

RESOLUTION No. R-250318 (R-80-224)

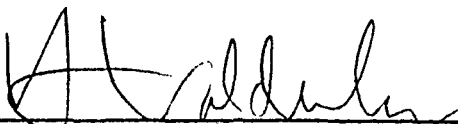
Adopted on OCT 1 1979

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

That Council Policy 700-9 entitled, "LEASES TO NON-COMMERCIAL, NON-PROFIT ORGANIZATIONS IN MISSION BAY PARK," be and the same is hereby amended as set forth in the Council Policy filed in the Office of the City Clerk as Document No. RR-250318.

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 
Harold O. Valderhaug, Deputy

HOV:dm
8/3/79
Or.Dept.:Property
011.1

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Passed and adopted by the Council of The City of San Diego on OCT 1 1979,
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<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"/>
Bill Lowery	<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"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
 Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

By Ellen Board, Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number	<u>R-250318</u> Adopted <u>OCT 1 1979</u>

COUNCIL POLICY

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
LEASES TO NON-COMMERICAL, NON-PROFIT ORGANIZATIONS, AND/OR CLUBS IN MISSION BAY PARK	700-9		1 OF 2

BACKGROUND

It has been the practice of The City of San Diego to permit the formation of organizations within Mission Bay which are dedicated to developing and maintaining an active program of certain types of aquatic sports.

A practical method of such permission is to provide a location upon which appropriate facilities can be constructed by the organization in order to furnish needed public services and a focal point for such programs.

PURPOSE

The purpose of this policy is to establish standards for leasing Mission Bay Park property to non-profit organizations, which are to further certain aquatic activities.

POLICY

The policy of The City of San Diego in connection with the leasing of Mission Bay Park land by non-commercial, non-profit organizations ~~and/or clubs~~ who are supported financially by the members using the facilities, shall be as follows:

1. In recognition of the services performed for the general good of Mission Bay and the City of San Diego by organizations described above, which services cannot properly be handled by commercial enterprises, a rent somewhat less than commercial rates is justified. ~~The amount of rent should reflect a proper relationship to the value of Mission Bay land; to the change in the economic level of the City of San Diego; to the degree of service performed by the lessee; and to the accomplishment of the intent and purposes for which the lease is let.~~
2. Organizations as described above, will only be considered if their activities fall within general Mission Bay policies and providing that the major activity or activities are those which cannot be practically furnished by commercial enterprise. Prices charged to members of the organization for services which compete with services offered by commercial enterprises shall be comparable to the prices charged by commercial enterprise. Such services shall be offered only if it is a function necessary to the operation of the facilities.
3. Such organizations ~~Groups of this type~~ must be incorporated as ~~non-profit organizations~~ under the laws of the State of California and must qualify as such under the statutes of the State of California and the Federal Department of Internal Revenue.

DOCUMENT NO. PR-250313FILED OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

CITY OF SAN DIEGO, CALIFORNIA

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4. A regular schedule of competitive events involving the major purpose for which the lease is granted shall be conducted ~~with~~ by the organization itself and with other similar organizations. In order to facilitate this competition and give it status, the lessee must maintain membership in leading California and/or national groups dedicated to furtherance of the major purpose of the lease.
5. If an organization meets the above listed criteria, the rental rate shall be 50% of the average total annual commercial square foot rent paid for leases in Mission Bay Park attributing the rent to the total land and water area under lease. The lease would be reviewed at 2-1/2 three year intervals and adjusted based on the actual total annual commercial rent paid to City during the immediately preceding fiscal calendar year. (July 1 through June 30.)

It is intended that the following groups should be excluded from the rental rate established by this policy:

- a) Non-aquatic Youth Sports Organizations (such as Little Leagues, etc. and Tennis Clubs limited to utilizing Robb Field and the Mission Bay Athletic Area. Council Policy 700-3-to-provide guidance on leases to such organizations;
- b) Educational Institutions (such as San Diego State University and University of California at San Diego) providing rowing and other aquatic programs in Mission Bay Park.
- c) Pacific Beach Tennis Club providing tennis programs at the Mission Bay Athletic Area.
6. Leases will be written for a term of years sufficient to obtain financing and to amortize the investment in accordance with reasonable investment practices. Lease will provide for adherence to the criteria established in this policy.

Assigned Department: Property
 Adopted by Resolution No. 169953 3/15/62
 Amended by Resolution No. 209733 1/24/74