

RESOLUTION NUMBER R- 315714

DATE OF FINAL PASSAGE AUG 05 2024

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING A GROUND LEASE BETWEEN THE CITY OF SAN DIEGO AND PROPHET WORLD BEAT PRODUCTIONS, A CALIFORNIA NONPROFIT CORPORATION, FOR THE REAL PROPERTY LOCATED AT 2100 PARK BOULEVARD, SAN DIEGO, CALIFORNIA 92101, COMMONLY KNOWN AS THE WORLD BEAT CENTER.

WHEREAS, the City of San Diego (City) owns certain real property located at 2100 Park Boulevard, San Diego, California 92101, consisting of an approximately 11,438 square foot water tower building with surface parking and adjacent outdoor spaces, identified as a portion of Assessor's Parcel Number 534-450-08, and commonly known as the World Beat Center (Property); and

WHEREAS, Prophet World Beat Productions, a California nonprofit corporation (Tenant), has operated a cultural arts center on the Property since June 15, 1995, under a right of entry permit between the City and Tenant that has been in month-to-month holdover since December 31, 1995; and

WHEREAS, the City and Tenant negotiated a proposed Ground Lease for Tenant to lease the Property (Lease) for a term of 25 years with an option to extend the Lease term for an additional ten years; and

WHEREAS, under the Lease, Tenant will pay to the City rent in the amount of \$4,397.50 per year, adjusted annually based on the Consumer Price Index (Rent), which is below market rate for comparable properties; and

WHEREAS, the Lease serves the public purpose of providing a cultural arts center for visual, literary, audio, and performing arts to preserve and promote art and culture of indigenous peoples of the world; and

WHEREAS, the value of the Property, as disclosed in an appraisal that City staff completed within the past six months, is \$995,000.00; and

WHEREAS, the California Department of Housing and Community Development has determined that the Lease is not subject to, and not a disposition under, the Surplus Land Act (California Government Code sections 54220 to 54234, as amended) because it does not involve any development or demolition; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

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

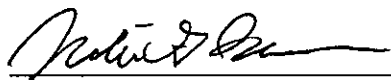
1. The Council finds that the Lease serves the public purpose of providing a cultural arts center for visual, literary, audio, and performing arts to preserve and promote art and culture of indigenous peoples of the world.

2. The Council approves the Lease, including all attachments and exhibits to the Lease.

3. The Mayor or designee is authorized, on behalf of the City, to sign and deliver the Lease and all documents necessary or appropriate to perform the City's obligations under the Lease. A copy of the Lease, when fully signed, shall be placed on file in the Office of the City Clerk as Document No. RR- 315714.

4. The Chief Financial Officer is authorized and directed to accept the Rent payable to the City under the Lease and deposit such Rent into Fund Number 100000, General Fund.

APPROVED: MARA W. ELLIOTT, City Attorney

By   
Julie Gough Inman  
Deputy City Attorney

JGI:cw  
07/12/2024  
Or. Dept: DREAM  
Doc. No.: 3718455

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 30 2024.

DIANA J.S. FUENTES  
City Clerk

By   
Deputy City Clerk

Approved: 8/5/24  
(date)

  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on JUL 30 2024, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage AUG 05 2024

**(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:

TODD GLORIA  
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By *Crystal Medina*, Deputy  
*for Connie Patterson*

Office of the City Clerk, San Diego, California

Resolution Number R- 315714