

FILE NO. 010053

RESOLUTION NO. 83-01

RO#00044

Authorizing and approving the lease by and between the City and County of San Francisco, for the Department of Public Health, as Tenant, and Seto Family Trust, as Landlord, for the property located at 1421 Broderick Street.

WHEREAS, The Department of Public Health intends to operate a residential care facility for persons who need 24-hour care and supervision, including medication monitoring, medical support, psychosocial services, substance abuse services, activities, housekeeping, and meals; and,

WHEREAS, The property located at 1421 Broderick Street, owned by Seto Family Trust ("Landlord") presents an opportunity to provide residential care services for approximately 34 individuals who are seriously mentally ill and cognitively impaired, including people with mobility impairments and medical complications, including those who are mono-lingual Cantonese speaking, and clients with primary medical problems, including HIV/AIDS clients, who need short-term care and supervision; and,

RESOLVED, That in accordance with the recommendation of the Director of the Department of Public Health, the Director of Property is hereby authorized to execute a written lease with Seto Family Trust, as Landlord; for the entire premises located at 1421 Broderick Street, San Francisco, California, comprising a total area of approximately 12,417 rentable square feet on the terms and conditions contained herein and in a form approved by the City Attorney; and, be it

FURTHER RESOLVED, That the term of this Lease shall begin upon execution and delivery of the Lease estimated to be on January 15, 2001 to continue for a ten (10)

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1 year period starting after the commencement of the Lease and the City shall have the
2 right to extend the Initial Term for one additional ten (10) year term subject to Landlord's
3 approval and, be it

4 FURTHER RESOLVED, That the base rent under the Lease shall be \$10,000 per
5 month (Base Rent - $\frac{\$0.81}{\cancel{\$0.67}}$ per square foot per month) for the first twelve months and, with
6 annual rent increases based on the Consumer Price Index (CPI) for the San Francisco
7 area and to be not less than two percent (2%), nor more than six percent (6%). Rent
8 shall be payable unless funds for rental payments are not appropriated in any subsequent
9 City fiscal year, at which time the City may terminate the Lease with advance notice to the
10 Landlord; and, be it

11 FURTHER RESOLVED, That the Lease may include a clause (substantially in the
12 form on file with the Clerk of the Board of Supervisors in File No. 010053 and
13 approved by the Director of Property and the City Attorney) indemnifying and holding
14 harmless the Landlord from, and agreeing to defend the Landlord against, any and all
15 claims, costs and losses, including without limitation, reasonable attorneys' fees, incurred
16 as a result of City's use of the premises, any default by the City in the performance of any
17 of its obligations under the Lease, or any acts or omissions of City, its agents or its
18 invitees in, on or about the premises or the property on which the premises are located;
19 and, be it

20 FURTHER RESOLVED, That the Director of Property be authorized to enter into
21 any additions, amendments or other modifications to the Lease (including, without
22

1 limitation, the exhibits) that the Director of Property determines, in consultation with the
2 Department of Public Health and the City Attorney, are in the best interests of the City, do
3 not materially increase the obligations or liabilities of the City, and are necessary or
4 advisable to complete the transaction contemplated in the Lease and effectuate the
5 purpose and intent of this resolution, such determination to be conclusively evidenced by
6 the execution and delivery by the Director of Property any amendments thereto; and, be it
7

8 FURTHER RESOLVED, That any action taken by the Director of Property and
9 other relevant officers of the City with respect to the Master Lease are hereby approved,
10 confirmed and ratified.

11 Said Master Lease shall be subject to certification of funds by the Controller
12 pursuant to Section 3.105 of the Charter.
13

14 RECOMMENDED:

15 
16 _____
17 Director of Property

18 
19 _____
20 Director of Public Health

21 Available: 
22 _____

23 Controller:

24 Appropriation Number: 4CHSHHOUSGGF
25



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Resolution

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Date Passed:

Resolution authorizing and approving the lease by and between the City and County of San Francisco, for the Department of Public Health, as tenant, and Seto Family Trust, as landlord, for the property located at 1421 Broderick Street.

February 5, 2001 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Daly, Gonzalez, Hall, Maxwell, McGoldrick, Leno, Newsom, Peskin, Sandoval, Yee

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I hereby certify that the foregoing Resolution was ADOPTED on February 5, 2001 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board

FEB 16 2001

Date Approved

Mayor Willie L. Brown Jr.