



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**

County Manager's Office

**DATE:** July 13, 2009  
**BOARD MEETING DATE:** August 4, 2009  
**SPECIAL NOTICE/HEARING:** None  
**VOTE REQUIRED:** Majority

**TO:** Honorable Board of Supervisors

**FROM:** Steve Alms, Manager, Real Property Division

**SUBJECT:** Ground Lease with DTRS Half Moon Bay LLC, for unimproved land adjacent to Miramontes Point Road, Half Moon Bay. (Lease No. 5296)

**RECOMMENDATION:**

Adopt a resolution:

1. Authorizing and directing the President of the Board of Supervisors to execute a Ground Lease with DTRS Half Moon Bay LLC, for unimproved land adjacent to Miramontes Point Road, Half Moon Bay, to access an adjacent parking lot, at a monthly rate of \$530 for a term of three years, and
2. Authorizing the County Manager or his designee to execute notices, options and documents associated with the Agreement including, but not limited to, extension or termination of the Agreement under the terms set forth therein.

**BACKGROUND:**

DTRS Half Moon Bay LLC ("DTRS") operates the Ritz-Carlton Hotel in Half Moon Bay. To provide sufficient parking for hotel staff, DTRS leases a parking lot on Miramontes Point Road, which is only accessible by crossing an adjacent County owned parcel. In 2003, the County entered into a ground lease with the previous owner and operator of the hotel, facilitating access to the staff parking lot. DTRS has renewed its agreement with the adjacent property owner and wishes to enter into a new agreement with the County to maintain access.



**DISCUSSION:**

Real Property Services has negotiated an agreement for a term of three years, at a monthly fee of \$530. The Lease stipulates a one-time processing fee of \$1,500 and requires that DTRS install fencing to restrict unauthorized parking.

County Counsel has reviewed and approved the Ground Lease as to form. The Director of Housing concurs in this recommendation.

Approval of this Agreement contributes to the Shared Vision 2025 outcome of a Collaborative Community by facilitating access to the Ritz-Carlton employee parking facility while generating revenue to the County.

**FISCAL IMPACT:**

The monthly fee, totaling approximately \$19,080 for the 3-year term, will be deposited into the Facilities Account for the Department of Housing and Community Development.

cc:/enc: Judith Holiber, Deputy County Counsel  
cc: Duane Bay, Director, Department of Housing