

# Agenda Report

June 10, 2024

**TO:** Board of Directors of the Successor Agency to the Pasadena Community Development Commission

**FROM:** Office of the City Manager - Economic Development Division

**SUBJECT: ADOPTION OF A RESOLUTION OF THE SUCCESSOR AGENCY OF THE PASADENA COMMUNITY DEVELOPMENT COMMISSION DECLARING THE REAL PROPERTY AT 145 NORTH RAYMOND AVENUE (ARMORY CENTER FOR THE ARTS) AS SURPLUS LAND PURSUANT TO THE STATE SURPLUS LAND ACT**

## **RECOMMENDATION:**

It is recommended that the Successor Agency to the Pasadena Community Development Commission:

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 Successor Agency to the Pasadena Community Development Commission located in the City of Pasadena at 145 North Raymond, and identified as APN 5723-021-901 (Property), as Surplus Land pursuant to the Surplus Land Act, and taking related actions.

## **BACKGROUND:**

The Armory Center for the Arts (Armory) entered into a lease agreement for the Property with the City of Pasadena's Community Development Commission on February 17, 1987. The current lease, entered into on May 31, 2001, is set to expire in 2031. In lieu of paying an annual rent, it was agreed that the Armory Center for the Arts would provide arts programs to equal or exceed the value of the annual rent. The Armory is currently operated as a cultural institution with an art gallery/exhibition room and a number of workshops and classrooms that provide art programs to residents and visitors of the City of Pasadena.

The Armory Center for the Arts is the largest non-profit provider of arts education in the City and is responsible for much of the arts educational elements of the City of Pasadena's Cultural Master Plan by working in coordination with the Cultural Affairs Division. The Cultural Master Plan emphasizes expanded programming and accessibility through the arts for life-long learning and relates to the Cultural element of the City's General Plan. The Armory programs reach the community through the Pasadena Unified School District as a My Masterpieces Program partner—created as a part of the Cultural Nexus Master Plan—and through the City's Human Services Department's recreational arts programs for youth. By implementing the bulk of the City's non-profit arts education, the Armory Center for the Arts allows the City to fulfill its mission of providing accessible arts and cultural programming citywide. The building is on the National Register of Historic Places, originally constructed in 1932.

In February 2012, pursuant to the Statewide elimination of Redevelopment, the Commission was dissolved, and the City of Pasadena elected to serve as the Successor Agency to the Commission. As such, ownership of all properties that had been owned by the Commission, including the property at 145 North Raymond Avenue, were transferred to the Successor Agency. In December 2015 the California Department of Finance (DOF) approved the Successor Agency's Long Range Property Management Plan (LRPMP). The LRPMP includes a list of all Successor Agency-owned properties and describes their disposition, and this Property is included in the LRPMP and is identified as "to be sold."

When a property is disposed of, the Surplus Land Act (Act) generally requires local agencies, such as the Successor Agency, to take formal action at a public meeting to declare a property as "surplus land" or "exempt surplus land" prior to undertaking other action to dispose of the land. The Act generally requires a Notice of Availability (NOA) of the surplus property for sale (or lease) to be sent to various types of entities for specified uses, including to housing developers for the development of affordable housing, and to prioritize affordable housing developments. The Act generally allows exempt surplus land to be disposed of pursuant to a streamlined process without following the NOA process. However, the Act also provides that the streamlined process is not available for property that is listed on the National Register of Historic Places.

The Property is included on the National Register of Historic Places, therefore, the Act requires the Successor Agency to declare the Property to be "surplus land." An NOA of the Property for sale is required to be sent to park and recreation departments in:

- The City of Pasadena,
- Los Angeles County,
- The State Resources Agency or any agency that may succeed to its powers.

Staff recommends that the Successor Agency declare this Property as Surplus Land and begin the disposition process as outlined in the Act. These steps include: 1) Successor Agency declaration of the Property as Surplus Land, 2) Issuance of a Notice of Availability (60 days) and 3) Negotiate with respondents in good faith in an attempt to reach agreement on price and terms (90 days).

Following the conclusion of the NOA process, including review of the process by the State's Housing and Community Development Department (HCD) and issuance of a letter of conformance with the Act by HCD, the Successor Agency must obtain approval of the sale of the Property from the Fifth Supervisorial District Consolidated Oversight Board and DOF.

**COUNCIL POLICY CONSIDERATION:**

Adoption of the proposed resolution would be 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.

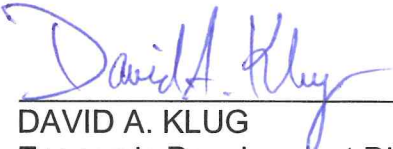
**ENVIRONMENTAL ANALYSIS:**

The action proposed herein is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (common sense exemption) and State CEQA Guidelines Section 15312 (surplus government property sales). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to review. The action proposed herein, adoption of a resolution declaring that the Property is surplus land, does not have the potential for causing a significant impact on the environment. The Successor Agency is not taking any other discretionary action with regard to this property. If future discretionary actions are proposed, they will be subject to appropriate environmental review at that time.

**FISCAL IMPACT:**

The recommended action will have no immediate fiscal impact.

Respectfully submitted,



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Approved by:



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City Manager

- Resolution Declaring 145 North Raymond as Surplus Land