

RESOLUTION No. 217309

R-77-836

Adopted on DEC 21 1976

BE IT RESOLVED, by the Council of The City of San Diego as follows:

That Council Policy 700-10 entitled "Leasing Of City-Owned Real Estate" be and it is hereby amended as set forth in the form of Council Policy filed in the office of the City Clerk as Document No. 757743.

BE IT FURTHER RESOLVED, that the City Clerk be, and he is hereby instructed to add the aforesaid to the Council Policy Manual.

APPROVED: JOHN W. WITT, City Attorney

By H. Valderhaug
Harold Valderhaug, Deputy

MICROFILMED

MAY 31 1978

COUNCIL POLICY

Rev.

SUBJECT

LEASING OF CITY-OWNED REAL ESTATE

POLICY NUMBER

700-10

EFFECTIVE DATE

4/4/75

PAGE

1 OF 10

DEC 14 11:02
SAN DIEGO, CALIF.

BACKGROUND

Leasing City-owned land preserves the integrity of the City's land resource and provides for finite development and control. It has been demonstrated that leasing City-owned property is an effective vehicle for developing a sustaining flow of revenue and provides beneficial capital improvements by private investors. The City frequently finds it desirable to lease both surplus and non-surplus City-owned real property to provide a public service or facility.

DOCUMENT NO. 757743

FILED DEC 30 1976

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

PURPOSE

To establish guidelines for the leasing of City-owned real property.

POLICY

1. Catalog: A catalog of all real property owned in fee by the City will be maintained as an integral part of the Property Management Program listing size, location, zoning, development restrictions, and any other information pertinent to the status and use of each parcel.

2. Long-Term Leases: All leases in excess of two (2) years must be approved by resolution of the Council.

3. Short-Term Leases: The City Manager may execute leases of City-owned real property for terms of two (2) years or less. City Manager shall provide the Mayor and City Council with a quarterly report summarizing terms and conditions of new leases executed by the City Manager.

*Separate
See A Sheet*

4. Real Estate Broker's Fee: *INSERT: "Provided, however, Council Policy 700-10."* The City may pay a commission to a licensed real estate broker representing a principal with whom the City has entered into a bona fide lease contract. The amount of commission shall be in accordance with the commission schedule adopted by resolution of the Council pursuant to Municipal Code Section 22.0905.

5. Standardized Lease Format: One standardized lease agreement form shall be reviewed and approved by Council for all flat-rate leases and another for all percentage-rate leases. Exceptions to this policy may be granted by resolution of Council upon the submission in writing of reasons deemed by Council to be good and sufficient.

6. Rates of Return: The City Council shall adopt by resolution capitalization rates of return for both short-term (2 years or less)

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MAY 31 1978

THE
FOLLOWING
DOCUMENT
IS THE BEST
COPY
AVAILABLE
FOR
FILMING

CITY OF SAN DIEGO
MEMORANDUM

RECEIVED

MEMORANDUM

DATE : October 8, 1976 ITEM NO. 203 LATE EXHIBIT FOR COUNCIL DOCKET OF 12-15-76
(date)
TO : City Attorney (Please deliver to Mayor and Council members immediately.)
FROM : Assistant Property Director #203-122
SUBJECT: Revision to Council Policy 700-10, Exemption of certain Month-to-Month Rental Agreements

It is requested that a Resolution be drafted for Council consideration amending Council Policy 700-10 in the following manner:

Page 1, Paragraph 3. "Short Term Leases"

Add the following sentence at the end of the paragraph:

"Provided, however, that month-to-month rental agreements covering City-owned residential housing and Brown Field Airport Incubator Industries shall be exempted from provisions of Council Policy 700-10."

It is requested that an Ordinance be drafted for Council consideration amending Municipal Code Section 22.0901 "Leases of Real Property" by adding at the end of the paragraph the following:

"Rental agreements may be executed by the City Manager covering month-to-month tenant occupancy of City-owned residential housing or Brown Field Airport Incubator Industries and shall not be subject to the provisions of subparagraphs (a) through (d) of this section and occupancy of the facilities under such agreements may exceed two years."



B. W. Hagar
Assistant Property Director

BWH:ks

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MAY 31 1978

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DEC 21 1976

Passed and adopted by the Council of The City of San Diego on _____, by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Ellis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

By *Kathleen Martinez*, Deputy.

(Seal)

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CITY CLERK'S OFFICE

1976 DEC -7 AM 8:44

SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number **217309**

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Adopted

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MAY 31 1978

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