



City Manager – Economic Development Division

**ADOPT A RESOLUTION DECLARING THE REAL  
PROPERTY COMMONLY KNOWN AS 450 NORTH LAKE  
AVENUE (FORMER KAISER SITE) LOCATED IN THE CITY  
OF PASADENA, COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA AS SURPLUS LAND PURSUANT TO THE  
STATE SURPLUS LAND ACT**

July 8, 2024





# Background

City Manager – Economic Development Division

- **October 2, 2023:** Council authorized the City Manager to execute a Purchase and Sale Agreement to acquire property at 434-470 North Lake Avenue (Property)
- **November 2023:** Escrow closed, the Property is owned by the City of Pasadena
- Located at the southeast corner of North Lake Avenue and Villa Street
- Consists of three, one-story medical/office buildings with a combined area of 24,871 SF





# Subject to SLA

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- The disposition of the Site is subject to the SLA
- These steps include:
  - > Adopt a resolution on declaring the real property at 434-470 North Lake Ave as Surplus Land,
  - > Issuance of a Notice of Availability (60 days) and,
  - > Negotiate with respondents in good faith in an attempt to reach an agreement on price and terms (90 days)
  - > City is not obligated to sell if an agreement is not reached on price and terms
  - > If a subsequent development agreement is reached outside of the SLA process, then, a 15% affordability covenant is triggered if 10 or more residential units are built



# Staff Recommends

City Manager – Economic Development Division

1. Find that adopting the proposed Resolution is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (common sense exemption) and State CEQA Guidelines Section 15312 (surplus government property sales); and
2. Adopt a Resolution declaring that Real Property owned by the City of Pasadena located in the City of Pasadena at 434-470 North Lake Avenue and identified as APN 5732-017- 017 and 5732-017-018 (Property), as Surplus Land pursuant to the Surplus Land Act, and taking related actions.



# End of Presentation

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