

RESOLUTION NUMBER R- **316907**

DATE OF FINAL PASSAGE **SEP 02 2026**

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE CITY'S LEASE TO
SAN DIEGO UNIFIED SCHOOL DISTRICT OF 0.288 ACRE
OF REAL PROPERTY LOCATED AT 3366 PARK
BOULEVARD IN BALBOA PARK FOR THE OPERATION
OF A PERFORMING ARTS AUDITORIUM, MAKING A
RELATED FINDING OF PUBLIC PURPOSE, AND
WAIVING APPLICATION OF A DISCLOSURE
REQUIREMENT IN COUNCIL POLICY 700-10 RELATED
TO AN APPRAISED MARKET RENT VALUE.

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 approximately 0.288 acre of real property located at 3366 Park Boulevard in Balboa Park, on which a portion of the performing arts auditorium located at Roosevelt Middle School is situated (Property). City has leased the Property to San Diego Unified School District (SDUSD) since 1974 for the operation of the performing arts auditorium, under a lease that has been in holdover status since October 2024. City staff negotiated a proposed new Ground Lease (Lease) between the City and SDUSD for the continued operation of the performing arts auditorium. A copy of the proposed Lease is included as Attachment A to the staff report accompanying this Resolution (Staff Report).

B. San Diego Municipal Code section 22.0901 requires each Council resolution approving the lease of City-owned property to contain a statement of the market value of the subject real property. Consistent with this requirement, City staff produced a Restricted Appraisal Report for the Property showing that, as of June 1, 2026, the fee title market value of the Property is \$90,300. A copy of the Restricted Appraisal Report is included as Attachment B to the Staff Report.

C. In addition, Council Policy 700-10 requires a timely appraisal of the current market rent for the City's proposed leasing of its real property. City staff is requesting that the Council waive application of this requirement because the Lease will serve multiple valid public purposes and will provide multiple public benefits, as described in Recital E below.

D. The term of the Lease is 50 years. SDUSD will not pay rent under the Lease. As part of the consideration for the City's lease of the Property to SDUSD, SDUSD will maintain a City-owned landscaped 0.496-acre parcel (Parcel 1) adjacent to the Property, which is open to the general public and Balboa Park visitors. The Lease requires SDUSD, at its sole expense, to maintain Parcel 1, the Property, and all associated personal property in a good, safe, clean, and organized condition.

E. Council Policy 700-10 allows the Council to authorize the lease of City-owned property in certain instances for a discounted rental rate that is less than the current market rent, as established by a timely appraisal. In those instances, the Council must make a finding that the lease transaction will serve one or more specified public purposes or provide one or more specified public benefits. As explained in the Staff Report, the Lease will serve multiple valid public purposes and will provide multiple public benefits, such as providing a recreational and cultural facility for park and recreational use, including an auditorium that is open to the general public.

F. The California Surplus Land Act (SLA), Government Code sections 54220-54234, requires the Council to take formal action at a regular public meeting to declare that City-owned real property is either surplus land or exempt surplus land before the City may take any action to dispose of the real property. However, under Government Code section 54221(d), the City's leasing of its real property is not a disposition of surplus land for SLA purposes if either:

(1) the lease term, including any extension or renewal options, is 15 years or less; or (2) no demolition or development activities will occur on the leased premises, regardless of the term of the lease. In this instance, the Lease is not a disposition of surplus land, and therefore is not subject to the SLA, because no demolition or development activities will occur on or about the Property.

G. 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 will serve one or more public purposes and will provide one or more public benefits, as described in this Resolution and the Staff Report.
2. The Lease is approved.
3. The Mayor or designee is authorized, on the City's behalf, to sign and deliver the Lease and all other documents necessary or appropriate to complete the City's leasing of the Property, and to take all other actions necessary or appropriate to carry out the intent of the Lease and this Resolution. A copy of the Lease, when signed by both parties, will be filed in the Office of City Clerk as Document No. RR- **316907**.

4. The Council waives application of the requirement in Council Policy 700-10 for a timely appraisal of the current market rent for the City's proposed leasing of the Property.

APPROVED: HEATHER FERBERT, City Attorney

By 
Julie Gough Inman
Deputy City Attorney

JGI:cw
June 11, 2026
Or. Dept: Econ. Dev.
Doc. No.: 4478015

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on
AUG 25 2026.

DIANA J.S. FUENTES
City Clerk

By 
Deputy City Clerk

Approved: 9/2/26
(date)


TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on **August 25, 2026**, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☒	☐	☐	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☒	☐	☐	☐
Marni von Wilpert	☒	☐	☐	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☐	☐	☒	☐
Vivian Moreno	☒	☐	☐	☐
Sean Elo-Rivera	☒	☐	☐	☐

Date of final passage SEP 02 2026.

(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:

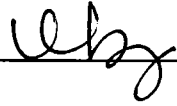
TODD GLORIA

Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

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