

**OVERSIGHT BOARD
RESOLUTION NO. 2013-04**

**A RESOLUTION OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,
APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN
AS PREPARED PURSUANT TO AB 1484 SECTION 34191.5
FOR THE DISPOSITION OF REAL PROPERTY ASSETS
OF THE FORMER REDEVELOPMENT AGENCY**

WHEREAS, Health and Safety Code Section 34181(a) permits the Oversight Board to the Successor Agency to South Pasadena Community Redevelopment Agency ("Oversight Board" & "Successor Agency") to direct the Successor Agency to transfer all assets of the former South Pasadena Community Redevelopment Agency that were constructed and used for a governmental purpose; and

WHEREAS, the California Legislature adopted, the Governor signed, and the California Supreme Court, in *California Redevelopment Association, et al. v. Matosantos*, (2012) 53 Cal.4th 231, upheld ABX1 26; and

WHEREAS, pursuant to ABX1 26, all California redevelopment agencies were dissolved effective February 1, 2012; and

WHEREAS, on June 27, 2012, the Governor signed into law budget trailer bill AB 1484 ("AB 1484"). Section 34191.1 of AB 1484 requires a successor agency to receive of a finding of completion by the California State Department of Finance ("DOF") pursuant to 34179.7 before a successor agency submits its long range property management plan for consideration; and

WHEREAS, Section 34191.5 of AB 1484 requires a successor agency to prepare a long range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Section 34191.3 states that if the DOF has not approved the long range property management plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to the Successor Agency; and

WHEREAS, the Successor Agency has prepared a Long Range Property Management Plan ("LRPMP") which identifies each of the real property assets of the former South Pasadena Community Redevelopment Agency, including the Agency's preferred method of disposing of those assets pursuant to AB 1484 Section 34191.5; and

WHEREAS, the LRPMP was approved by the Successor Agency on August 14, 2013; and

WHEREAS, the LRPMP is being presented to the Oversight Board for consideration and approval.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SOUTH PASADENA COMMUNITY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Oversight Board finds that all of the above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The Long Range Property Management Plan (LRPMP) as prepared pursuant to AB 1484 Section 34191.5 is hereby approved and adopted substantially in the form set forth in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 3. The Oversight Board hereby authorizes and directs the Executive Director of the Successor Agency to take all actions as may be necessary or appropriate to carry out the Successor Agency's obligations pursuant to this resolution, including, but is not limited to, undertaking those actions required by the Health & Safety Code.

SECTION 4. The Oversight Board hereby directs the Executive Director to transmit the LRPMP for review to the California Department of Finance, pursuant to Health & Safety Code Sections 34179(h), 34181(f), and any other relevant law.

SECTION 5. The Secretary of the Oversight Board shall certify to the passage and adoption of this resolution and shall cause the same to be listed in the records of the Oversight Board.

PASSED, APPROVED and ADOPTED at a Special Meeting of the Oversight Board of the Successor Agency to the Community Redevelopment Agency of the City of South Pasadena held this 15th day of August, 2013, by the following vote:

AYES: Mayer, Price, Shaw, Roche and Chair Pia

NOES: None

ABSENT: Evans and Miller

ABSTAINED: None



Gary E. Pia, Oversight Board Chairperson

ATTEST:


Lucy Kbjian, Oversight Board Secretary

EXHIBIT A



Long Range Property Management Plan

Prepared by:

South Pasadena Successor Agency

August 14, 2013

Introduction

This document constitutes the Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) of the former Community Redevelopment Agency of the City of South Pasadena (CRA), prepared in accordance with Health and Safety Code Section 34191.5.

The CRA was dissolved on February 1, 2012, pursuant to ABX1 26 (as amended by AB 1484). These Redevelopment Dissolution Statutes govern the dissolution of the CRA, which includes the disposition of its former real property.

Prior to its dissolution, the CRA owned four parcels of real property (collectively, the Properties, and individually, a Property), which were located in the Downtown Revitalization Project area in the City of South Pasadena. Pursuant to the Redevelopment Dissolution Statutes, ownership of the Properties was transferred to the South Pasadena Housing Authority in early 2012. The Department of Finance has since contested the transfer of one Property, the subject of which is fully described in this LRPMP.

The Property is located within the boundaries of the South Pasadena Downtown Revitalization Project Area (Project Area) and is part of the approved and entitled Downtown Revitalization Project.

The Successor Agency is now responsible for disposition of the Property in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5.

This LRPMP will be presented for consideration of approval on August 14, 2013, to the South Pasadena Successor Agency (i.e., South Pasadena City Council serving as the governing board of the Successor Agency).

The Successor Agency obtained a "finding of completion" from the California Department of Finance (DOF) on March 29, 2013, pursuant to Health and Safety Code Section 34179.7, that entitles the Successor Agency to submit this LRPMP for approval by the Oversight Board and DOF.

On August 15, 2013, the LRPMP will be presented to the Oversight Board of the Successor Agency (Oversight Board), which was established pursuant to the Redevelopment Dissolution Statutes, for consideration of approval. If both the Successor Agency and the Oversight Board approve the LRPMP, it will be transmitted to DOF for its approval as early as August 16, 2013.

In accordance with Health and Safety Code Section 34191.5(c), Part I of this LRPMP contains specific information related to the Property, and Part II addresses and sets forth the proposed plan for disposition and use of the Property. Also accompanying this LRPMP is the information checklist required by the DOF.

Overview of South Pasadena Redevelopment

On May 21, 2008, the City Council approved the Downtown Revitalization Project which involves the development of five building sites within a three-block area, (the “Downtown Revitalization Project”). Overall, the Downtown Revitalization Project as approved would involve the demolition of 11,950 square feet of building area (Citizen's Business Bank building and the former South Pasadena Nursery site). The proposed project would result in approximately 41,000 square feet of retail uses, restaurant uses, bank uses, office uses, and dwelling units, including a minimum of twelve (12) low- to moderate-income Senior Housing units. A total of 328 parking spaces will be provided throughout the project area on various surface lots and in a multi-level garage.

On November 2, 2008, the residents of South Pasadena voted overwhelmingly in support of the Downtown Revitalization Project by passing Measure SP. The passage of Measure SP clarified that residential uses are permitted within the City’s Redevelopment Plan to the extent it is permitted by the General Plan and Zoning Code.

On September 7, 2011, the City of South Pasadena entered into an Exclusive Negotiating Agreement with Genton Property Group, LLC (Developer). The City and the South Pasadena Housing Authority entered into an extension of that Exclusive Negotiating Agreement on December 19, 2012 and are currently negotiating a Disposition and Development Agreement (DDA) with the Developer to include the City owned and South Pasadena Housing Authority parcels within the project boundaries. The negotiations also include the single property held by the Successor Agency to be disposed of pursuant to the Redevelopment Dissolution Statutes.

The Downtown Revitalization Area consists of property primarily located within the boundaries of Mission Street, Fair Oaks Avenue, Oxley Street, and Mound Avenue.

- 1) Approximately .61 acres (comprising two undeveloped parcels on each side of El Centro owned by the Authority totaling .31 acres and two developed parcels at the corner of El Centro and Mound owned by the Authority totaling .3 acres) currently owned by the City or the Authority in fee simple;
- 2) Approximately 0.60 acres comprised of streets, alleys and lanes to which City has a dedicated public right-of-way easement;
- 3) Approximately 1.89 acres of property south of Mission Street and East of Fair Oaks Avenue; and,
- 4) Approximately 0.717 acres generally located adjacent to the areas described above, which are currently owned by various third parties.

Downtown Project Area South Pasadena, CA



LEGEND

-  Downtown Project Area of Existing Entitlements
-  Contested Parcel
-  South Pasadena Housing Authority Owned Parcels

Part I:
Property Information

Property Type	Parking Lot
Permissible Use	Commercial Site
Address	1500 El Centro Street, South Pasadena, CA 91030
APN #	5315-003-901
Lot Size	8452 square feet
Current Zoning	Commercial General (CG)

The Property was acquired by the former Community Redevelopment Agency (CRA) by eminent domain (July 25, 1980) specifically for the purpose of redevelopment as part of the ultimately approved project.

The Property is an integral part of the Downtown Revitalization Project Area.

The Department of Finance disallowed the transfer of the Property known as 1500 El Centro, South Pasadena, CA (APN # 5315-003-901), a lot consisting of 8,452 square feet, approximately 0.19 acres, transferred from the Successor Agency of the Redevelopment Agency of the City of South Pasadena to the South Pasadena Housing Authority on February 1, 2012, to be used for development of low- and moderate-income housing on the Project site as shown in the Entitlements (the “contested parcel”). The Department of Finance also disallowed a government use transfer of the contested parcel to the City for use as a parking lot on July 24, 2013.



Aerial Photo—City Hall and Public Parking Lot



**Part II:
Property Disposition and Use**

The Property will be disposed and used in accordance with the approved South Pasadena Redevelopment Plan, which identifies the development of the Downtown Revitalization Project and includes the Property as part thereof.

The City of South Pasadena and South Pasadena Housing Authority have entered into an Exclusive Negotiation Agreement (ENA) with developer, Genton Property Group, LLC, to develop a mixed-use project, including public parking, residential (including low- and moderate-income senior housing units, retail and other commercial uses, in the block bounded by Mission Street on the north, El Centro Street on the south, Fair Oaks Avenue on the east, and Mound Avenue on the west.

The Property that is covered by this Long Range Property Management Plan is 0.19 acres in size, APN number: 5315-003-901, and is located on northeast corner of the intersection of Mound Avenue and El Centro Street.

The Property, part of the City's redevelopment project area, is intended to be disposed by the Successor Agency to the developer of the Downtown Revitalization Project, Genton Property Group, LLC, or to any developer that has entered into an Exclusive Negotiation Agreement with the City of South Pasadena should Genton Property Group, LLC, not complete its development of the Downtown Revitalization Project.

The Property is integral to the Downtown Revitalization Project in that a portion of an underground parking garage supporting the Project will be built within the property's boundaries, ground level commercial storefronts will be built on a portion of the property and second and third floor residential units will be built on a portion of the property.

Exclusion of the property would render the Downtown Revitalization Project unfeasible to build.

The City/Successor Agency/Housing Authority are currently negotiating one or more Disposition and Development Agreements (DDA) with Genton Property Group, LLC, which will specify the terms and conditions for the developer to develop the Downtown Revitalization Project and shall include a sale of the Property to the developer, with the sale contingent upon execution of an agreement committing the Property to be developed in accordance with the approved Redevelopment Plan.

The DDA will also specify how the Property will be sold to Genton Property Group, LLC, or to any developer that has entered into an Exclusive Negotiation Agreement with the City of South Pasadena/Successor Agency/Housing Authority should Genton Property Group, LLC, not complete its development of the Downtown Revitalization Project.

The Property will be sold to Genton Property Group, LLC, for fair market value based upon an appraisal.