

1 [Real Property Lease - Christ Church Lutheran - Behavioral Science Unit Programming -
2 1090 Quintara Street - \$45,000 Annual Base Rent]

3 **Resolution approving and authorizing the Director of Property, on behalf of the**
4 **Police Department, to enter into a Lease for 2,242 square feet of meeting space at**
5 **1090 Quintara Street, with Christ Church Lutheran, for Behavioral Science Unit**
6 **programming, for an initial three year term commencing on May 1, 2022, through**
7 **April 30, 2025, at a base rent of \$45,000 with 3% annual adjustments and 20% of**
8 **utilities upon Landlord invoice; approving and authorizing two three-year options**
9 **upon the City’s request; authorizing the Director of Property to execute documents,**
10 **make certain modifications and take certain actions in furtherance of entering into**
11 **the Lease and this Resolution, as defined herein; adopting California Environmental**
12 **Quality Act findings; and making findings that the proposed transaction is in**
13 **conformance with the General Plan, and the eight priority policies of Planning Code,**
14 **Section 101.1.**

15
16 WHEREAS, The Behavioral Science Unit of the San Francisco Police Department
17 (“SFPD”) currently provides supportive programming to members of the San Francisco
18 Police Department at a Treasure Island location; and

19 WHEREAS, The Treasure Island location is somewhat inconvenient and the
20 physical condition of the facility is suboptimal; and

21 WHEREAS, After a search for available spaces, SFPD has found a new site for the
22 programming in a portion (the “Premises”) of the building located at 1090 Quintara Street in
23 San Francisco (the “Building”), owned by Christ Lutheran Church (“Landlord”); and

24 WHEREAS, Landlord has agreed to enter into a Lease, a copy of which is on file
25 with the Clerk of the Board of Supervisors in File No.220238 (“Lease”); and

1 WHEREAS, The Lease provides for an initial three-year term commencing on May
2 1, 2022, through April 30, 2025; and

3 WHEREAS, The Lease provides for two additional terms of three years each
4 exercisable by City by notice to Landlord (“Extension Options”); and

5 WHEREAS, The Lease provides for an initial monthly base rent of \$3,750 (\$1.67
6 per square foot) for a total annual base rent of \$45,000 (\$20.07 per square foot), plus
7 reimbursement of 20% of Building utilities upon Landlord invoice (up to \$2,500 per month),
8 plus any Supplemental Janitorial Services provided by Landlord upon City’s request, plus
9 an annual 3% increase each May 1 thereafter; and

10 WHEREAS, The Planning Department, through General Plan Referral letter dated
11 December 3, 2021 ("Planning Letter"), which is on file with the Clerk of the Board of
12 Supervisors under File No. 220238 and incorporated herein by reference, has verified that
13 the Lease is consistent with the General Plan, and the eight priority policies under Planning
14 Code, Section 101.1, and categorically exempt from review under the California
15 Environmental Quality Act (California Public Resources Code, Sections 21000 et seq.)
16 ("CEQA") under CEQA Guidelines, Section 15378 and 15060(c)(2); and

17 WHEREAS, The Director of Property determined the proposed rent payable under
18 the Lease to be at or below fair market rental value; now, therefore, be it

19 RESOLVED, That the Board of Supervisors finds the Lease is consistent with the
20 General Plan, and the eight priority policies of Planning Code, Section 101.1, and adopts the
21 Planning Department's CEQA findings and hereby incorporates such findings by reference
22 as though fully set forth in this Resolution; and, be it

23 FURTHER RESOLVED, That in accordance with the recommendations of the Chief
24 of Police and the Director of Property, after consultation with the City Attorney, the Board of
25 Supervisors approves the Lease in substantially the form presented to the Board, including

1 the two Extension Options extending the Lease term for three years each, and authorizes
2 the Director of Property to take all actions necessary to execute the Lease and any other
3 documents that are necessary or advisable to effectuate the purpose of this Resolution;
4 and, be it

5 FURTHER RESOLVED, That commencing upon May 1, 2022, and continuing
6 through the first year of the Lease term, the annual base rental rate shall be \$3,750 per
7 month or \$45,000, with an annual adjustment of three percent each subsequent May 1;
8 and, be it

9 FURTHER RESOLVED, That City shall reimburse 20% of Building utilities upon
10 Landlord invoice (up to \$2,500 per month), plus any Supplemental Janitorial Services
11 provided by Landlord upon City's request; and be it

12 FURTHER RESOLVED, That all actions taken by any City employee or official with
13 respect to entering into this Lease are hereby approved, confirmed, and ratified; and, be it

14 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
15 Property to take any actions in furtherance of entering into, amending, or modifying the Lease,
16 and the Extension Options, if said action is, determined by the Director of Property, in
17 consultation with the Chief of Police and the City Attorney, in the best interest of the City, does
18 not increase the rent or otherwise materially increase the obligations or liabilities of the City,
19 necessary or advisable to effectuate the purposes of the Lease, the Extension Options, or this
20 Resolution, and in compliance with all applicable laws, including the City's Charter; and, be it

21 FURTHER RESOLVED, That within thirty (30) days of the Lease being fully executed
22 by all parties, RED shall provide the final Lease to the Clerk of the Board for inclusion in the
23 official file.

24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

\$25,500 available
(Base Rent plus estimated 20% share of
Utilities May 1, 2022 – June 30, 2022)

Fund ID:	10000
Department ID:	232087
Project ID:	10001911
Authority ID:	10000
Account ID:	530110
Activity ID:	0002

/s/
Michelle Allersma, Budget and Analysis
Division Director on behalf of
Ben Rosenfield, Controller

RECOMMENDED:

/s/
William Scott
Chief of Police

/s/
Andrico Q. Penick
Real Estate Division
Director of Property