

**THE COMMITTEE ON LAND USE AND HOUSING
OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO**

**ACTIONS FOR
WEDNESDAY, JULY 11, 2007, AT 2:00 P.M.**

**COUNCIL COMMITTEE ROOM (12TH FLOOR), CITY ADMINISTRATION
BUILDING
202 C STREET, SAN DIEGO, CALIFORNIA**

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NON-AGENDA PUBLIC COMMENT: None.

COMMITTEE COMMENT: Councilmember Madaffer noted that no reports were received from staff for Item 4, the Report by the City Planning and Community Investment Department, Redevelopment Division, on issuing a Request for Qualifications for the redevelopment of the Paseo redevelopment project at San Diego State University. Without any relevant material for the Committee to review, the item would need to be rescheduled at a later date, likely in October.

Councilmember Madaffer reiterated his desire that an RFQ be issued or to hear this item at the earliest possible date, due to the severe shortage of student housing in the College area, and the negative impacts (such as mini-dorms) that it is having on quality of life for the single family neighborhoods.

He also expressed his concerns over the state of the City's Redevelopment Agency, the fact that they have been losing employees down to inadequate service levels and given the fact that each member of the LU&H Committee includes most of the redevelopment areas within the City of San Diego, each should be concerned, as we are no further along on a strategy to revamp the City's Redevelopment Agency than we were two years ago.

He stated since the City Council last month acting as the Redevelopment Agency only extended the Mayor's management for an additional six months, that it would be important for LU&H to finalize a new structure for the Redevelopment Agency to be forwarded to the full Council before the end of the year.

CITY ATTORNEY, IBA, AND MAYORAL STAFF COMMENT: None.

ADOPTION AGENDA

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Approval of the Record of Action Items for June 13, 2007

ACTION: Motion by Council President Pro Tem Young, second by Councilmember Hueso, to approve.

VOTE: 4-0; Madaffer-yea, Young-yea, Atkins-yea, Hueso-yea

ITEM-1: Informational Update from County of San Diego Supervisor Greg Cox regarding the BAY SHORE BIKEWAY

(See SANDAG's July 11, 2007, PowerPoint)

ACTION: Information only. No action taken.

ITEM-2: Report from the Real Estate Assets Department regarding PROPOSED REVISIONS TO COUNCIL POLICY 700-10, DISPOSITION OF CITY-OWNED REAL PROPERTY

(See Report to City Council Nos. 07-110 and 07-120; Independent Budget Analyst's Report No. 07-67; Current Council Policy No. 700-10; Council Policy No. 700-10 Strike-Out Version; Council Policy No. 700-10 PowerPoint; Grubb & Ellis' January 31, 2007, Best Practices Report; Grubb & Ellis' June 13, 2007, PowerPoint; Linda Vista Villages' July 10, 2007, letter)

ACTION: Motion by Council President Pro Tem Young, second by Councilmember Hueso, to approve the changes to Council Policy 700-10, and to Include the following recommendations by the Independent Budget Analyst and Chair Madaffer:

1. Add language in the Policy that requires an economic analysis of lease vs. sale be presented to Council for each property;
2. Require additional City departmental review, including Planning, and Engineering and Capital Projects;
3. Add language that includes City Council in the Government Clearance Process to allowing preliminary review by Council staff to comment on "foreseeable uses" of property;
4. Clarify the method of sale language in the enabling resolution or add language that states "possible methods of sale" will be identified in the enabling resolution;
5. Re-number or letter entire Policy for structural consistency;
6. Add a definition and description of the Portfolio Plan at the beginning of

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the Policy (including both lease and for sale), and add language about requiring an annual Portfolio Plan presentation to the full City Council.

- a. Suggested language: The Real Estate Assets Department shall prepare and present to the City Council a comprehensive Portfolio Management Plan on an annual basis, with periodic reviews and as-needed updates at City Council Committee. The Portfolio Management Plan shall include an overall review of the City's real estate portfolio (or inventory), an operating plan for corporate property, a disposition plan for surplus property, market research to support anticipated transactions and a request for authority to act within defined parameters (as described in this policy).
 - b. The major elements of the portfolio Plan are to include:
 - Property evaluation and characterization of real estate assets
 - Strategy for City occupied real estate
 - Investment portfolio plan (Leases to for profit tenants)
 - Review of Not-for profit leases
 - Disposition Plan for surplus assets
 - Business Case development review
 - Legal document development and review
7. The addition of an exclusionary provision in Section F. "The City reserves the right to exclude from any listing agreement the name of any buyer whose interest in a purchase of the subject property has been made a part of the record prior to the execution of such agreement";
8. Require Council review in one year for effectiveness of Policy changes.

VOTE: 4-0; Madaffer-yea, Young-yea, Atkins-yea, Hueso-yea

ITEM-3: Report from the Real Estate Assets Department regarding ISSUING A REQUEST FOR PROPOSALS FOR BROWN FIELD

(See Report to City Council No. 07-107; James Barwick's June 13, 2007, letter; Alejandra Teran's July 10, 2007, letter; Airport Division's July 11, 2007, PowerPoint)

ACTION: Motion by Councilmember Hueso, second by Councilmember Atkins to approve the issuance of the Brown Field Request for Proposal to develop a significant portion of Brown Field, and to come back to the Land Use & Housing Committee on November 7, 2007, with a recommendation.

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VOTE: 4-0; Madaffer-yea, Young-yea, Atkins-yea, Hueso-yea

ITEM-4: Report from the City Planning and Community Investment Department, Redevelopment Division, regarding ISSUING A REQUEST FOR QUALIFICATIONS FOR THE REDEVELOPMENT OF THE PASEO

ACTION: No action taken. (See Committee Comment).

Jim Madaffer
Chair