



Informational Item

For Information Only

**EXCESS PROPERTY SALES  
FOR ACTION BEFORE CITY  
COUNCIL IN 2015**

Smart Growth & Land Use Committee  
June 10, 2015

## Overview

- READ has identified various properties and will bring to City Council in 2015 for action:
  - 16 properties will use real estate brokers
  - 12 properties exclusively negotiated or direct sales
  - Additional properties may be identified
- ALL sales of City property are first presented to Smart Growth & Land Use Committee

## Excess Property Sale Candidates

### Eligibility –

- Not used by a City department
- Does not support a municipal function
- Is vacant and has no foreseeable use by the City
- Is a non-performing or under-performing asset and greater value can be generated by its sale
- Significant economic development opportunities can be generated by sale of property

## Determining Whether to Sell

- Relieve the City of potential liabilities or the cost of maintaining property
- Return the properties to the tax rolls
- Stimulation of the economy by providing private sector investment opportunities
- Revenue to the Capital Outlay Fund or an Enterprise Fund
- Will generate greater economic value than a ground lease



## Clearance Notification

60 day Mandatory Government Clearance Process:

- Notification to all governmental agencies & City departments
- 60 days to respond with intent to acquire
- If no response, the property may be deemed cleared for public sale

City properties that have been identified as candidates for sale are presented to Council for approval to be sold

## Method Of Sale

- Minimum sales price is established by a current appraisal (less than 6 month old)
- Properties offered for sale receive the widest possible exposure to the open marketplace:
  - Advertising, direct marketing techniques, real estate media, City website, posting on the MLS, or any other appropriate method.



## Real Estate Brokers

- Real estate brokers may be used to represent the City
- Brokers are selected for assignments through Request for Statement of Qualifications, Request for Proposals, or other methods
- Using a Request for Statement of Qualifications, the City qualified 5 commercial real estate firms:
  - Cushman & Wakefield
  - CBRE
  - Cassidy Turley
  - Jones Lang LaSalle
  - Colliers International

# Excess Sales Using Brokers

No	Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
1	Carmel Country & SR 56	Carmel Country	0.686	1	Remainder of land purchased for SR 56	1993	Unimproved land
2	Sorrento Valley Road West of I-805 (Portion)	Sorrento Valley Road West of I-805	2.16	1	Purchased from USA	1874	Unimproved land
3	Campus Point	Adjacent to Campus Point	42	1	Sale, lease or exchange	1966	Unimproved land
4	3050 Callan Road	3050 Callan Road	3.182	1	Resale - Repurchase	1982	Unimproved land
5	Rutgers Rd ROW	Rutgers and Van Nuys	0.128	1&2	Street	1957	Unimproved land
6	Truax House	540 W. Laurel and 2513/2515 Union	0.68	3	Street	1965	2 Homes
7	SWC Goldfinch & Spruce	APN 451-570-06	0.115	3	Tax Deed from County	1953	Unimproved land



# Excess Sales Using Brokers

No	Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
8	Jamacha & Cardiff SEC	South East Corner Jamacha & Cardiff	0.602	4	Encanto Expressway	1953	Unimproved land
9	Rancho Carmel & Provencal Park N Ride	NEC Rancho Carmel & Provencal PI	0.46	5	Park N Ride	1994	Parking lot
10	Headquarters Point	Headquarters Point	10.31	6	Settlement & exchange with San Dieguito Partnership	2000	Unimproved land
11	Old Barrio Logan Library	811 S. 28th Street	0.186	8	Library	1925	Library built in 1925

# Excess Sales Using Brokers

No	Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
12	40th & University (next to Standard Plumbing) – <b>HOLD</b>	40th & University by Std Plumbing	0.274	9	Cooperative Agreement with Caltrans for SR 274 and 209	2001	Unimproved land
13	El Cajon & Central - <b>HOLD</b>	North East Corner El Cajon & Central	0.282	9	Cooperative Agreement with Caltrans for SR 274 and 209	2001	Unimproved land
14	46th Street betw Myrtle & Dwight	46th Street between Myrtle & Dwight	0.215	9	Open Space. City would reserve open space easement from sale	1985	Unimproved land
15	Silktree Terrace	next to 3555 Silktree Terrace	0.118	9	RDA acquired & deeded to City for sidewalk & concrete ramp leading to former bridge to Southcrest Trails Park	2001	Abandoned sidewalk/ramp



# Excess Sales Using Brokers

	Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
16	Old San Ysidro Fire Station	179 W San Ysidro Blvd, San Ysidro	0.320	not in City	Fire Station	1957	Old fire station

## Exclusively Negotiated Sales May Be Justified

- Parcel is landlocked
- Sold to contiguous owner to correct a site deficiency
- Fee interest in a pipeline or other right-of-way is no longer required
- Other governmental, public and quasi-public agencies submit acquisition proposals
- Qualified nonprofit institutional organizations offer to purchase at fair market value under certain conditions
- Exchanges with other governmental agencies

# Exclusively Negotiated/Direct Sales

	Common Name	Address/Location	Size	Council Dist	Acquisition Purpose	Acquisition Date	Current Use	Buyer
1	San Dieguito Land for lagoon restoration	West of El Camino, East of I5, South of Via de La Valle	21.67 acres	1	Flood control channel	1962	Unimproved land	SANDAG (lagoon restoration)
2	Portion of Draper Ave	Draper Ave betw Silver & Kline	2375 SF	1	Playground	1939	Unimproved land	Adjacent owner
3	Washington & Pac Hwy	Washington & Pacific Highway	2194 SF	2	Right of Way	-	Unimproved land	Adjacent owner
4	W. of Morena Blvd at Tecolote Rd	W. of Morena Blvd at Tecolote Rd	1.1 acres	2	Morena Blvd	1957	Unimproved land	SANDAG
5	W. of Morena betw Ariane Dr & Jutland Drive	W. of Morena Blvd betw Ariane Drive and Jutland Drive	1.50 acres	2	Access to drainage culvt	1998	Unimproved land	SANDAG
6	W. of Morena South of Jutland Drive	W. of Morena Blvd South of Jutland Drive	0.33 and 0.04 acre	2	Flood control channel	1958	Unimproved land	SANDAG
7	Balboa at Morena Blvd	Balboa Ave at Morena Blvd	4.23 acres	2	Morena Blvd	1956	Unimproved land	SANDAG
8	Serra Mesa Land	East of Encino Ave and West of Sandmark Ave	15.22 acres	6	USA	1874	Unimproved land	SDG&E
9	Texas Street ROW	Adjacent to 5005 Texas Street	0.5 acres	7	Right of Way	1962	Parking lot	Adjacent owner
10	Lauriston & Paxton	Lauriston & Paxton south of Elrose Dr	3.3 acres	8	Lawsuit	1989	Unimproved land	Approved in 2013 SD Community Land Trust
11	San Ysidro & Dairy Mart Rd ROW	San Ysidro and Dairy Mart Road ROW	0.378 Acres	8	Caltrans Relinquish	1974	Unimproved land	Adjacent owner

## Direct Sale

Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
Villa Montezuma	1925 K Street	0.215	8	Historical	1971	Museum

- Must have approval from HUD to sell or lease
- Will be advertised for sale via RFP and sold to an entity with resources to care for the property.
- The property will be sold with deed restrictions

# Future Potential Excess Properties

- Vacant City facilities are being reviewed via CIPRAC
- PUD reviewed Water & Sewer Fund land assets and determined properties to be non-essential if:
  - No existing infrastructure above or below ground
  - No future infrastructure is planned
  - The site does not support habitat restoration
- Public Utilities is meeting with Park & Recreation staff to determine if any of the sites are suitable for park purposes
- READ is continuing to review its inventory for excess properties

The City of  
**San Diego**  
America's Finest City

# City Council Approval

All property sales will brought before City Council for approval



# 2015 Excess Properties

## Questions???