

Agenda Report

DATE: JULY 1, 2002

TO: CITY COUNCIL

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: DECLARATION THAT CERTAIN CITY-OWNED REAL PROPERTY LOCATED AT 1405 SOUTH EL MOLINO AVENUE IS EXEMPT FROM SECTION 4.02 OF THE PASADENA MUNICIPAL CODE AND AUTHORIZATION TO SELL TO THE ADJOINING LANDOWNERS TO THE SOUTH

RECOMMENDATION:

It is recommended that the City Council:

- A. Find and determine that certain City-Owned land located at 1405 South El Molino Avenue, (hereinafter referred to as "the Property") falls under Class 12 of Categorically Exempt Projects, and is exempt from the requirements of the California Environmental Quality Act (CEQA), and direct the City Clerk to file a Notice of Exemption with the Los Angeles County Recorder;
- B. Declare that the Property is exempt from Section 4.02 of the Pasadena Municipal Code; and
- C. Direct that the Property be sold to the adjoining landowners to the south pursuant to the Pasadena Municipal Code and authorize the City Manager to take all actions necessary to effectuate the sale.

BACKGROUND:

On March 26, 2002, the City received an offer to purchase the Property shown on Exhibit "A" from the adjoining landowners to the south, Mr. and Mrs. Randall Miller

1405 South El Molino Avenue - Authorization to Sell

who reside in a single family dwelling on a 15,230 square foot lot. Negotiations resulted in a price agreeable to both parties in light of the restricted purposes for which the Property is capable of being used.

The Property containing a gross land area of about 3,330 square feet is located on the west-side of El Molino Avenue, just north of the intersection with Bonita Drive, near the City's southern boundary and is identified as Los Angeles County Assessor Parcel Number: Book 5325; Page 004; Parcel 900.

Inasmuch as the Property consists of surplus residentially zoned real property which is less than one half the minimum lot area (20,000 square feet) and width required by the RS-2 (Hillside Development District) zone, a sale to an adjoining landowner falls under Section 4.02.040(F) of the Pasadena Municipal Code and is therefore exempt from the other requirements of that Code section. Due to its small size and irregular shape, the Property should not be sold to a noncontiguous third party purchaser. Discussions with the other adjacent landowners disclose that they have no interest in acquiring the Property or any objections to the proposed sale. There have been no other offers to lease or to purchase the Property.

The Property was formerly improved with what appeared to be a private subterranean agricultural water well, dating from the 1930's, or before. The property has not been used as a water well, or for any other purpose since it was acquired by Tax Deed in 1967. The subterranean concrete structure has been filled-in and abandoned in compliance with industry standards. The Department of Public Works has expressed no interest in the Property for street or other purposes.

As material consideration for this sale, the purchasers have entered into a restrictive covenant in favor of the City to hold the land in common ownership with their existing property and not to increase the development density on the merged property. This covenant, which will be recorded with the Los Angeles County Clerk/Recorder and run with the land into perpetuity, notes the existence of the abandoned subterranean structure, thereby providing subsequent purchasers actual notice of its existence.

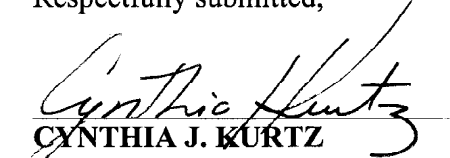
The Environmental Administrator has determined that the declaration of this property as remnant property and its sale to the adjacent property owner is categorically exempt from CEQA under CEQA Guidelines Section 15312, Surplus Government Property Sales.

Staff believes that the best course of action at this time is for the Property to be sold on a direct sale basis to the adjoining property owner to the south, bringing that land more into compliance with the minimum requirements of the zone. Processing of this sale is to be administered by staff in accordance with the requirements of the Pasadena Municipal Code relating to the sale of real property.

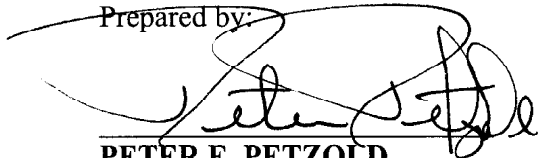
FISCAL IMPACT:

The estimated fair market value of the Property, as encumbered of \$15,000 (net) shall be deposited into the Land Sale Revenue Account of the General Fund.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:



PETER E. PETZOLD
Assistant Property Manager

Concurrence:



MANUEL NEGRETE JR.
Real Property Manager

Approved by:



RICHARD J. BRUCKNER
Director, Planning and
Development Department