

Item - 102 3/22/2016
Subitem - A
(R-2016-477)

RESOLUTION NUMBER R- 310314

DATE OF FINAL PASSAGE APR 06 2016

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE SALE OF THE CITY-OWNED LAND AT STATE STREET AND HAWTHORN STREET, SUBJECT TO RESERVATION OF AN EASEMENT AND OWNERSHIP OF THE PUBLIC IMPROVEMENTS, TO MAPLE MULTI-FAMILY LAND CA, LP.

WHEREAS, the City of San Diego (City) owns approximately 5,972 square feet of real property at the corner of State Street and Hawthorn Street in San Diego (Property); and

WHEREAS, Maple Multi-Family Land CA, LP (Maple) is purchasing 2054 State Street, located adjacent to the Property, and desires to acquire the Property so that Maple may construct a subterranean parking garage within the Property, subject to the severance from the real property and the reservation of ownership by the City of the street and utility improvements (Public Improvements) and further a reservation of an easement for public street and public utility purposes, such as public street, sidewalk, and drainage; and

WHEREAS, in accordance with Council Policy 700-10, sale of the Property is justified when the proposed property for sale provides significant economic development opportunities and an exclusively negotiated sale to a contiguous owner is justified to correct a site deficiency; and

WHEREAS, a real estate broker's commission will not be paid in the sale of the Property; and

WHEREAS, the Property was appraised by an independent MAI appraiser who determined the fair market value of the Property to be Forty Five Thousand Three Hundred Dollars (\$45,300); NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego that approximately 5,972 square feet of City-owned real property located at the corner of State Street and Hawthorn Street, San Diego, CA 92101, may be sold by direct negotiation to a contiguous owner to correct a site deficiency; and

BE IT FURTHER RESOLVED, that the Mayor, or his designee, is authorized and directed to execute and deliver the Purchase and Sale Agreement on file in the Office of the City Clerk as Document No. RR- **310314** (Agreement); and

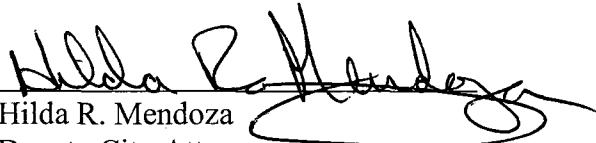
BE IT FURTHER RESOLVED, that the Mayor, or his designee, is authorized to sell approximately 5,972 square feet of City-owned real property located at the corner of State Street and Hawthorn Street, San Diego, CA 92101, subject to the severance of the Public Improvements and reservation of ownership of the Public Improvements and reservation of an easement for street and public improvements purposes, to Maple Multi-Family Land CA, LP pursuant to the terms and conditions of the Agreement, for the price of Forty Five Thousand Three Hundred Dollars (\$45,300); and

BE IT FURTHER RESOLVED, that the Mayor, or his designee, is authorized to execute and deliver all such agreements and all other instruments to effect and complete the transaction contemplated by this Resolution; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to accept and deposit the proceeds of the sale of the Property, net of costs related to the sale, into the Capital Outlay Fund 400002.

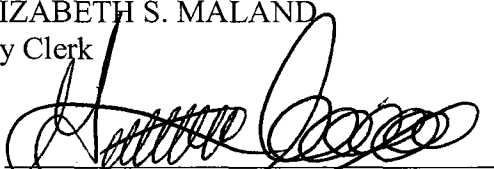
APPROVED:

JAN I. GOLDSMITH, City Attorney

By 
Hilda R. Mendoza
Deputy City Attorney

HRM:meb
March 9, 2016
Or.Dept: Real Estate Assets
Doc. No.: 1242170

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAR 22 2016.

ELIZABETH S. MALAND
City Clerk
By 
Deputy City Clerk

Approved: 4/9/16
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on MAR 22 2016, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage APR 06 2016

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

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