

RESOLUTION NUMBER R- 313855

DATE OF FINAL PASSAGE JAN 27 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SIGN AND DELIVER A LEASE SURRENDER AND TERMINATION AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE AMERICAN INSTITUTE OF ARCHITECTS SAN DIEGO CHAPTER, A NON-PROFIT ORGANIZATION, FOR THE REAL PROPERTY LOCATED AT 1220 THIRD AVENUE, SAN DIEGO, CALIFORNIA.

WHEREAS, the City of San Diego (City) owns that certain real property located at 1220 Third Avenue, San Diego, California, 92101 which is improved with an approximately 3,424 square foot building that was previously operated as a restaurant, and approximately 1,620 square feet of patio space (Property); and

WHEREAS, following the termination of the previous lease in May 2016, the City issued a Request for Proposals to lease the Property and did not receive any responses; and

WHEREAS, the City selected Chris Roberson to market the Property after soliciting bids from real estate brokers to market the Property and receiving only two proposals; and

WHEREAS, following the marketing of the Property, the American Institute of Architects San Diego Chapter (AIA), a non-profit 501(c)(6) organization, was the only party that desired to move forward with negotiating a lease with the City; and

WHEREAS, on August 1, 2019, the City and AIA entered into a lease with a term of (10) years, with two options to extend the lease for a period of five (5) years each, and initial monthly rent of \$1,370 that increased annually by three percent; and

WHEREAS, despite earnest efforts, AIA has not achieved the fundraising goals required to complete a full, or even partial, improvement of the Property, nor does AIA forecast doing so in the coming years; and

WHEREAS, the Parties have determined that an early termination of the lease on the terms and conditions of the Lease Surrender and Termination Agreement, which is included in the docket materials accompanying this Resolution, will best promote their interests by: (1) enabling the City to find a new productive use for the Property; and (2) enabling AIA to direct its resources to other endeavors; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Mayor, or his designee, is authorized to sign and deliver that certain Lease Surrender and Termination Agreement between the City of San Diego, a California municipal corporation and American Institute of Architects San Diego Chapter, a non-profit 501(c)(6) organization, which once signed by all parties, will be on file in the Office of the City Clerk as Document No. RR-313855.

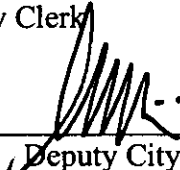
APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Melissa D. Ables  
Melissa D. Ables  
Deputy City Attorney

MDA:nja  
12/14/2021  
Or. Dept: READ  
Doc. No.: 2837993

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JAN 11 2022

ELIZABETH S. MALAND  
City Clerk

By  \_\_\_\_\_  
Deputy City Clerk

Approved: 1/27/22  
(date)

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

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

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

Passed by the Council of The City of San Diego on JAN 11 2022, 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"/>
Monica Montgomery Steppe	<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"/>
Chris Cate	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 27 2022.

**(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)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

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