

**AGENDA ITEM 6c**  
**Treasure Island Development Authority**  
**City and County of San Francisco**  
**Meeting of May 13, 2026**

**Subject:** Resolution Approving and Authorizing the Execution of a First Amendment to Lease No. 1,509 with Affordable Self Storage, Inc. to Add a Second Interim Monthly Parking Facility Located at Johnson Street and Seven Seas Avenue, Treasure Island (Action Item)

**Staff Contact:** Richard A. Rovetti, Deputy Director of Real Estate (415-274-3365)

**Reviewed by:** Jamie Querubin, Acting Treasure Island Director

**BACKGROUND**

On May 29, 2015, the United States of America, acting by and through the Department of Navy (“Navy”) transferred all of its property on Yerba Buena Island and portions of Treasure Island to the Treasure Island Development Authority (the “Authority”). Major Phase 1 planned under the Treasure Island Development Project (hereafter referred to as “Development Project”) commenced in early 2016 and includes the development of two affordable buildings, Maceo May and Star View Court; and three inclusionary for rent buildings, Isle House, Hawkins and 490 Avenue of the Palms. These buildings are constructed with limited parking in order to address and mitigate future on Island traffic congestion as the Island gets fully developed. Several current Treasure Island residents have moved or will be moving into one of these buildings in the coming year.

On January 10, 2024, the Authority Board of Directors approved a five year lease (Lease No. 1,509) ending on December 31, 2028 with Affordable Self Storage, Inc., a California corporation (hereafter referred to as "Affordable") for an interim parking facility located at 9th Street and Seven Seas Avenue to address current parking needs as well as to ease the transition where parking was abundant.

In April 2026, Treasure Island Community Development (“TICD”) completed improvements to an unpaved area located at Johnson Street and Seven Seas Avenue to be used as a second interim monthly parking facility to support resident parking needs.

Project Staff and Affordable have negotiated a First Amendment to Lease (the "First Amendment") commencing May 15, 2026 to (i) add a second monthly 130 parking space facility located at Johnson Street and Seven Seas Avenue; (ii) implement parking rates of \$75 per month for non-profit housing (Maceo May and Star View Court) and inclusionary unit residents and \$250.00 per month for residents with more than one vehicle, \$250 per month for market rate

housing residents (Isle House, Hawkins, and 490 Avenue of the Palms), \$75.00 per month for employees of Maceo May, Star View Court, Isle House, Hawkins, and 490 Avenue of the Palms (limited to one parking space per employee), and remaining unused parking spaces will be available to other Island residents at \$250.00 per month; and (iii) pay a monthly Base Rent based on a 50% split of net revenues after taxes (parking and possessory interest taxes), licensing fees, design / striping expenses, ongoing maintenance/repairs, management, and all other associated operational expenses.

## **LEASE TERMS AND CONDITIONS**

The salient terms and conditions of the Lease include the following:

**Effective Date:** May 15, 2026

**Premises:** Parcel A: 95 parking spaces located on approximately 45,000 square feet of land located at 9th Street and Seven Seas Avenue; and Parcel B: 130 parking spaces located on approximately 50,000 square feet of land located at Johnson Street and Seven Seas Avenue, Treasure Island

**Base Rent:** Monthly Base Rent shall be paid based on a 50% split of net revenues. All taxes including parking and possessory interest, licensing fees, design / striping expenses, ongoing maintenance/repairs, management, and all other associated operational expenses shall be paid by Affordable and deducted from gross revenues.

**Consideration for Lease:** The consideration for Tenant's use of the Premises - (i) Tenant shall maintain the Premises as a monthly parking facility supporting Treasure Island residents of Maceo May, Star View Court, Isle House, Hawkins, and 490 Avenue of the Palms; (ii) Tenant shall use the Premises for public purposes; and (iii) Tenant shall pay any and all charges, costs and expenses related to its use, occupancy, operation or enjoyment of the Premises or any Alterations permitted by Landlord thereon, including, without limitation, the cost of any taxes, insurance, maintenance, repairs, equipment or services.

**Use:** Tenant shall use the Premises to operate two temporary monthly parking facilities – Parcel A comprised of 95 parking spaces located at 9th Street and Seven Seas Avenue, and Parcel B comprised of 130 parking spaces located at Johnson Street and Seven Seas Avenue, Treasure Island. Monthly parking rates: (i) \$ Maceo May, Star View Court, and inclusionary unit residents - \$75.00 first vehicle and \$250 per additional vehicle(s); (ii) Isle House, Hawkins, and 490 Avenue of the Palms residents - \$250.00

per vehicle; (iii) Employees of housing providers (Maceo May, Star View Court, Isle House, Hawkins, and 490 Avenue of the Palms) \$75.00 (one vehicle allowed per employee); and (iv) Remaining unused parking spaces will be available to other Island residents at \$250.00 per month.

**Security Deposit:** One Thousand Dollars (\$1,000.00)

### **PROPOSED MONTHLY BASE RENT**

Under the Authority's Interim Leasing Policy, the Minimum Rental Rate Schedule sets ranges of minimum lease rental rates per square foot by type of use and facility for office and industrial space. Authority Staff reviews and analyzes available commercial data including market comparables of properties similarly situated to the Authority properties and evaluates the Authority transactions to establish fair market value. The Authority Leasing Policy established a Minimum Rental Rate of \$0.10 PSF for use of paved land.

Affordable is requesting a monthly Based Rent based on a 50% split of net revenues after taxes (parking and possessory interest taxes) and licensing fees instead of paying a flat monthly Base Rent based on a per square foot basis. The consideration for this arrangement is due to three variables: (i) Authority will control cost Affordable is able to charge for its parking spaces; (ii) number of residents willing to pay for parking; and (iii) Affordable's ongoing expenses related to management and maintenance. Given these three variables, Authority staff is willing to waive the Minimum Rental Rate of \$0.10 PSF and have a monthly Based Rent based on a 50% split of net revenues. Affordable will be subject to all other terms and conditions set forth in the Lease.

### **BUDGET IMPACT**

The proposed Amendment shall have no impact to the Authority's budget for FY 2025-26.

### **RECOMMENDATION**

Authority Staff recommends that the Authority Board of Directors approve the proposed First Amendment to Lease No. 1,509 with Affordable Self Storage, Inc., a California corporation, and authorize the Treasure Island Director or his designee to execute said Amendment to add a second interim monthly parking facility located at Johnson Street and Seven Seas Avenue, Treasure Island, and subject to the additional terms and conditions set forth above.

### **EXHIBIT**

EXHIBIT A – First Amendment to Lease No. 1,509 with Affordable Self Storage, Inc., a California corporation

Prepared by: Richard A. Rovetti, Deputy Director of Real Estate

## FIRST AMENDMENT TO LEASE NO. 1,509

**THIS FIRST AMENDMENT TO LEASE** (this “First Amendment”), dated for reference purposes only as of May 15, 2026, is by and between the TREASURE ISLAND DEVELOPMENT AUTHORITY, a California non-profit public benefit corporation (“Landlord”), and Affordable Self Storage, Inc., a California corporation (“Tenant”).

### RECITALS

**A.** Landlord and Tenant entered into that certain Lease dated for reference purposes as of January 15, 2024 (the "Original Lease"), for 95 parking spaces located on approximately 45,000 square feet of land located at 9th Street and Seven Seas Avenue, Treasure Island, San Francisco, California, as more particularly described in the Original Lease (“Initial Premises”). The term of the Original Lease expires on December 31, 2028.

**B.** Landlord and Tenant desire to amend the Original Lease to revise Initial Premises to include a new Parcel B: approximately 130 parking spaces located on approximately 50,000 square feet of land located at Johnson Street and Seven Seas Avenue (“Increased Premises”), adjust the Base Rent, Consideration for Lease, and Use on the terms and conditions set forth in this First Amendment.

**C.** The Original Lease, and this First Amendment shall collectively be referred to as the “Lease”. All capitalized terms used herein but not otherwise defined shall have the meaning given to them in the Lease.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and for other good and valuable consideration, the Landlord and Tenant hereby amend the Lease as follows:

### AGREEMENT

**1. Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference as if fully set forth herein.

**2. Effective Date.** The effective date of this First Amendment shall be May 15, 2026 (the “Effective Date”).

**3. Premises.** As of the Effective Date, the Premises described in the Basic Lease Information of the Lease shall be amended to read as follows:

"Parcel A: approximately 95 parking spaces located on approximately 45,000 square feet of land located at 9th Street and Seven Seas Avenue; and Parcel B: approximately 130 parking spaces located on approximately 50,000 square feet of land located at Johnson Street and Seven Seas Avenue, Treasure Island, San Francisco, California, as more particularly shown on Exhibit A attached hereto and made a part hereof. The Initial Premises and Increased Premises are collectively referred to in this Lease as the "Premises"."

4. **Base Rent.** As of the Effective Date, the Base Rent described in the Basic Lease Information of the Lease shall be amended to read as follows:

“The Premises will be provided to the Tenant with a monthly Base Rent based on a 50% split of net revenues in consideration of Tenant’s obligation to manage and maintain the Premises in accordance with Addendum Section 4.7. All taxes including parking and possessory interest, licensing fees, design / striping expenses, ongoing maintenance/repairs, management, and all other associated operational expenses shall be paid by Tenant and deducted from gross revenues.”

5. **Consideration for Lease.** As of the Effective Date, the Consideration for Lease described in the Addendum To Lease shall be amended to read as follows:

**"4.7 Consideration for Lease.** The consideration for Tenant's use of the Premises shall be comprised of the following, in addition to the consideration described in the Basic Lease Information: (i) Tenant shall maintain the Premises as a monthly parking facility supporting Treasure Island residents who relocated to Maceo May and Star View Court; (ii) Tenant shall use the Premises for the public purposes described in Section 6 of this Lease and Section 6.1(a) of the Addendum to Lease, and for no other purposes; and (iii) Tenant shall pay any and all charges, costs and expenses related to its use, occupancy, operation or enjoyment of the Premises or any Alterations permitted by Landlord thereon, including, without limitation, the cost of any taxes, insurance, maintenance, repairs, equipment or services.”

6. **Tenant's Permitted Use.** As of the Effective Date, the Tenant's Permitted Use described in the Addendum To Lease shall be amended to read as follows:

**"6.1(a) Tenant's Permitted Use.** Tenant shall use the Premises to operate two temporary monthly parking facilities – Parcel A comprised of 95 parking spaces located at 9th Street and Seven Seas Avenue, and Parcel B comprised of 130 parking spaces located at Johnson Street and Seven Seas Avenue, Treasure Island. Monthly parking rates: (i) \$ Maceo May, Star View Court, and inclusionary unit residents - \$75.00 first vehicle and \$250 per additional vehicle(s); (ii) Isle House, Hawkins, and 490 Avenue of the Palms residents - \$250.00 per vehicle; (iii) Employees of housing providers (Maceo May, Star View Court, Isle House, Hawkins, and 490 Avenue of the Palms) \$75.00 (one vehicle allowed per employee); and (iv) Remaining unused parking spaces will be available to other Island residents at \$250.00 per month.”

7. **Counterparts.** This First Amendment may be executed in counterparts with the same force and effect as if the parties had executed one instrument, and each such counterpart shall constitute an original hereof.

8. **Full Force and Effect.** Except as specifically amended herein, the terms and conditions of the Lease shall remain in full force and effect.

**[Remainder of page intentionally left blank]**

**IN WITNESS WHEREOF**, Landlord and Tenant have executed this First Amendment to Lease at San Francisco, California, as of the date first above written.

**LANDLORD:**

**TREASURE ISLAND DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Jamie Querubin  
Acting Treasure Island Director

**TENANT:**

**Affordable Self Storage, Inc.**  
**a California corporation**

By: \_\_\_\_\_

Its: \_\_\_\_\_

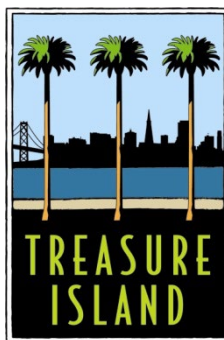
**APPROVED AS TO FORM:**

**DAVID CHIU, City Attorney**

By: \_\_\_\_\_  
Deputy City Attorney

Amendment Prepared By: Richard A. Rovetti, Deputy Director of Real Estate \_\_\_\_\_  
(initial)

**EXHIBIT A**  
**DIAGRAM OF PREMISES**



Parcel A: Approx. 45,000 SF Land on 9<sup>th</sup> Street and Seven Seas Avenue

Parcel B: Approx. 50,000 SF Land on Johnson Street and Seven Seas Avenue



**Lease:** #1,509

**Tenant:** Affordable Self Storage, Inc.,  
a California corporation

**Location:** Land on 9<sup>th</sup> St. and Seven Seas Ave., and Johnson St. and Seven Seas Ave.

1 [Lease with Affordable Self Storage, Inc., a California corporation]

2 **Resolution Approving and Authorizing the Execution of a First Amendment to Lease**  
3 **No. 1,509 with Affordable Self Storage, Inc. to add a second interim monthly parking**  
4 **facility located at Johnson Street and Seven Seas Avenue, Treasure Island.**

5 WHEREAS, Former Naval Station Treasure Island is a military base located on  
6 Treasure Island and Yerba Buena Island (together, the "Base"), which is currently owned by  
7 the United States of America, acting by and through the Department of the Navy; and,

8 WHEREAS, The Base was selected for closure and disposition by the Base  
9 Realignment and Closure Commission in 1993, acting under Public Law 101-510, and its  
10 subsequent amendments; and,

11 WHEREAS, Under the Treasure Island Conversion Act of 1997, which amended  
12 Section 33492.5 of the California Health and Safety Code and added Section 2.1 to Chapter  
13 1333 of the Statutes of 1968 (the "Act"), the California Legislature (i) designated the Authority  
14 as a redevelopment agency under California redevelopment law with authority over the Base  
15 upon approval of the City's Board of Supervisors, and (ii) with respect to those portions of the  
16 Base which are subject to Tidelands Trust, vested in the Authority the authority to administer  
17 the public trust for commerce, navigation and fisheries as to such property; and,

18 WHEREAS, The Board of Supervisors approved the designation of the Authority as a  
19 redevelopment agency for Treasure Island in 1997; and,

20 WHEREAS, On January 24, 2012, the Board of Supervisors rescinded designation of  
21 the Authority as the redevelopment agency for Treasure Island under California Community  
22 Redevelopment Law in Resolution No. 11-12; and that such rescission does not affect  
23 Authority's status as the Local Reuse Authority for Treasure Island or the Tidelands Trust  
24 trustee for the portions of Treasure Island subject to the Tidelands Trust, or any of the other  
25 powers or authority; and,

1           WHEREAS, On May 29, 2015, the United States of America, acting by and through the  
2 Department of Navy (“Navy”) transferred all of its property on Yerba Buena Island and  
3 portions of Treasure Island to the Authority; and,

4           WHEREAS, Major Phase 1 planned under the Treasure Island Development Project  
5 (hereafter referred to as “Development Project”) commenced in early 2016 and includes the  
6 development of two affordable buildings, Maceo May and Star View Court, and three  
7 inclusionary for rent buildings, Isle House, Hawkins and 490 Avenue of the Palms, these  
8 buildings constructed with limited parking in order to address and mitigate future on Island  
9 traffic congestion as the Island gets fully developed; and,

10           WHEREAS, On January 10, 2024, the Authority Board of Directors approved a five  
11 year lease (Lease No. 1,509) ending on December 31, 2028 with Affordable Self Storage,  
12 Inc., a California corporation (hereafter referred to as "Affordable") for an interim parking  
13 facility located at 9th Street and Seven Seas Avenue to address current parking needs as well  
14 as to ease the transition where parking was abundant; and,

15           WHEREAS, In April 2026, Treasure Island Community Development (“TICD”)  
16 completed improvements to an unpaved area located at Johnson Street and Seven Seas  
17 Avenue to be used as a second interim monthly parking facility to support resident parking  
18 needs; and,

19           WHEREAS, Affordable has been a tenant in good standing with the Authority for over  
20 nine years and has been in the parking and storage business for over 26 years; and,

21           WHEREAS, Project Staff and Affordable have negotiated a First Amendment to Lease  
22 No. 1,509 (the "First Amendment") commencing May 15, 2026 to (i) add a second monthly  
23 130 parking space facility located on approximately 50,000 square feet of land located at  
24 Johnson Street and Seven Seas Avenue; (ii) implement parking rates of \$75 per month for  
25 non-profit housing (Maceo May and Star View Court) and inclusionary unit residents and

1 \$250.00 per month for residents with more than one vehicle, \$250 per month for market rate  
2 housing residents (Isle House, Hawkins, and 490 Avenue of the Palms), \$75.00 per month for  
3 employees of Maceo May, Star View Court, Isle House, Hawkins, and 490 Avenue of the  
4 Palms (limited to one parking space per employee), and remaining unused parking spaces will  
5 be available to other Island residents at \$250.00 per month; and (iii) pay a monthly Base Rent  
6 based on a 50% split of net revenues after taxes (parking and possessory interest taxes),  
7 licensing fees, design / striping expenses, ongoing maintenance/repairs, management, and all  
8 other associated operational expenses; and,

9 WHEREAS, the Authority's Leasing Policy established a Minimum Rental Rate of  
10 \$0.10 PSF for use of paved land, the consideration for this lease is due to three variables: (i)  
11 Authority will control cost Affordable is able to charge for its parking spaces; (ii) number of  
12 residents willing to pay for parking; and (iii) Affordable's ongoing expenses related to  
13 management and maintenance; now, therefore, be it

14 RESOLVED, That the Board of Directors hereby approves the proposed First  
15 Amendment to Lease No. 1,509 with Affordable Self Storage, Inc., a California corporation, to  
16 add a second interim monthly parking facility comprised of 130 parking spaces located on  
17 approximately 50,000 square feet of land located at Johnson Street and Seven Seas Avenue,  
18 Treasure Island, and authorizes the Treasure Island Director or his designee to execute said  
19 Amendment in substantially the form attached hereto as Exhibit A; and be it

20 FURTHER RESOLVED, That the Board of Directors hereby finds that (i) entering into  
21 the Amendment will serve the goals of the Authority and the public interests of the City, and  
22 (ii) the terms and conditions of the Amendment are economically reasonable; and be it

23 FURTHER RESOLVED, That the Board of Directors hereby authorizes the Treasure  
24 Island Director to execute and perform the Authority's obligations under the Amendment, and  
25 to enter into any additions, amendments or other modifications to the Agreement that the

1 Treasure Island Director determines in consultation with the City Attorney are in the best  
2 interests of the Authority, that do not materially increase the obligations or liabilities of the  
3 Authority, that do not materially reduce the rights of the Authority, or are necessary or  
4 advisable to complete the preparation and approval of the Agreement, such determination to  
5 be conclusively evidenced by the execution and delivery by the Treasure Island Director of the  
6 documents and any amendments thereto.

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**CERTIFICATE OF SECRETARY**

**I hereby certify that I am the duly elected Secretary of the Treasure Island  
Development Authority, a California nonprofit public benefit corporation, and that the  
above Resolution was duly adopted and approved by the Board of Directors of the  
Authority at a properly noticed meeting on May 13, 2026.**

\_\_\_\_\_  
**Mark Dunlop, Secretary**