

## Erickson, Kimberly E@DOT

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**From:** Margaret Lin <mlin@southpasadenaca.gov>  
**Sent:** Wednesday, April 20, 2016 5:07 PM  
**To:** Affordable Sales Program@DOT  
**Cc:** Lowden, Jennifer S@DOT; City Council; senator.liu@sen.ca.gov; gerald.phillips@asm.ca.gov  
**Subject:** Affordable Sales Program Comment Letter  
**Attachments:** Affordable Sales Program - South Pasadena Comment Letter 4-20-16.pdf

Dear Ms. Erickson,

Please see the attached comment letter submitted on behalf of the City of South Pasadena regarding the Caltrans' Affordable Sales Program. A hard copy of the letter has been mailed to you and should arrive shortly.

If you have any questions or comments please feel free to contact me.

Sincerely,

**Margaret Lin**

Principal Management Analyst  
City of South Pasadena  
1414 Mission Street  
South Pasadena, CA 91030  
(626) 403-7236  
[MLin@SouthPasadenaCA.gov](mailto:MLin@SouthPasadenaCA.gov)



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**CITY OF SOUTH PASADENA**  
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April 21, 2016

Kimberly Erickson  
ATTN: Affordable Sales Program  
California Department of Transportation  
1120 N Street, MS 37  
Sacramento, CA 95814

Re: SR-710 Surplus Property Sales Regulations

Dear Ms. Erickson,

The City appreciates Caltrans efforts to provide greater clarity regarding the proposed regulations associated with the Affordable Sales Program. The City reiterates the following comments and requests that Caltrans provide a response to each of the comments below:

1. Properties identified for Phase 1A are single-family residences that Caltrans has determined are non-historic and would not result in any adverse community impact.
  - a. The City requests that Caltrans provide a thorough analysis of the properties proposed for release in Phase 1A to ensure that there are no adverse impacts on historic properties.
  - b. After reviewing the City's June 2014 Cultural Heritage Inventory (Inventory), it was determined that 3 of the 19 properties in Phase 1A were identified in the City's Inventory. The City requests that the following properties (and any subsequent properties identified to be historic) be moved from Phase 1A to Phase 1B:
    - i. 1707 Meridian Avenue
    - ii. 1101 Pine Street
    - iii. 852 Monterey Road
  - c. The City requests that Caltrans work with the local historic preservation associations in the corridor to establish covenants that would ensure the preservation of these historic resources while providing flexibility to future owners.
  - d. The City requests that the remaining surplus properties of the 54 surplus properties identified for sale in July 1995 be included in the list of available surplus properties.
  - e. The City requests that the 110 properties identified as surplus in April 1995 be included to the list of available surplus properties.
  - f. The City requests that all vacant land parcels be identified and offered for sale
  - g. The City requests that Caltrans work with the Los Angeles County Office of the Assessor to re-establish parcel identification numbers for all of the surplus properties in the SR-710 corridor

2. Reorder the priority order under the Conditional Offer Prior to Sale to prioritize public housing entities above private housing entities.
3. The City would also like to request clarification on the Frequently Asked Questions on SR-710 Housing Sales
  - a. The City requests that Caltrans provide clarification regarding the reasoning for having the “same or two different prices” as identified in question 7 “What is double escrow sale?”
4. The proposed regulations are specific to residential properties; the City would like clarification regarding the release of Caltrans surplus unimproved properties to local jurisdictions.
  - a. The City requests that Caltrans establish a reasonable price for the sale of unimproved properties to local jurisdictions, and for that reasonable price to be adjusted to reflect the property taxes lost while under Caltrans ownership.
  - b. The City requests that the release of unimproved properties be released subject to local land use regulations.
5. The City would also like to bring to Caltrans attention that the following stakeholders were not taken into consideration in the proposed regulations: tenancies in common, co-operative ownership, and residents of duplexes, triplexes, and other multi-unit properties.
  - a. The City requests that Caltrans provide clarification regarding the sale of duplexes, triplexes, and other multi-unit properties.

The City would like to request that the public comment period be extended by a minimum of 45-days to ensure adequate public comment and provide stakeholders with an opportunity to participate in the public hearings prior to submitting their public comments. The City reserves the right to modify and provide additional comments, if the public comment period is extended.

We sincerely appreciate this opportunity to provide feedback on the Affordable Sales Program and look forward to working with Caltrans to preserve, upgrade, and expand the supply of housing within the City of South Pasadena.

If you have any questions or comments please feel free to contact Margaret Lin, Principal Management Analyst, at [MLin@SouthPasadenaCA.gov](mailto:MLin@SouthPasadenaCA.gov) or (626)403-7236.

Sincerely,



Sergio Gonzalez  
City Manager

cc: Honorable Carol Liu, California State Senate – District 25  
Honorable Chris Holden, California State Assembly – District 41  
South Pasadena City Council