

# Agenda Report

**DATE:** APRIL 26, 1999

**TO:** CITY COUNCIL  
THROUGH THE DEREGULATION COMMITTEE

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT:** DECLARATION OF CERTAIN CITY-OWNED REAL PROPERTY  
LOCATED ON THE SOUTH SIDE OF STATE STREET, BETWEEN THE  
PASADENA FREEWAY, AND FAIR OAKS AVENUE, SOUTH  
PASADENA AS SURPLUS AND APPROVAL OF THE SALE THEREOF

**RECOMMENDATION:**

It is recommended that the City Council adopt a resolution:

- A. Finding and determining that certain City-owned land located on the south side of State Street, between the Pasadena Freeway, and Fair Oaks Avenue, at Mockingbird Lane, just south of Glenarm Street, South Pasadena (subject property) falls under Class 12 of Categorically Exempt Projects, and thus, 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. Declaring that the subject property is not needed for the purpose for which it was acquired or for any other public purpose and is, therefore, surplus real property; and
- C. Directing the subject property be sold through a public noticed competitive bid process, pursuant to Charter Section 4.02 of the Pasadena Municipal Code.

**BACKGROUND:**

The subject property, the site of the former Raymond Hotel, was acquired under two transactions as vacant hillside land by the Water and Power Department between 1962 and 1963. It was initially thought that the combined parcel could provide a building pad for new administrative

offices. Since the land was purchased it has been used only as a buffer and open space. Plans to construct the office building have been abandoned and the Water and Power Department has no future plans to use the property. On November 11, 1998, the Deregulation Committee moved that staff prepare recommendations relative to selling the subject property, as it is surplus to Water and Power Department present and anticipated future needs.

This property can be identified as Los Angeles County Assessor's Tax Parcel; APN: 5317-028-270. Based on the Los Angeles County Assessor's data, the subject property contains a land area of 2.81 acres, or about 122,400 square feet. The property is irregular in shape and the topography slopes upward from State Street to the south towards Raymond Hill Road. There are no structural improvements.

There have been no offers to lease, or bonafied offers to purchase the subject property within the preceding three-years.

As required by the Pasadena Municipal Code, the Housing and Development Department advised all City departments of the possible sale of the subject property and asked them to notify that department should they have any present or anticipated future interest in the subject property. As of this date, the Housing and Development Department has received no notification of any interest in the subject property.

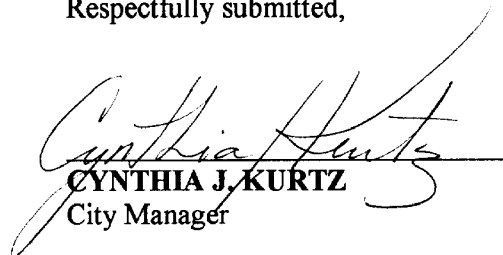
As required by the California Government Code, all appropriate state, county and local; park, housing and educational institutions in which jurisdiction the subject property is located have been advised of the possible sale of the subject property. As of this date, no interest in the subject property has been received from any of these agencies.

Staff believes that the best course of action at this time, is for the property to be declared surplus and sold on an open competitive bid basis. Processing of this sale should be administered by staff, in accordance with the requirements of Chapter 4.02 of the Code relating to the sale of surplus property.

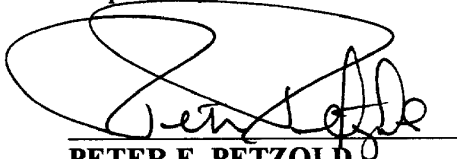
**FISCAL IMPACT:**

Anticipated revenue from the sale of the property in the probable amount of \$1,170,000 (less escrow and closing costs) will be deposited into Light and Power Fund Account Number 401.

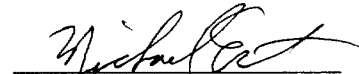
Respectfully submitted,

  
**CYNTHIA J. KURTZ**  
City Manager

Prepared by:

  
**PETER E. PETZOLD**  
Assistant Real Property Manager

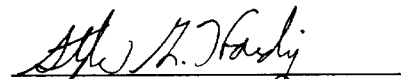
Approved as to form:

  
**MICHAEL ESTRADA**  
Assistant City Attorney

Concurrence:

  
**MANUEL NEGRETE JR**  
Real Property Manager

Approved by:

  
**STEPHEN G. HARDING**  
Interim Director, Housing and Development Department

  
**JAY M. GOLDSTONE**  
Director of Finance