

PASADENA UNIFIED SCHOOL DISTRICT

ITEM NO. M3

RESOLUTION NO. 2836

**RESOLUTION OF INTENTION OF THE BOARD OF TRUSTEES OF THE PASADENA
UNIFIED SCHOOL DISTRICT TO CONSIDER PROPOSALS TO ENTER INTO
AGREEMENTS TO DEVELOP A PORTION OF REAL PROPERTY LOCATED AT
1259 LINDA VISTA AVENUE, PASADENA, CALIFORNIA 91103 FOR JOINT
OCCUPANCY AND RESCINDING RESOLUTION 2188**

August 28, 2025

WHEREAS, the Pasadena Unified School District (“District”) is the owner of certain real property located at 1259 Linda Vista Avenue, Pasadena, California 91103 (Assessor’s Parcel Number: 5705-013-900), a closed school site formerly known as the Linda Vista Elementary School (“Property”); and

WHEREAS, in March 2006, the District’s Governing Board (“Board”) established a Surplus Property Advisory Committee (“Committee”) in accordance with California Education Code section 17387 et seq.; and

WHEREAS, in the Committee’s Recommendation Report, which was presented to and received by the Board, the Committee recommended that the Property be deemed surplus because the Property was identified as one of the District’s most valuable assets and was being underutilized from an asset management perspective; and

WHEREAS, on February 28, 2012, after receiving the Recommendation, the Board adopted Resolution 2188 (“Resolution”) deeming the Property surplus. The Resolution further authorized staff to undertake certain procedures to lease the Property pursuant to the surplus statutes cited therein; and

WHEREAS, the District engaged in a formal bidding process to lease the Property; and

WHEREAS, Stratford School, Inc. (“Stratford”) was recommended as the highest bidder at the District Board meeting on October 30, 2014. A lease agreement with Stratford was fully executed on November 10, 2014, which was for a 25-year lease of the Property; and

WHEREAS, on May 12, 2016, upon Board direction, the District began the process of terminating the Stratford lease at the Property early. District staff engaged in negotiations with Stratford to enter into a Release and Settlement Agreement in which Stratford agreed to terminate the lease effective immediately for alternative compensation; and

WHEREAS, through the Release and Settlement Agreement, the Parties agreed to transfer the

leasehold interest granted to Stratford for the Property to an alternative site owned by the District and located at 2046 Allen Avenue, Altadena, CA 91001; and

WHEREAS, subsequent to lease negotiations, the District leased a portion of the Property to the Linda Vista Children's Center, previously known as All Saints and they are currently on a month-to-month lease; and

WHEREAS, the Property has been closed and vacated as a District school site, the field area of the Property is under a joint-use agreement with the City of Pasadena as a park area for residents; and

WHEREAS, the District seeks to provide resources, educational opportunities, and support to the students of the District and the community at large by generating long-term revenue for the District and supporting revitalization and beautification of the communities within the District's boundaries; and

WHEREAS, the District has demonstrated a commitment to beautification and revitalization by way of investment in the construction and remodeling of school athletic fields and other projects that benefit students while providing beautiful neighborhood spaces within communities; and

WHEREAS, in furtherance of these efforts, the District intends to explore opportunities to develop its real property, including the Property, by working with development partners and/or other public agencies; and

WHEREAS, any such partnering efforts will be through a thorough, transparent, and legally permitted process which considers community needs and input, promotes job creation opportunities for community residents, generates long-term revenue to the District and provides additional benefits to the District and the community; and

WHEREAS, the District is authorized to enter into leases and agreements with any private person, firm, local government agency, or corporation, in which the other party either constructs, or provides for the construction of, a building for joint occupancy through a request for proposals ("RFP") process, and may select the proposal that best meets the needs of the District, pursuant to Education Code sections 17515 et seq. ("Joint Occupancy Statutes"); and

WHEREAS, due to changed circumstances since the Committee found that the Property was being underutilized and would not be required for District educational purposes in the foreseeable future, and the District's Board deeming the Property surplus, the District now desires to develop the Property and utilize a portion of the Property for District uses in compliance with the Joint Occupancy Statutes; and

WHEREAS, it is the District's intent to accept proposals for a joint occupancy development of a portion of the Property, for a term not to exceed ninety-nine (99) years, in the manner required by Education Code sections 17521 and 17522 with the goal of generating long-term revenues from the site while also continuing to utilize a portion of the site for District uses; and

WHEREAS, the District will consider written proposals for joint occupancy development of the Property, including for residential use(s) to maximize revenues in response to the RFP and for the uses specified in the RFP at a regularly scheduled Board meeting at 351 S. Hudson Avenue, Pasadena, California, in the District's Elbie J. Hickambottom Board Room on a date that is noticed via publication prior to the meeting; and

WHEREAS, the District may thereafter enter into a joint occupancy development agreement for a portion of the Property, or may reject all proposals; and

WHEREAS, previously Education Code section 17524(a) required the selected development partner's proposal to be submitted to the State Board of Education for approval prior to the District entering into a binding agreement with the selected development partner, however this requirement was repealed as of June 2020, and all approval authority is now with the District; and

WHEREAS, Education Code section 17524 requires that any party with whom the District enters into a joint occupancy agreement, pursuant to Education Code sections 17515 et seq., shall file one of the following, as determined by the District:

1. A bond for the performance of the agreement;
2. An irrevocable letter of credit issued by a state or national bank or a federal or state credit union for the performance of the agreement.

WHEREAS, under Education Code section 17521, the Board shall specify the intended use of that portion of the building that is to be occupied by the District; and

WHEREAS, the District will give notice of adoption of this Resolution and the time and place of the Board meeting to consider received proposals by publishing this Resolution once a week for a three-week period in a newspaper of general circulation; and

WHEREAS, the District reserves the right to waive minor irregularities or reject all proposals and to withdraw the Property from consideration for joint occupancy; and

WHEREAS, the District may select the joint occupancy proposal that complies with Education Code sections 17515 et seq., and that best meets the needs of the District, and may thereafter enter into an agreement incorporating that proposal either as submitted or as revised by the Board; and

WHEREAS, the Board has determined that it is in the best interests of the District to seek proposals to enter into agreements to develop the Property for joint occupancy; and

WHEREAS, due to changed circumstances since the time the Property was deemed surplus, the District is seeking to rescind the Property's surplus designation and proceed with the joint occupancy development project; and

NOW, THEREFORE, BE IT RESOLVED that the District's Board of Trustees ("Board") hereby finds, determines and orders as follows:

- Section 1. The foregoing recitals are adopted as true and correct.
- Section 2. The declaration of the Property as surplus and authorization of certain procedures for lease of such property is hereby rescinded.
- Section 4. The Board hereby authorizes staff to provide notice of the Pasadena Unified School District's intent to accept proposals for the joint occupancy of a portion of the Property, for a term not to exceed ninety-nine (99) years, in the manner required by Education Code sections 17521 and 17522.
- Section 5. That the District will consider written proposals for joint occupancy development of a portion of the Property to maximize revenues in response to the RFP and for the uses specified therein at a regularly scheduled Board Meeting noticed via publication prior to the meeting unless that date is otherwise amended via publication by the Superintendent or designee.
- Section 6. The Board authorizes staff to issue an RFP, and evaluate all proposals, plans, and packages submitted for joint occupancy development of the Property, and to provide a report and recommendation to the Board for its consideration.
- Section 7. After considering all proposals submitted, the Board shall select the proposal that best meets the needs of the District and enter into an agreement incorporating that proposal either as submitted or as revised by the Board of the District, or reject all proposals.
- Section 8. The Superintendent, or designee, is authorized to cause the notice of the adoption of this Resolution of Intention and of the time and place of the scheduled Board meeting, to be given by publishing the notice not less than once a week for three successive weeks before the District will receive and consider proposals in a newspaper of general circulation published in the City of Pasadena, located in Los Angeles County, pursuant to Education Code section 17522.
- Section 9. The Superintendent or designee is hereby further authorized to perform all actions and execute all documents necessary to carry out the intent of this Resolution.

APPROVED, PASSED AND ADOPTED by the Board of the District on this 28 day of
August 2025, by the following vote:

AYES: _____

NOES: _____

ABSTENTIONS: _____

ABSENT: _____

Jennifer Hall Lee,
President

Attested to:

Dr. Yarma Velázquez,
Clerk