

RESOLUTION NUMBER R- 315979DATE OF FINAL PASSAGE JAN 23 2025

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING A GROUND LEASE BETWEEN THE CITY OF SAN DIEGO AND THE BLIND COMMUNITY CENTER OF SAN DIEGO, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR THE REAL PROPERTY LOCATED AT 1805 UPAS STREET, SAN DIEGO, CALIFORNIA 92103, COMMONLY KNOWN AS THE BLIND COMMUNITY CENTER.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. the City of San Diego (City) owns certain real property located at 1805 Upas Street, San Diego, California 92103, consisting of an approximately 14,500 square 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 Blind Community Center (Property).

B. The Blind Community Center of San Diego, a California nonprofit public benefit corporation (Tenant), has operated a community center for the blind and visually impaired residents of the City of San Diego since 1949, and, since at least 2001, has been operating the same on the Property under a use and occupancy permit between the City and Tenant that has been in month-to-month holdover since July 2002.

C. 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.

D. Under the Lease, Tenant will pay to the City rent in the amount of \$4,532.50 per year, increased by 3.5% annually, which is below market rate for comparable properties.

E. The Lease serves the public purpose of providing recreational, educational, and cultural enrichment for the blind and visually impaired citizens of San Diego through Tenant's programming and use of the Property.

F. The value of the Property, as disclosed in an appraisal that City staff completed within the past six months, is \$5,980,000.00.

G. 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.

H. The Office of the City Attorney prepared 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 and accurate.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council finds that the Lease serves the public purpose of providing recreational, educational, and cultural enrichment for the blind and visually impaired citizens of San Diego through Tenant's programming and use of the Property.

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- **315979**.

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: HEATHER FERBERT, City Attorney

By Kevin Reisch / for  
Andrew J. Alfonso  
Deputy City Attorney

AJA:nja  
12/12/2024  
Or. Dept: Economic Development Department, Real Estate Division  
Doc. No. 3907610

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on JAN 14 2025.

DIANA J.S. FUENTES  
City Clerk

By Connie Patterson  
Deputy City Clerk

Approved: 1/23/25  
(date)

Todd Gloria  
TODD GLORIA, Mayor

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

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

Passed by the Council of The City of San Diego on JAN 14 2025, 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 JAN 23 2025.

(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 Carrie Patterson, Deputy

Office of the City Clerk, San Diego, California  
Resolution Number R- 315979