

1 [Real Property Lease - Port - Affordable Self Storage, Inc. - \$47,789.14 Monthly]

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3 **Resolution approving Port Commission Lease No. L-15691 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 \$47,789.14 for a 31-month term, to commence**  
6 **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 a term of thirty-one  
15 (31) months for storage of vehicles, trucks and self-storage containers (the "Lease"), a copy of  
16 which is on file with the Clerk of the Board in File No. 131231; and

17 WHEREAS, The Lease has an initial monthly rent of \$47,789.14 (\$0.33 per sq. ft.) for  
18 the approximately 144,818 square feet of paved vacant land; and

19 WHEREAS, Pursuant to requirements under the California Environmental Quality Act  
20 (CEQA), the environmental effects of the Lease were reviewed and determined to be exempt  
21 from CEQA under a General Rule Exclusion issued by the San Francisco Planning  
22 Department to the Port, dated August 23, 2013, which allows the Port to lease and manage  
23 property where there is no change or substantial intensification of the existing use or no new  
24 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, The revenue of this Lease is expected to exceed One Million Dollars  
5 (\$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.