

#102A

(R-2019-56)

8/7/18

RESOLUTION NUMBER R- 311935
DATE OF FINAL PASSAGE AUG 20 2018

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING AND DIRECTING THE EXECUTION OF A TWENTY-YEAR LEASE WITH LA JOLLA COMMUNITY CENTER, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR CITY-OWNED REAL PROPERTY KNOWN AS THE FLORENCE RIFORD SENIOR SERVICES CENTER LOCATED AT 6811 LA JOLLA BOULEVARD, LA JOLLA, CALIFORNIA AND WAIVING COUNCIL POLICY 700-12 WITH RESPECT TO THE COMMENCEMENT OF LEASE NEGOTIATIONS AND ANNUAL RENT.

WHEREAS, the City of San Diego (City) owns that certain real property known as the Florence Riford Senior Services Center located at 6811 La Jolla Boulevard, La Jolla, California, 92037 (Property), improved with an approximate 7,200 square foot building; and

WHEREAS, in 1989, the City leased the Property pursuant to a Nonprofit Lease approved by the San Diego City Council on file with the Office of the City Clerk as Document No. RR-274120-2 (Original Lease), for operation and maintenance of a multi-purpose senior services center; and

WHEREAS, in 2007, Friends of the Riford Center, a nonprofit public benefit corporation, assumed the Original Lease; and

WHEREAS, in 2012, Friends of the Riford Center changed its name to La Jolla Community Center (LJCC); and

WHEREAS, LJCC now requests a new lease of the Property to continue operation of the multi-purpose adult community and recreation center to provide healthy living, fitness, recreational, educational, and cultural programming and social services for the benefit of the adult community of fifty-five years of age or more; and

WHEREAS, LJCC has provided a public purpose through the continued operation of the Property and has an excellent history with respect to its performance under the Original Lease; and

WHEREAS, City staff has negotiated a proposed twenty (20) year lease of the Property with LJCC (Lease) for operation of a multi-purpose adult community and recreation center to provide healthy living, fitness, recreational, educational, and cultural programming and social services for the benefit of the adult community of fifty-five years of age or more. The Lease requires LJCC pay annual rent in the amount of \$3,597.50, with annual Consumer Price Index adjustments; and

WHEREAS, Council Policy 700-12 provides that Council approval of a prospective nonprofit organization's use of City-owned property shall be obtained prior to commencement of lease negotiations and that fair market value shall be obtained for leases of City-owned property to nonprofit organizations, discounted only for direct offsets to otherwise-required City expenditures; and

WHEREAS, City staff requests a waiver of the requirements of Council Policy 700-12 with respect to commencement of lease negotiations and to the extent that the Property shall be leased at less than fair market value; and

WHEREAS, as appraised by City staff, the market value of the Property is \$2,400,000;
NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Mayor, or his designee, is authorized and directed to execute that certain City of San Diego Lease on file in the Office of the City Clerk as Document No. RR-311935, with La Jolla Community Center, a California nonprofit public benefit corporation, for the continued operation and maintenance of

the property located at 6811 La Jolla Boulevard, La Jolla, California, for operation of the multi-purpose adult community and recreation center to provide healthy living, fitness, recreational, educational, and cultural programming and social services for the benefit of the adult community of fifty-five years of age or more.

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.

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

BE IT FURTHER RESOLVED, that, given La Jolla Community Center has an excellent history as a lessee of the City and provides healthy living, fitness, recreational, educational, and cultural programming and social services for the benefit of the adult community of fifty-five years of age or more, this benefit would be afforded by continued use of the property located at 6811 La Jolla Boulevard, La Jolla, San Diego, California as a multi-purpose adult community and recreational center, therefore Council Policy 700-12 is hereby waived with respect to commencement of lease negotiations and to the extent that the Property shall be leased at less than fair market value as authorized hereby.

APPROVED: MARA W. ELLIOTT, City Attorney

By


Heather M. Ferbert
Deputy City Attorney

HMF:nja:sc
07/24/2018
Or. Dept: READ
Doc. No.: 1799438

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of AUG 07 2018

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 8/20/18
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on AUG 07 2018, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

AUG 20 2018

Date of final passage _____

(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:

(Seal)

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

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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