

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT CERTAIN REAL PROPERTIES OWNED BY THE CITY LOCATED IN THE CITY AT 78 N. MARENGO AVENUE, 255 E. UNION STREET, 95 N. GARFIELD STREET AND 280 RAMONA STREET ARE SURPLUS LAND AND NOT NECESSARY FOR THE CITY'S USE, AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the City of Pasadena ("City") is the owner in fee simple of those certain real properties located in the City at 78 N. Marengo Avenue, 255 E. Union Street, 95 N. Garfield Avenue, and 280 Ramona Street (each a "Property" and collectively, the "Properties"); and

**WHEREAS**, pursuant to the Surplus Property Land Act (Government Code Sections 54220-54233) ("Act"), as amended by A.B. 1486, effective January 1, 2020, surplus land is land owned in fee simple by the City for which the City Council takes formal action in a regular public meeting declaring the land is surplus and not necessary for the City's use; and

**WHEREAS**, pursuant to the Act, as amended, land is necessary for the City's use if the land is being used, or is planned to be used pursuant to a written plan adopted by the City Council, for City work or operations; and

**WHEREAS**, the Act, as amended, specifies that City's use shall not include commercial uses or activities, or property disposed of for the sole purpose of investment or generation of revenue; and

**WHEREAS**, pursuant to the Act, as amended, land must be declared either surplus land or exempt surplus land, as supported by written findings, before the City may take any action to dispose of it consistent with the City's policies or procedures; and

**WHEREAS**, on April 8, 2020, in accordance with the Act, as amended, the City notified the entities designated in Government Code Section 54222 of the availability for lease or purchase of the Properties for an authorized purpose in accordance with Section 54222, including the development of low and moderate income housing, and the City's intent to declare the Properties surplus pursuant to the Act prior to the City taking action to dispose of the Properties; and

**WHEREAS**, City staff have evaluated the potential of the Properties for the City's use, as defined in the Act, as amended; and

**WHEREAS**, the Properties are not being used, nor are they planned to be used pursuant to a written plan adopted by the City Council, for City work or operations; and

**WHEREAS**, the City acquired the Properties located at 78 N. Marengo Avenue and 255 E. Union Street (the Pasadena YWCA building and adjacent parking lot) in 2003 to preserve an historic asset through arresting further deterioration of the YWCA building and ensuring its future

rehabilitation. The YWCA building has been vacant since 1996 and rehabilitation and reuse of the YWCA building so as to halt any “demolition by neglect” remains the City’s purpose with respect to these Properties. Because there is no need of this Property for other City work or operations, and because the City is financially unable to rehabilitate the building in its entirety on its own at this point, the City proposes to dispose of the Properties to a private developer to develop a project that would rehabilitate the building and ensure that the YWCA structure’s historic value is preserved, while still developing additional supporting uses to ensure adequate return to the developer on the large financial investment needed to rehabilitate the Properties. These Properties have been zoned and planned for development since the 1920’s and are not specified in any planning documents as being zoned or planned for public use; and

**WHEREAS**, the Property located at 95 N. Garfield Avenue (the landscaped area adjacent to and east and north of the YWCA building) is currently undeveloped and landscaped. The City acquired this Property in 1923 along with other properties in the vicinity, including the easterly portion of the Property located at 280 Ramona Street, 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 (“Bennett Plan”) identified this landscaped parcel as a future building site, demonstrating that the Council either intended to build additional City buildings on this Property or to declare it surplus property for private development in the future. Accordingly, in 2016, the Planning Commission recommended, and the City Council declared, this Property surplus real property pursuant to Chapter 4.02 of the Municipal Code in conjunction with the City Council’s approval of entitlements for a hotel project on this site; and

**WHEREAS**, the Property located at 280 Ramona Street is currently undeveloped and landscaped. The City acquired the easterly portion of this 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, including the Property located at 95 N. Garfield Avenue. Like the 95 N. Garfield Avenue Property, the Bennett Plan identified the easterly landscaped portion of the Ramona Street parcel as a future building site, demonstrating that the Council either intended to build additional City buildings on this portion or to declare it surplus property for private development in the future. The City acquired the western portion of this Property (dirt lot) in 1989 in conjunction with the rehabilitation of the YWCA building, for no specific use or purpose. Although the construction of a municipal building had once been proposed on this Property, there is no longer a need for this, nor is there funding for such a project; and

**WHEREAS**, the Council desires to declare that the Properties are surplus land as defined under the Act, as amended, and not necessary for the City’s use pursuant to Government Code Section 54221; and

**WHEREAS**, the agenda 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 City Council hereby declares pursuant to the Act, as amended, that the Properties are surplus land, as defined in the Act, as amended, and not necessary for the City's use.

**SECTION 3.** The City Council hereby finds that the declaration that the Properties are surplus land, as defined in the Act, as amended, is 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 regular 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