



# Agenda Report

August 28, 2017

**TO:** Honorable Mayor and City Council

**FROM:** Department of Public Works

**SUBJECT: CALTRANS LEASE RENEWAL FOR BELLEFONTAINE PROPERTY  
LOCATED AT 182 AND 234 BELLEFONTAINE STREET**

**RECOMMENDATION:**

It is recommended that the City Council:

1. Find the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(existing facilities); and
2. Authorize the City Manager to renew a five year lease agreement between the City of Pasadena and the California Department of Transportation (Caltrans) for the vacant lands, containing approximately 78,547 square feet, located south westerly and south easterly of Pasadena Avenue and south of Bellefontaine Street, as well as the triangle portion in between at a cost of \$100 per year.

**BACKGROUND:**

In June 2003, the Transportation Advisory Commission formed a subcommittee of the then existing Design Advisory Group SR710 Mitigation Project liaison committee to study additional measures to protect neighborhoods from the SR710 Freeway traffic. In November 2003, the subcommittee hosted a neighborhood meeting to gather community input from neighbors and representatives of neighboring associations.

Based on community input, the subcommittee made ten recommendations for beautification and neighborhood demarcation projects for the Pasadena Avenue/St. John Avenue corridor. One of the recommendations was to "Create and implement a landscape plan for the three parcels of land (including the triangular island) at the intersection of the Pasadena Avenue, St. John Avenue and Bellefontaine Street."

In response, the City of Pasadena entered into a lease agreement with Caltrans on October 29, 2009 for the subject properties for a term of five years. The terms and conditions of the draft lease included an annual rent payment of \$100 and limited the use of the properties to drought-tolerant landscaping. The City of Pasadena was responsible for the care and maintenance of the property.

Caltrans was only willing to offer a month-to month agreement from October 29, 2014 through July 2015 but then offered to the City of Pasadena a lease agreement with a two-year lease extension with an annual payment of \$100 for the properties located at 182 and 234 Bellefontaine Street. On July 20, 2015 City Council authorized the City Manager to enter into the lease agreement. The current agreement expires on August 21, 2017.

Caltrans has offered to renew the leasing agreement for five years. The terms and conditions of the draft lease include an annual lease payment of \$100.

### **COUNCIL POLICY CONSIDERATION**

This project is consistent with the City Council's goals to improve, maintain and enhance public facilities and infrastructure; support and promote the quality of life and local economy; and ensure public safety.

### **ENVIRONMENTAL ANALYSIS;**

This project is categorically exempt from the provisions of the CEQA in accordance with Article 19, Section 15301 (Class 1), of the Guidelines. This section exempts from CEQA the leasing of facilities involving negligible or no expansion of the use beyond that existing at the time of the lead agency's decision. The action contemplated herein would maintain the properties and their use as they currently exist, with normal maintenance of existing landscaping which is also exempt pursuant to subsection (h) of Section 15301.

**FISCAL IMPACT:**

Funding for this action is available in the Public Works Department, Parks and Natural Resources operating budget (account number 10122034- 810100 and 10122037- 810100). Annual maintenance cost will total \$2,000 which includes watering and landscaping.

Respectfully submitted,



---

ARA MALOYAN, P.E.  
Director of Public Works

Prepared by:



---

Stacy Houser, D.P.A.  
Management Analyst

Approved by:



---

STEVE MERMELL  
City Manager