



San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

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AGENDA REPORT
 Business | Action

March 1, 2021

TO: Commissioners

FROM: Keene Simonds, Executive Officer

SUBJECT: **Creating an Ad Hoc Committee on Office Space Options and Needs**

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider forming and tasking a committee of its members to advise the full Commission on office space needs and options ahead of the current lease with the County of San Diego expiring in August 2021. Anticipated tasks include exploring the merits of a potential new lease with the County relative to other lease and/or purchase options available to the Commission. It is recommended the Commission proceed with the formation of an appointed three-member “Office Space Ad Hoc Committee” along with providing feedback on related interests proceeding forward.

BACKGROUND

San Diego LAFCO entered into a lease for office space with the County of San Diego in August 2011. The lease provides an approximate 2,800 square foot office suite at the County’s Operations Center in Kearny Mesa. The total lease term – including one available and exercised extension – is 10 years and is scheduled to expire on August 21, 2021. The current monthly rent is \$6,994 and translates to \$2.50 per square foot. County overhead costs are also charged as part of the lease arrangement with a current monthly cost of \$2,838. The combined monthly square cost to the Commission – rent and overhead – is \$3.51.

<p>Administration Keene Simonds, Executive Officer County Operations Center 9335 Hazard Way, Suite 200 San Diego, California 92123 T 858.614.7755 F 858.614.7766 www.sdlafco.org</p>	<p>Vice Chair Jim Desmond County of San Diego</p> <p>Nora Vargas County of San Diego</p> <p>Joel Anderson, Alt. County of San Diego</p>	<p>Mary Casillas Salas City of Chula Vista</p> <p>Bill Wells City of El Cajon</p> <p>Paul McNamara, Alt. City of Escondido</p>	<p>Chris Cate City of San Diego</p> <p>Marni von Wilpert, Alt. City of San Diego</p>	<p>Jo MacKenzie Vista Irrigation</p> <p>Barry Willis Alpine Fire Protection</p> <p>Vacant, Alt. Special District</p>	<p>Chair Andy Vanderlaan General Public</p> <p>Harry Mathis, Alt. General Public</p>
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DISCUSSION

This item is for San Diego LAFCO to consider forming an Office Space Ad Hoc Committee and provide related direction on advising the full Commission on available and recommended options. Formation would necessitate the appointment of no more than three Commissioners either by consensus or through the Chair to serve on the Committee with staffing provided by the Executive Officer or his designee. It is anticipated the Committee would meet virtually as needed over the next three months and forward recommendations to the Commission by June and ahead of the current lease with the County expiring in August.

ANALYSIS

Formation of an Office Space Ad Hoc Committee parallels past practice by San Diego LAFCO and most recently informed the Commission's decision in 2011 to lease space with the County of San Diego at its Operations Center in Kearny Mesa. A preliminary review by staff with assistance from Pacific Coast Realty (Kurt Kerner) suggests several options are available and merit closer review by a Committee in step with balancing costs and needs. This relatedly includes addressing a relatively new consideration involving physical spacing given COVID and the long-term issue of creating safe spaces for both employees and the public.

RECOMMENDATION

It is recommended San Diego LAFCO proceed with forming an Office Space Ad Hoc Committee and make related appointments as well as identifying associated interests. This recommendation is consistent with Alternative Action One in the proceeding section.

ALTERNATIVES FOR ACTION

The following alternatives are available to San Diego LAFCO through a single motion:

Alternative One (recommended):

Form the Office Space Ad Hoc Committee with three appointees along with identifying related priorities interests and/or defer to the Chair to take associated actions.

Alternative Two:

Continue consideration to a future meeting and provide direction as needed.

Alternative Three:

Take no action.

(continued)

PROCEDURES

This item has been placed on San Diego LAFCO's agenda for action as part of the business calendar. The following procedures, accordingly, apply:

- 1) Receive verbal presentation from staff unless waived.
- 2) Questions or clarifications from the Commission.
- 3) Consider any comments from the public.
- 4) Consider the staff recommendation or alternatives.

Respectfully,



Keene Simonds
Executive Officer

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