

1 [Real Property Lease - Port - Affordable Self Storage, Inc. - \$24,664.86 Monthly]

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3 **Resolution approving Port Commission Lease No. L-15690 with Affordable Self**
4 **Storage, Inc. for paved vacant land located within Seawall Lot No. 349 in the Southern**
5 **Waterfront with an initial monthly rent of \$24,664.86 for a 58-month term and possible**
6 **extension terms of up to 60 months, to commence following Board approval.**

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8 WHEREAS, California Statutes of 1968, Chapter 1333 (the "Burton Act") and the San
9 Francisco Charter Section 4.114 and B3.581 empower the San Francisco Port Commission
10 ("Port Commission") with the power and duty to use, conduct, operate, maintain, manage,
11 regulate and control the lands within Port Commission jurisdiction; and

12 WHEREAS, Affordable Self Storage, Inc., ("Affordable") began leasing paved vacant
13 land from the Port in March 2000; and

14 WHEREAS, The Port negotiated a new lease with Affordable, for an initial term of fifty-
15 eight (58) months with possible extension terms of up to sixty (60) months, in Port's sole
16 discretion, for use as a mini-storage facility (the "Lease"), a copy of which is on file with the
17 Clerk of the Board in File No. 131230; and

18 WHEREAS, The Lease has an initial monthly rent of \$24,664.86 (\$0.33 per sq. ft.) for
19 the approximately 74,742 square feet of paved vacant land; and

20 WHEREAS, Pursuant to requirements under the California Environmental Quality Act
21 (CEQA), the environmental effects of the Lease were reviewed and determined to be exempt
22 from CEQA under a General Rule Exclusion issued by the San Francisco Planning
23 Department to the Port, dated August 23, 2013, which allows the Port to lease and manage
24 property where there is no change or substantial intensification of the existing use or no new
25 construction; and

1 WHEREAS, San Francisco Charter Section 9.118 requires Board of Supervisors
2 approval of real property leases having anticipated revenue to the City of One Million Dollars
3 (\$1,000,000.00) or more; and

4 WHEREAS, This Lease may have a lease term of ten (10) years and the revenue is
5 expected to exceed One Million Dollars (\$1,000,000.00); now, therefore, be it

6 RESOLVED, That the Board of Supervisors approves the Lease; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors authorizes the Executive
8 Director of the Port (the "Executive Director") to execute the Lease in substantially the form of
9 the lease on file with the Clerk of the Board of Supervisors; and, be it

10 FURTHER RESOLVED, That the Board of Supervisors authorizes the Executive
11 Director to enter into any additions, amendments or other modifications to the Lease
12 (including, without limitation, preparation and attachment of, or changes to, any or all of the
13 exhibits and ancillary agreements) that the Executive Director, in consultation with the City
14 Attorney, determines is in the best interest of the Port, do not materially increase the
15 obligations or liabilities of the Port or City or materially decrease the public benefits accruing
16 to the Port, and are necessary or advisable to complete the transactions contemplated and
17 effectuate the purpose and intent of this Resolution, such determination to be conclusively
18 evidenced by the execution and delivery by the Executive Director of any such documents;
19 and, be it

20 FURTHER RESOLVED, That the Board of Supervisors approves, and ratifies all prior
21 actions taken by the officials, employees and agents of the Port Commission, or the City with
22 respect to the Lease.

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