

(R-88-1596)

RESOLUTION NUMBER R- 270361  
ADOPTED ON FEB 16 1988

WHEREAS, The City of San Diego is the owner of a 0.75-acre parcel, being Parcel 2 of Parcel Map 4311 located at 522 West San Ysidro Boulevard; and

WHEREAS, the City desires to negotiate the sale of said land to SOUTHWESTERN COMMUNITY COLLEGE DISTRICT, under the provisions of Section 22.0902 of the San Diego Municipal Code, which permit the sale of real property belonging to The City of San Diego by negotiation; and

WHEREAS, the sale of such real property as this may reasonably be accomplished by negotiation; and

WHEREAS, the value of the property to be conveyed by the City is THREE HUNDRED THOUSAND DOLLARS (\$300,000); and

WHEREAS, no real estate broker's commission shall be paid; and

WHEREAS, the sale of the aforementioned property right is consistent with the public interest; NOW, THEREFORE,

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

1. That that certain real property described in that grant deed on file in the office of the City Clerk as Document No. RR- 270361, be, and the same is hereby authorized to be sold by negotiation for the amount of FORTY THOUSAND DOLLARS (\$40,000) to SOUTHWESTERN COMMUNITY COLLEGE DISTRICT, with

additional consideration to be the College District's obligation to construct and maintain a community college facility on the site and to not use the site for other than education purposes for 15 years, under the terms and conditions set forth in City Manager's Report No. 88-63, a copy of which is attached hereto and by this reference incorporated herein.

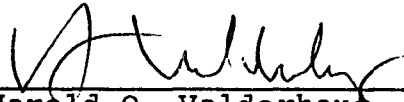
2. That the Mayor and City Clerk of said City be, and they are hereby authorized and empowered to execute, for and on behalf of The City of San Diego, a grant deed, a copy of which is on file in the office of the City Clerk as Document No. RR-270361, granting to SOUTHWESTERN COMMUNITY COLLEGE DISTRICT all that portion of the 0.75-acre parcel located at 522 West San Ysidro Boulevard, as more particularly described in said grant deed.

3. That no broker's commission shall be paid by The City of San Diego on the herein described negotiated sale.

4. That the City Clerk is hereby authorized and directed to deliver said deed and a certified copy of this resolution to the Property Director for further handling.

APPROVED: John W. Witt, City Attorney

By

  
\_\_\_\_\_  
Harold O. Valderhaug  
Deputy City Attorney

HOV:ps  
02/04/88  
Job:919490  
Or.Dept:Prop.  
R-88-1596  
Form=r.salen



The City of San Diego

# MANAGER'S REPORT

DATE ISSUED: January 22, 1988

REPORT NO. 88-63

ATTENTION: Public Facilities and Recreation Committee of January 27, 1988

SUBJECT: Southwestern College Proposal for the Sale of the 1984 San Ysidro Tragedy Site

REFERENCE: City Manager's Reports 87-631 issued December 7, 1987; 87-521 issued October 31, 1987; 87-296 issued June 5, 1987; and 87-407 issued August 7, 1987.

## SUMMARY

Issue - Should the City Council approve the sale of the San Ysidro Tragedy Site to Southwestern College?

Manager's Recommendation - Authorize the sale of this site to Southwestern College for the purpose of constructing an educational facility.

Other Recommendations- The Ad Hoc Committee formed to review Requests For Proposals for this site concurs with this recommendation.

Fiscal Impact - Southwestern College would pay \$40,000 for the site which would be used for park improvements in the San Ysidro community.

## BACKGROUND

In the last six months, staff has issued a Request for Proposals (R.F.P.) to sell this .75 acre on two occasions. The value of the property was estimated to be approximately \$300,000. Only one bid was received for the property which was not acceptable.

On December 7, 1987, the Council authorized exclusive negotiations with Southwestern College for sale or lease of the site because of the failure of the R.F.P. process and the need expressed by the Ad Hoc Committee for an educational facility in the community such as Southwestern College.

The College has proposed a 13,300 square foot facility with subterranean parking. The programs and services will include counseling and guidance, educational programming, instructional support services and administrative support.

R- 270361

DISCUSSION:

The Ad Hoc Committee consisting of representatives of the community reviewed the College's proposal and approved it subject to the following conditions:

1. A modest memorial be placed on the site.
2. An Advisory Committee of community representatives be created to provide input to the College.
3. The College will make a good faith effort to construct a permanent facility in a reasonable period of time.
4. The College will assist students in procuring scholarships and financial assistance to attend the College.
5. The College and the City will evaluate the availability of transportation from San Ysidro to the main Southwestern College Campus.

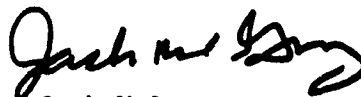
The College has agreed to these conditions. The College has offered \$40,000 for the title to the site with a fifteen-year reversion provision that title would revert to the City if the College uses the site for non-educational purposes within fifteen years of the transfer of title. At that point the College would be paid for 13% (calculated as a proportion of the \$40,000 purchase price against the \$300,000 market value) of the appraised value of the land and the value of the improvements. After fifteen years, the City's reversionary interest will cease.

Although the City receives significantly less than the fair market value of the land, the Manager recommends approval of this sale because of the failure of the R.F.P. process to date and the benefit to the community of having an educational facility such as this.

ALTERNATIVES

1. Do not approve the sale.
2. Resolicit proposals.

Respectfully submitted,



Jack McGrory  
Deputy City Manager

JM:mpa

R- 270361

# 202

FEB 16 1988

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

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

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

By *Maxwell G. Patecrow*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-270361** Adopted **FEB 16 1988**