

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA DECLARING PURSUANT TO CHAPTER 4.02 OF THE CITY'S MUNICIPAL CODE THAT REAL PROPERTY OWNED BY THE CITY LOCATED IN THE CITY AT 280 RAMONA STREET IS SURPLUS REAL PROPERTY, MAKING A FINDING THAT THE SALE OR LEASE OF THE PROPERTY IS EXEMPT FROM THE COMPETITIVE BID REQUIREMENT, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the City of Pasadena ("City") is the owner in fee simple of the property located at 280 Ramona Street ("Property"); and

**WHEREAS**, pursuant to Section 4.02.010 of the City's Municipal Code, "surplus real property" means real property of the City not needed for the purpose for which it was acquired or for any other public purpose; and

**WHEREAS**, pursuant to Municipal Code Section 4.02.030, the Council may authorize the sale (which includes a lease for a term in excess of 15 years) of surplus real property other than pursuant to Section Municipal Code Section 4.02.020 (which requires surplus real property to be sold only after an open and competitive bidding process to the highest bidder, determined on the basis of current value of the consideration to be paid, in accordance with the provisions of a public notice inviting bids) only if, not less than 60 days before any sale, it has made special findings, after public hearing, that an extraordinary and overriding public benefit will be achieved, which benefit may be related to the economic and public well-being of other properties in the immediate vicinity; and

**WHEREAS**, City staff have evaluated the potential for using the Property for the purpose for which it was acquired or for any other public purpose; and

**WHEREAS**, the Property is currently undeveloped and landscaped. The City acquired the easterly portion of the Property (landscaped area) in 1923 along with other properties in the vicinity for the construction of a building and appurtenances, grounds and approaches for City Hall purposes. However, a subsequent detailed March 1925 plan prepared by Bennett, Parsons & Frost identified the easterly landscaped portion of the Property as a future building site, demonstrating that the Council either intended to build additional City buildings on this portion or to declare it surplus real property for private development in the future. The City acquired the western portion of the Property (dirt lot) in 1989 in conjunction with the rehabilitation of the Pasadena YMCA building located at 235 E. Holly Street, for no specific use or purpose. Although the construction of a municipal building had once been proposed on the Property, there is no longer a need for this, nor is there funding for such a project; and

**WHEREAS**, on October 5, 2020, the Council held a duly noticed public hearing pursuant to Municipal Code Section 4.02.030 in connection with the Property; and

**WHEREAS**, the Council desires to declare that the Property is surplus real property and

to make a finding that exempts the sale of the Property from the competitive bidding requirement under Municipal Code Chapter 4.02; and

**WHEREAS**, the staff report accompanying this Resolution provides supporting information upon which the declaration and findings set forth in this Resolution are based;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA RESOLVES AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and are a substantive part of this Resolution.

**SECTION 2.** The Council hereby declares pursuant to Chapter 4.02 of the Municipal Code that the Property is surplus real property.

**SECTION 3.** Pursuant to Municipal Code Section 4.02.030, the Council hereby finds that an extraordinary and overriding public benefit will be achieved by the sale of the Property other than pursuant to Municipal Code Section 4.02.020. The Council finds that the sale will improve the economic and public well-being of other properties in the immediate vicinity. A project on this Property will create a new, active use in the Civic Center area, resulting in improved economic and public well-being for all properties in the immediate vicinity. Accordingly, the City may authorize a sale of the Property other than pursuant to the competitive bidding requirement set forth in Municipal Code Section 4.02.020.

**SECTION 4.** The Council hereby finds that the declaration that the Property is surplus real property, and the Property’s exemption from the process set forth in Municipal Code Section 4.02.020, are exempt from the California Environmental Quality Act (“CEQA”) (Public Resources Code § 21000, *et seq.*) pursuant to State CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), and 15378, as the declaration and activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a “project” as defined in CEQA.

Adopted at a special meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2020 by the following vote:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
Mark Jomsky  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Theresa E. Fuentes  
Assistant City Attorney