

RESOLUTION NUMBER R- 311221

DATE OF FINAL PASSAGE JUL 25 2017

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING AND DIRECTING THE EXECUTION OF A CITY OF SAN DIEGO NON-PROFIT LEASE WITH LUTHERAN SOCIAL SERVICES OF SOUTHERN CALIFORNIA FOR THE LEASE OF CITY-OWNED PROPERTY COMMONLY KNOWN AS THE CATHY HOPPER CLAIREMONT FRIENDSHIP CENTER LOCATED AT 4425 BANNOCK AVENUE, SAN DIEGO, CALIFORNIA.

WHEREAS, the City of San Diego owns the real property commonly known as the Cathy Hopper Clairemont Friendship Center, located at 4425 Bannock Avenue, San Diego, California (Property), which is improved with an approximate 5,860 square foot building; and

WHEREAS, in March 2016, the City issued a Request for Proposals (First RFP) to lease the Property and operate a senior center for recreational, cultural and educational activities for adults of 55 years or more. The City received no responses to the First RFP; and

WHEREAS, in August 2016, the City issued a second Request for Proposals (Second RFP) to lease the Property and operate a senior center for recreational, cultural and educational activities for adults of 55 years or more. The City received three proposals in response to the Second RFP; and

WHEREAS, City staff determined that the proposal from Lutheran Social Services of Southern California (Lutheran Social Services) was made in accordance with the evaluation criteria specified in the Second RFP, and is responsive, responsible, and delivers the best overall value to the City. Based on the foregoing, City staff recommends that the City enter into a lease for the Property with Lutheran Social Services (Lease); and

WHEREAS, under the Lease, Lutheran Social Services will operate the Property as a multi-purpose adult community and recreation center and provide health living fitness,

recreational, educational and cultural programming and social services for adults of 55 years or more; and

WHEREAS, the Lease will have a term of 20 years with two five-year options to extend the term; and

WHEREAS, the initial annual rent payable to the City will be \$3,500, which will be subject to annual Consumer Price Index adjustments, as set forth in the Lease; and

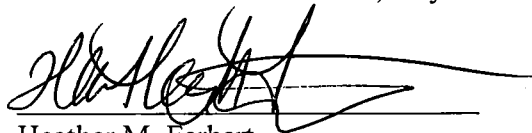
WHEREAS, as appraised by City staff, the market value of the Property is \$840,000;
NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Mayor or his designee is authorized to execute that certain City of San Diego Non-Profit Lease with Lutheran Social Services of Southern California, which is on file in the Office of the City Clerk as Document No. RR- 311221.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to accept and deposit all lease revenues into General Fund 100000.

APPROVED: MARA W. ELLIOTT, City Attorney

By


Heather M. Ferbert
Deputy City Attorney

HMF:nja
06/02/17
Or.Dept: Real Estate Assets
Doc. No.: 1515583

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 11 2017.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 7/24/17
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on JUL 11 2017, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<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"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 25 2017.

(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.

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

(Seal)

By Sty Brady, Deputy

Office of the City Clerk, San Diego, California

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