, has been in its current office at 555 7th Street since 1989; and

19 WHEREAS, In 2014, PDR had approximately 150 employees at 555 7th Street; and

20 WHEREAS, PDR currently has approximately 245 staff members; and

21 WHEREAS, These office conditions compromise PDR’s ability to carry out essential  
22 components of their mission, including attorneys conducting confidential phone calls with  
23 clients, performing high-level legal research and writing, preparing cases for jury trials, and  
24 generally undermining office productivity, efficiency the well-being of current employees and  
25 the ability to recruit new staff; and

1 WHEREAS, PDR seeks to alleviate congestion at the current premises by relocating  
2 approximately 25 to 35 employees into 4,009 square feet of overflow space at 8 Boardman  
3 Place, a ratio of less than 100 square feet per employee; and

4 WHEREAS, The location of the additional space will benefit PDR by its close proximity  
5 to the current office, and immediate access to client proceedings directly across the street, at  
6 the Hall of Justice located at 850 Bryant Street; and

7 WHEREAS, Negotiation of the proposed lease terms leveraging current tenant-  
8 favorable, commercial real estate market conditions, including: the first year of full-service rent  
9 at a below-market rate of \$12,000 per month (\$2.99 per square foot), increasing by \$500 per  
10 month (\$0.13 per square foot), in each successive year of the term; a three-month rent  
11 abatement; two five-year options to extend the lease at 95% of fair market value; now,  
12 therefore, be it

13 RESOLVED, That the Board of Supervisors approve and authorize, the Director of  
14 Property, on behalf of the City, to enter into the five-year initial lease with two five-year  
15 extensions at 8 Boardman Place, and execute any further amendments or modifications to the  
16 lease (including without limitation, the exhibits) that the Director of Property determines, in  
17 consultation with the City Attorney, are in the best interests of the City, do not materially  
18 increase the rent or otherwise materially increase the obligations or liabilities of the City; are  
19 necessary or advisable to effectuate the purposes of the Lease Amendment and this  
20 Resolution; and are in compliance with all applicable laws, including the City Charter; and, be  
21 it

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

24 FURTHER RESOLVED, That within thirty (30) days of full execution of the Lease, Real  
25 Estate shall provide a copy to the Clerk of the Board for inclusion into the official file.

Available: \$ 48,000  
(base rent for period from 3/1/2026  
through 6/30/26)

Fund ID:	10000	Fund Name:	GF Annual Acct Ctrl
Department ID:	232082	Dept Name:	PDR Public Defender
Project ID:	10001889	Project Name:	PD Criminal Defense-GF
Authority ID:	10000	Authority Name:	GF
Account ID:	530110	Account Name:	Property Rent
Activity ID:	0001	Activity Name:	Criminal Defense-GF

/s/  
Michelle Allersma, Budget and Analysis  
Division Director on behalf of  
Greg Wagner, Controller

Funding for Fiscal Year 2025/2026 is  
subject to the enactment of the Annual  
Appropriation Ordinance for Fiscal Year  
2025/2026

RECOMMENDED:

PUBLIC DEFENDER'S OFFICE

/s/  
Matt Gonzalez  
Chief Attorney / Appointing Officer

REAL ESTATE DIVISION

/s/  
Andrico Q. Penick  
Director of Property