

Agenda Report

July 11, 2022

TO: The Honorable Mayor and City Council
FROM: Office of the City Manager - Economic Development Division
SUBJECT: DETERMINATION OF EXEMPT SURPLUS LAND FOR CITY-OWNED PARCELS 121 N. CHESTER AVENUE (APN 5738-019-907) AND 228 DEL MONTE STREET (APN 5728-010-901)

RECOMMENDATION:

Staff recommends that the City Council:

1. Find that the proposed action is categorically exempt from CEQA under "Surplus Government Property Sales" exemption (per Title 14, Chapter 3, Article 19, Class 12, Section 15312); there are no features that distinguish this project from others in the exempt classes, and therefore, there are no unusual circumstances;
2. Declare both the subject parcels as "Exempt Surplus Real Properties" under the California Surplus Land Act per Section 54221(f)(1)(B); find that the proposed action is categorically exempt from the California Surplus Land Act under the provision that these properties are both less than 5,000 square feet in size;
3. Find that 228 Del Monte Street is an unbuildable parcel; declare that each of parcels to be exempt from the Pasadena Municipal Code's requirements of competitive sale pursuant to Section 4.02.040(f); and
4. Authorize the City Manager to negotiate with the adjacent residential owners for the sale of the subject parcels at no less than their appraised values.

BACKGROUND:

City staff requests authorization to sell two unused land parcels located at 121 N. Chester Avenue and 228 Del Monte Street purchased by the city in 1974 and 1975, respectively. The City has no current or future use for these parcels and seeks authorization to sell these parcels to the adjacent residential property owners of 131 N. Chester Avenue and 230 Del Monte Street, respectively at no less than their appraised value.

Property specifics are shown in the table below:

Address of Parcel	APN	Sq. Feet	Dimensions	Appraised Value
121 N. Chester Ave.	5738-019-907	1,560 SF	9.28' × 145.35'	\$8,400
228 Del Monte St.	5728-010-901	2,150 SF	31.04' × 95.23'	\$11,600

STATE REQUIREMENTS FOR DISPOSITION

California's Surplus Land Act ("Act") requires that local agencies' governing boards declare land possessed by such agencies as either "Surplus Land" or as "Exempt Surplus Land" if the agency deems such land as unnecessary for the City's current or future use. If the properties are declared as "Surplus Land," the agencies must issue a Notice of Availability ("NoA") to developers of low- and moderate-income housing and offer the properties as possible affordable housing sites. However, under Section 54221(f)(1)(B), of the Act, if the properties are declared "Exempt Surplus Land" they do not require a NoA if the parcels are less than 5,000 square feet. Neither of the subject parcels' area exceed 5,000 square feet. Therefore, staff recommends that the City Council declare both subject parcels as "Exempt Surplus Land."

PASADENA REQUIREMENTS FOR DISPOSITION

121 N. Chester Avenue

121 N. Chester Avenue is zoned as RM-16, which requires a minimum buildable lot area of 7,200 square feet and a minimum lot width of 55 feet. PMC Section 4.02.040(f) permits the sale of City real property to an adjoining owner if the parcel is less than one-half the minimum buildable lot area and one-half the width required by current zoning. The 121 N. Chester Avenue land parcel is 1,560 square feet with a 9 foot width, which meets this requirement. Therefore, staff recommends that the City Council declare the sale of 121 N. Chester Avenue to be exempt from the competitive sale requirement found in PMC Section 4.02.040(f).

228 Del Monte Street

228 Del Monte Street is also zoned as RM-16 and is less than the minimum buildable lot area of 7,200 square feet, but the parcel's width is greater than one-half permitted; the parcel is 2,150 square feet with a 31 foot width. The parcel's width disqualifies it under the same PMC exception discussed above; however under a different exemption, in the same Section, the code permits the sale of City real property to an adjoining landowner if City Council deems the land to be unbuildable as a separate parcel. Therefore, staff recommends that the City Council make a finding declaring this parcel as unbuildable and exempt from the competitive sale requirements found in PMC Section 4.02.040(f).

COUNCIL POLICY CONSIDERATION:

The subject land sales are consistent with the City Council's goals to maintain fiscal responsibility and stability, and to support and promote the quality of life and local economy.

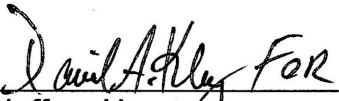
ENVIRONMENTAL:

State CEQA Guidelines Section 15312 exempts from environmental review surplus government property if it is not in an area of statewide, regional, or area-wide concern as identified in Section 15206(b)(4), none of which are applicable here. Further, there are no features on these properties that distinguish this project from others in the exempt classes, and therefore, there are no unusual circumstances.

FISCAL IMPACT:

The appraised values for 121 N Chester Avenue (1,560 square feet) at \$8,400; and for 228 Del Monte Street (2,150 square feet) at \$11,600.

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Respectfully submitted:



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Approved by:



Cynthia J. Kurtz
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