

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 434-470 NORTH LAKE AVENUE ARE SURPLUS LAND AND NOT NECESSARY FOR THE CITY'S USE, TAKING RELATED ACTIONS, 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 434-470 North Lake Avenue and identified as APN 5732-017-017 and 5732-017-018, (the "Properties"); and

WHEREAS, pursuant to the Surplus Land Act (Government Code Sections 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; and

WHEREAS, pursuant to the Act, 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 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, 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, City staff have evaluated the potential of the Properties for the City's use, as defined in the Act; 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, on April 23, 2023, the City Council authorized the purchase of the Properties. The Properties are improved with 3 existing buildings that were previously utilized by Kaiser Permanente for outpatient and administrative services but have been vacant for the past 11 years. The City's General Plan Land Use Designation for the property is Medium Density Mixed-Use with an allowed base density of 87 units per acre and a 2.25 Floor Area Ratio. Municipal rules permit the Properties to be developed with housing, community serving retail uses as well out outpatient health services; and

WHEREAS, the Council desires to declare that the Properties are surplus land as defined under the Act and not necessary for the City's use pursuant to Government Code Section 54221 and to send a written notice of availability of the Properties to the entities designated in Government Code Section 54222 for the uses designated in Section 54222 in accordance with the Act; 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 that the Properties are surplus land, as defined in the Act, and not necessary for the City's use.

SECTION 3. Staff of the City are hereby authorized and directed in consultation with the City Manager and City Attorney to send a Notice of Availability of the Properties, in the form and manner required by the Act, to the entities designated in Government Code Section 54222 and 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. Such actions include, without limitation, negotiating in good faith in accordance with the requirements of the Act with Designated Entities that submit, in compliance with the Act, a written notice of interest in response to the notice of availability.

SECTION 4. The City Council hereby finds that the declaration that the Property is surplus land, as defined in the Surplus Land Act is exempt from the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000, *et seq.*) pursuant to State CEQA Guidelines Sections 15061(b)(3) (common sense exemption), and 15312 (surplus government property sales).

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

AYES:

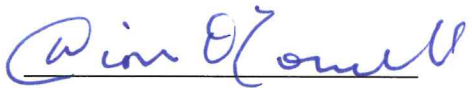
NOES:

ABSENT:

ABSTAIN:

Mark Jomsky
City Clerk

Approved as to form:

A handwritten signature in blue ink that reads "Dion O'Connell". The signature is written in a cursive style and is underlined.

Dion O'Connell
Assistant City Attorney

Attachment – Legal Description of Land

LEGAL DESCRIPTION OF LAND

The land referred to herein below is situated in the County of Los Angeles, State of California, and is described as follows:

PARCEL 1: APN : 5732-017-017

LOTS 1, 2, 3, 7, 8 AND 9 OF J. H. WOODWORTH'S SUBDIVISION OF LOT 1 IN BLOCK "F" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 58 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND DESCRIBED, IN DEED TO THE STATE OF CALIFORNIA RECORDED MAY 21, 1970 AS INSTRUMENT NO. 301 IN SAID RECORDERS OFFICE, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 3 DISTANT EASTERLY THEREON 11.42 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHERLY IN A DIRECT LINE TO A POINT ON THE EASTERLY LINE OF THE WESTERLY 10 FEET OF SAID LOT 3 DISTANCE NORTHERLY ALONG SAID EASTERLY LINE 32.89 FEET FROM THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 32.89 FEET TO SAID SOUTHERLY LINE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

ALSO EXCEPT ANY INTEREST IN THE WESTERLY 10 FEET OF SAID LOT 3 THAT MAY HAVE PASSED TO THE STATE OF CALIFORNIA BY SAID DEED RECORDED MAY 21, 1970 AS INSTRUMENT NO. 301.

PARCEL 2: APN: 5732-017-018

LOT 4 OF J. H. WOODWORTH'S SUBDIVISION OF LOT 1 IN BLOCK "F" OF THE SAN PASQUAL TRACT, IN THE CITY OF PASADENA, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 58 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF LOT 5 OF SAID SUBDIVISION, DISTANT EASTERLY THEREON 17.00 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTHERLY, IN A DIRECT LINE TO A POINT IN THE NORTHERLY LINE OF SAID LOT 4, DISTANT EASTERLY THEREON 11.42 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4.

APN: 5732-017-017 & 5732-017-018