

1 [Commercial Lease Agreement - Mel's Drive-In - 801 Mission Street - Estimated Revenue
2 \$1,908,684]

3 **Resolution approving a Commercial Lease Agreement between the City and County of**
4 **San Francisco and San Francisco C&C, doing business as Mel's Drive-In, for the retail**
5 **space located at 801 Mission Street in the Fifth and Mission Garage, for an initial five-**
6 **year term that will result in an estimated \$1,908,684 in revenue, and one five-year**
7 **option to extend the lease, effective upon approval of this Resolution.**

8
9 WHEREAS, The Fifth and Mission Garage, located at 833 Mission Street, is owned by
10 the City and County of San Francisco and is under the jurisdiction of the San Francisco
11 Municipal Transportation Agency (SFMTA); and

12 WHEREAS, The Fifth and Mission Garage provides approximately 2,585 parking
13 spaces and includes 19 commercial retail spaces totaling 26,829 square feet; and

14 WHEREAS, San Francisco C&C, doing business as Mel's Drive-In (Mel's) has been a
15 longtime tenant in the commercial retail space located at 801 Mission Street, and their existing
16 lease expired on August 31, 2025; and

17 WHEREAS, The SFMTA and Mel's desire to enter into a new lease agreement; and

18 WHEREAS, The proposed new lease agreement is for an initial five-year term that will
19 result in an estimated \$1,908,684 in revenue and includes one five-year option to extend the
20 lease; and

21 WHEREAS, On September 15, 2025, the SFMTA, under authority delegated by the
22 Planning Department, determined that the Commercial Lease Agreement with Mel's is not
23 defined as a "project" under the California Environmental Quality Act (CEQA) pursuant
24 Title 14 of the California Code of Regulations, Sections 15060(c) and 15378(b); and
25

1 WHEREAS, A copy of the CEQA determination is on file with the Secretary to the
2 SFMTA Board of Directors, and is incorporated herein by reference; and

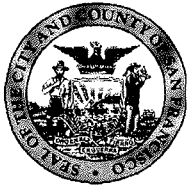
3 WHEREAS, On October 7, 2025, the SFMTA Board of Directors approved Resolution
4 No. 251007-092 authorizing the Director of Transportation to execute the Commercial Lease
5 Agreement with San Francisco C&C, doing business as Mel's Drive-In (Commercial Lease
6 Agreement), and to forward to the Board of Supervisors for final approval; and

7 WHEREAS, Consistent with Section 9.118 of the San Francisco Charter, the
8 Commercial Lease Agreement requires Board of Supervisors approval because the term of
9 the Commercial Lease Agreement exceeds 10 years and the anticipated revenue for the initial
10 five-year term exceeds one million dollars; and

11 WHEREAS, A copy of the Commercial Lease Agreement between the City and County
12 of San Francisco and Mel's is on file with the Clerk of the Board of Supervisors in File
13 No. 251052, which is hereby declared to be part of this motion as if set forth fully herein; now,
14 therefore, be it

15 RESOLVED, That the Board of Supervisors approves the lease between the City and
16 County of San Francisco and San Francisco C&C, doing business as Mel's Drive-In; and, be it

17 FURTHER RESOLVED, That within 30 days of the document being fully executed by
18 all parties, the final document shall be provided to the Clerk of the Board for inclusion in the
19 official file.
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City and County of San Francisco
Tails
Resolution

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

File Number: 251052

Date Passed: November 18, 2025

Resolution approving a Commercial Lease Agreement between the City and County of San Francisco and San Francisco C&C, doing business as Mel's Drive-In, for the retail space located at 801 Mission Street in the Fifth and Mission Garage, for an initial five-year term that will result in an estimated \$1,908,684 in revenue, and one five-year option to extend the lease, effective upon approval of this Resolution.

November 05, 2025 Budget and Finance Committee - REFERRED WITHOUT
RECOMMENDATION

November 18, 2025 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter,
Sherrill and Walton

File No. 251052

I hereby certify that the foregoing
Resolution was ADOPTED on 11/18/2025 by
the Board of Supervisors of the City and
County of San Francisco.

f Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

NOV 21, 2025

Date Approved