

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA, DECLARING THE PROPERTY AT 1015 AND 1027 N. LAKE AVENUE IN PASADENA, CALIFORNIA, TO BE EXEMPT SURPLUS LAND IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54221(f)(1)(F) FOR THE USE OF SAID PROPERTY FOR AFFORDABLE HOUSING DEVELOPMENT, FINDING THE DECLARATION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS

WHEREAS, the City of Pasadena (the “City”) is the owner in fee simple of an approximately 0.70-acre property located at 1015 and 1027 N. Lake Avenue, Pasadena, California (the “Property”).

WHEREAS, the Property is improved with a multi-story 14,872 square-foot building that is currently utilized as commercial office space.

WHEREAS, City intends to redevelop the Property with housing that would restrict 100 percent of the residential units to persons and families of very low, low and moderate income.

WHEREAS, City furthermore intends to collaborate with Planned Parenthood which owns an adjacent property of approximately 0.99 acres located at 1037 and 1045 N. Lake Avenue, for the purpose also of developing housing that would restrict 100 percent of the residential units to persons and families of very low, low and moderate income.

WHEREAS, pursuant to Section 54221(b) of the Surplus Land Act (Government Code Section 54220-54234) (“Act”), 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. The land must be declared either surplus land or exempt surplus land.

WHEREAS, Government Code Section 54221(f)(1)(F)(i) defines exempt surplus land to include land that is to be developed for a housing development, which may have ancillary commercial ground floor uses, that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75% of the residential units restricted to lower income households, as defined in Health and Safety Code Section 50079.5, with an affordable sales price or an affordable rent, as defined in Health and Safety Code Sections 50052.5 or 50053, for a minimum of 55 years for rental housing and 45 years for ownership housing, provided that in no event shall the maximum affordable sales price or rent level be higher than 20% below the median market rents or sales prices for the neighborhood in which the site is located.

WHEREAS, the Act provides that the City may dispose of property declared exempt surplus land without further regard to the requirements of the Act.

WHEREAS, pursuant to the Surplus Land Act Guidelines issued by the California Department of Housing and Community Development (“HCD”), any determination by a local agency that property is exempt surplus land must be provided to HCD for its review at least 30

days prior to disposition.

WHEREAS, the City Council desires to redevelop the Property with an affordable housing use that complies with Government Code Section 54221(f)(1)(F) and, on that basis, to declare that the Property exempt surplus land.

WHEREAS, the Property is not in any of the locations listed in Government Code Section 54221(f)(2); and

WHEREAS, City staff has reviewed this Resolution pursuant to the California Environmental Quality Act (“CEQA”) and has determined that the adoption of the Resolution does not constitute a “project” subject to CEQA pursuant to Section 21065 of CEQA and Sections 15004(b)(4) and 15378 of the State CEQA Guidelines and, as such, no environmental document pursuant to CEQA is required. Further, any proposed project on the Property will be subject to environmental review as required by CEQA.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Pasadena as follows:

SECTION 1. The City Council hereby finds that the above recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The City Council hereby acknowledges that staff, in consultation with the City Manager and City Attorney, will prepare and issue a request for proposals for a housing development that meets the requirements of Government Code Section 54221(f)(1)(F).

SECTION 3. On the basis of the recitals herein and the authorization and direction in Section 2 hereof, the City Council hereby declares that the Property is “exempt surplus land,” as that term is defined in Government Code section 54221(f)(1)(F) of the Act.

SECTION 4. The City Council hereby authorizes and directs staff to submit a copy of this Resolution to HCD in accordance with the Surplus Land Act Guidelines at least 30 days prior to the disposition of the Property.

SECTION 5. The City Council hereby authorizes and directs staff and officers of the City, jointly and severally, to take any other such actions as they deem necessary or proper to effectuate the purposes of this Resolution, and all actions previously taken are hereby ratified.

SECTION 6. The City Council hereby finds that it can be seen with certainty that there is no possibility that declaring the Property exempt surplus land may have a significant effect on the environment, and thus this declaration is not subject to the California Environmental Quality Act (CEQA). Further, any proposed project on the Property will be subject to environmental review as required by CEQA.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Resolution by the City Council.

PASSED, APPROVED AND ADOPTED on this ____ day of _____, 2024.

I hereby certify that the forgoing Resolution was duly adopted by the City Council of the City of Pasadena at a regularly scheduled meeting thereof, held on the ____ day of _____, 2024 by the following vote of Council:

AYES:

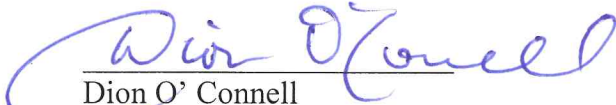
NOES:

ABSENT:

ATTEST:

Mark Jomsky
City Clerk

APPROVED AS TO FORM:



Dion O'Connell
Assistant City Attorney