City & County of San Francisco
London N. Breed, Mayor

Office of the City Administrator
Carmen Chu, City Administrator
Andrico Q. Penick, Director of Real Estate

May 02, 2023

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Communications Site Lease – City and County of San Francisco, Landlord and State of California (California Highway Patrol), Tenant
125 Christmas Tree Point

Dear Board Members:

Attached for your consideration is a proposed Resolution for a Lease of space at the City and County of San Francisco's ("City") Central Radio Station at 125 Christmas Tree Point, aka Twin Peaks Blvd, San Francisco, with the State of California ("State") for cellular equipment and antenna on Tower 3.

The space consists of approximately four (4) square feet of space in the Conventional Xmtr Room in the Building in which State's one repeater is installed and certain space on Tower 3, Northwest Leg, where State's one (1) antenna is mounted, in addition to, placement and use of cables, conduits, wires, cable trays, and other connecting hardware reasonably necessary to connect State's Equipment together and to a power source in the portions of the Building between the Equipment Area and Antenna Location and between the Equipment Area, the Antenna Location and City's utility connection locations.

The original Revocable Permit, dated November 15, 2007, was a year to year permit for one rack of radio equipment and one radio antenna for the State. Given the length of use, need for the space, and requested term, the parties decided to enter into a Communications Lease for proposed ten-year term, commencing upon approval by the Board of Supervisors and Mayor, with two 5-year option renewals.

The initial base rent is $750.00 per month or $9,000 yearly with 4% adjustments per year commencing January 1, 2024. In addition, State is to pay $150.00 per month in utilities subject to a 3% annual adjustment.

If you have any questions regarding this matter, please contact Claudia J. Gorham of our office at 415-554-9871 or Claudia.gorham@sfgov.org.

Respectfully,

Andrico Q. Penick
Director of Real Estate