S 5044 B 11-10-26

(R-2027-158)

RESOLUTION NUMBER R- 317034

DATE OF FINAL PASSAGE NOV 13 2026

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE SALE BY NEGOTIATION OF CERTAIN EXEMPT SURPLUS CITY PROPERTIES IDENTIFIED AS ASSESSOR PARCEL NUMBERS 453-781-14, 453-801-01, 453-801-03, AND 453-801-09, PAYMENT OF REAL ESTATE BROKER FEES, AND RELATED ACTIONS.

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 the following described parcels of real property (each, a Property, and collectively, the Properties), as further described in Exhibit A of the staff report submitted in support of this Resolution (Staff Report):

| **Assessor's Parcel Number** | **General Location** |
|---|---|
| 453-781-14 | REDWOOD ST & BOUNDARY ST (1) |
| 453-801-01 | REDWOOD ST & BOUNDARY ST (2) |
| 453-801-03 | REDWOOD ST & BOUNDARY ST (3) |
| 453-801-09 | REDWOOD ST & BOUNDARY ST (4) |

B. By Resolution R-316546 (December 16, 2025) the Council declared the Properties "exempt surplus land" in accordance with California Government Code section 54221(f)(1)(B).

C. The values of the Properties, as disclosed by appraisals made by a qualified real estate appraiser or a qualified employee of the City within the past twelve months, are summarized in the table below:

| Assessor's Parcel Number | Appraised Value |
|---|---|
| 453-781-14 | $600,000 |
| 453-801-01 | $455,000 |
| 453-801-03 | $1,200,000 |
| 453-801-09 | $310,000 |

D. If the Council authorizes the Mayor or their designee to sell the Properties, City staff recommends setting the minimum acceptable sale price at the appraised value for each of the Properties set forth above in Recital C for at least the first twelve months following the passage of this Resolution. Thereafter, each of the Properties will be reappraised at least once every twelve months until sold, and if the reappraised value is greater than the minimum acceptable sale price established by this Resolution, the reappraised value will become the minimum acceptable sale price; however, if, after attempting to sell the Properties, City staff determines that the Properties, or some subset of them, cannot be sold at or above the minimum acceptable sale price, then the Mayor will seek additional direction from the Council as to the disposition of such Property or Properties.

E. In order to avoid losing a potentially desirable offer that is time constrained, City staff is requesting that the Council authorize the Mayor to accept offers, on terms and conditions that the Mayor determines to be reasonable and in the best interest of the City, and to sign and deliver on behalf of the City, any purchase and sale agreement(s), deed(s), and all other

agreements and documents necessary to complete the sale transactions and transfer the Properties to the buyer(s).

F. City staff determined that it is in the best interests of the City to retain the services of a real estate broker or brokers to market the Properties to facilitate the sale of the Properties on the open market in order to achieve the highest sale price for the City. City staff further recommends that the City pay a flat rate fee not to exceed $25,000 per Property to the City's broker(s) for their services in marketing the Properties, and a fee not to exceed $25,000 per Property to the buyer's broker (i.e., not more than $50,000 in aggregate brokers' fees per Property), all in compliance with San Diego Municipal Code section 22.0905.

G. The purchase and sale agreement(s) may require the buyer(s) to pay the City $100 in consideration for the City's execution and delivery of the purchase and sale agreement(s) into escrow (Independent Consideration), which will be released immediately by the escrow agent to the City, and will be non-refundable regardless of whether the sale is completed.

H. All proceeds received from the sale of City-owned real property must be used exclusively for the acquisition and construction of permanent public improvements in accordance with San Diego Charter section 77.

I. 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 Mayor, or their designee, is authorized to sell each Property at the minimum acceptable sales price as indicated in the following table, subject to the reservation of any necessary public service easements:

| **Assessor's Parcel Number** | **Minimum Acceptable Sale Price** |
|---|---|
| 453-781-14 | $600,000 |
| 453-801-01 | $455,000 |
| 453-801-03 | $1,200,000 |
| 453-801-09 | $310,000 |

These minimum acceptable sale prices are established for at least the twelve-month period following the passage of this Resolution.

2. The Properties shall be reappraised at least once every twelve months until sold, and the resulting appraised value of each Property shall become the minimum acceptable sale price for that Property, provided that it is greater than the minimum acceptable sale prices established for the individual Properties by this Resolution. If the reappraised value for a Property is less than the minimum acceptable sale price set in this Resolution for such Property, or the Mayor or their designee determines that the Properties, or some subset of them, cannot be sold at or above their respective minimum acceptable sale prices set in this Resolution, then the Mayor or their designee shall seek additional direction from the Council as to the disposition of such Property or Properties.

3. The Mayor, or their designee, is authorized to retain, on terms deemed by the Mayor or their designee to be reasonable and in the best interests of the City, the services of a

real estate broker or brokers to market the Properties for the City, and to pay the real estate broker(s), contingent upon the closing of the sales for each respective Property, a flat fee for their services in marketing the Properties, and a flat fee to buyers' broker(s), each not to exceed $25,000 (i.e., $50,000 in the aggregate for all brokers' fees) for each Property, all in compliance with San Diego Municipal Code section 22.0905.

4. The Mayor, or their designee, is authorized to accept offers to purchase the Properties consistent with this Resolution and to execute and deliver purchase and sale agreements, and any other documents, including, but not limited to, grant deeds and escrow instructions, required to complete the sales of the Properties on terms and conditions deemed reasonable and in the City's best interests by the Mayor or their designee.

5. The Chief Financial Officer is authorized and directed to accept the Independent Consideration, if any, and deposit it into the General Fund 1000000.

6. The Chief Financial Officer is authorized and directed to accept the proceeds of the sales of the Properties, net of brokerage fees and other costs of selling the Properties, and deposit them into the Capital Outlay-Misc. Revenue Fund 400002.

APPROVED: HEATHER FERBERT, City Attorney

By 
Andrew John Alfonso
Deputy City Attorney

AJA:nja
October 27, 2026
Or. Dept: Economic Development Department
Doc. No. 4584383

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on NOV 10 2026.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Approved: 11/13/26
(date)

_____
TODD GLORIA, Mayor

Vetoed: _____
(date)

_____
TODD GLORIA, Mayor

S504B

Passed by the Council of The City of San Diego on November 10, 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 NOV 13 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

Resolution Number **R-317034**