

Agenda Report

DATE: JUNE 12, 2000

TO: CITY COUNCIL

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: DECLARATION THAT CERTAIN CITY-OWNED REAL PROPERTY LOCATED ON THE NORTHEAST CORNER OF DEL MAR BOULEVARD AND CHESTER ANENUE IS EXEMPT FROM CHARTER SECTION 4.02 OF THE PASADENA MUNICIPAL CODE AND AUTHORIZATION TO SELL TO THE ADJACENT LANDOWNER

RECOMMENDATION:

It is recommended that the City Council:

- A. Find and determine that certain City-owned land located on the northeast corner of Del Mar Boulevard and Chester Avenue, (hereinafter referred to as "the Property") falls under Class 12 of Categorical 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 a remnant and exempt from Charter Section 4.02 of the Pasadena Municipal Code; and
- C. Direct that the Property be sold to its only adjoining landowner pursuant to the Pasadena Municipal Code and authorizing the City Manager to take all actions necessary to effectuate the sale.

Del Mar Boulevard and Chester Avenue - Declaration and Authorization to Sell

BACKGROUND:

On December 9, 1999, the City received an offer to purchase the vacant, 1,293 square foot site from the adjacent landowner, the California Institute of Technology. Negotiations resulted in a price agreeable to both parties in light of the restricted purposes for which the Property is capable of being used. Due to its small size and irregular shape, the Property should not be sold to a noncontiguous third party purchaser. There have been no other offers to lease or to purchase the Property.

Inasmuch as the Property consists of surplus residentially zoned real property which is less than one half the minimum lot area and width required, 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.

The Property, is located on the northeast corner of Del Mar Boulevard and Chester Avenue, immediately south of 266 South Chester Avenue and is identified as Los Angeles County Assessor Parcel Number 5735-004-902. This remnant was created in conjunction with the opening and widening of Del Mar Boulevard in 1957, and has been in City ownership since.

Based on the Los Angeles County Assessor's plat map, the Property contains a total land area of 1,293 square feet and has a maximum width of less than 30-feet. The Property is zoned RM-48 (Multifamily/Urban). This zone allows residential development to a density of one unit per 910 square feet of lot area (48-units per acre). According to the requirements of the zone, lots must contain a minimum area of 10,000 square feet and have a minimum width of 60-feet. The California Institute of Technology, the adjacent landowner to the north, is using the Property for side yard.

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.

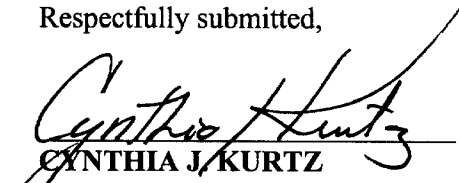
Staff believes that the best course of action at this time is for the Property to be sold on a direct sale basis to the only adjoining property owner. The processing of this sale is to be administered by staff in accordance with the requirements of the Pasadena Municipal Code relating to the sale of real property.

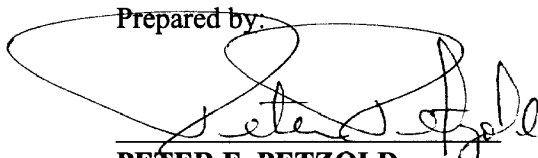
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FISCAL IMPACT:

The estimated fair market value of the Property of \$14,000 (net) will be deposited into the Charter Capital Fund 302 account.

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, Housing and
Development Department

Surplus/Remnant/CalTech/Agenda