

# Agenda Report

**DATE:** FEBRUARY 26, 2001

**TO:** CITY COUNCIL

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

**SUBJECT:** DECLARATION THAT CERTAIN CITY-OWNED REAL PROPERTY LOCATED IMMEDIATELY NORTH OF 1157 ARMADA DRIVE 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 immediately north of 1157 Armada Drive, (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 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.

BACKGROUND:

On October 23, 2000 the City received an offer to purchase the Property shown on Exhibit "A" from the adjacent landowner, Valencia Galloway. Negotiations resulted in a

*Southeast corner of Arroyo Boulevard and Everts Street - Authorization to Sell*

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 southeast corner of Arroyo Boulevard and Everts Street, immediately north of 1157 Armada Drive and is identified as Los Angeles County Assessor Parcel Number 5702-019-901. This remnant was acquired by Tax Deed in 1964 in anticipation of the widening of the streets. However, plans have changed and the Department of Public Works and Transportation no longer has any interest in the Property.

Based on the Los Angeles County Assessor's plat map, the Property contains a total land area of 2,360 square feet and has an average maximum width of less than 30-feet. The Property is zoned RS-4 (Single Family Residential). This zone allows single-family residential development to a density of one dwelling for every 12,000 square feet of land area. According to the requirements of the zone, lots must have a minimum width of 75-feet. The unimproved Property is not used for any purpose at this time.

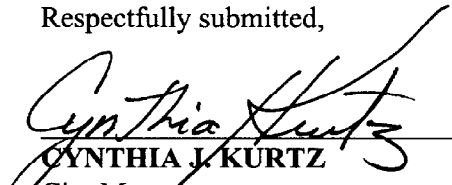
The Environmental Administrator has determined that the declaration of this property as remnant property and its sale to the adjacent property owner is categorically exempt from CEQA under CEQA Guidelines Section 15312, Surplus Government Property Sales.

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.

FISCAL IMPACT:

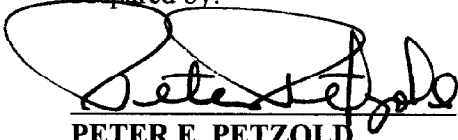
The estimated fair market value of the Property of \$2,500 (net) will be deposited into the Land Sale Revenue Account of the General Fund.

Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

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Prepared by:



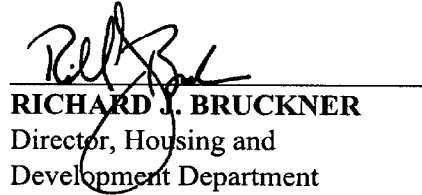
**PETER E. PETZOLD**  
Assistant Property Manager

Concurrence:



**MANUEL NEGRETE JR.**  
Real Property Manager

Approved by:



**RICHARD J. BRUCKNER**  
Director, Housing and  
Development Department

Surplus/Remnant/Annada/Agenda