

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: March 19-20, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(4), Action Item

Prepared By: René Fletcher, Chief
Division of Right of Way and Land Surveys

Subject: CONVEYANCE OF EXCESS STATE-OWNED REAL PROPERTY-
ROBERTI ACT - FAIR MARKET VALUE BUYER

ISSUE:

Should the California Transportation Commission (Commission) approve execution of the following Director's Deeds?

RECOMMENDATION:

The California Department of Transportation (Department) recommends the Commission authorize execution of the Director's Deeds summarized below. The conveyance of excess State-owned real property is pursuant to Section 118 of the Streets and Highways Code and specific to these Director's Deeds, the Roberti Act (Government Code § 54235 et seq.) and the State Route (SR) 710 Sales Program regulations (21 CCR 1475 et seq.).

The Roberti Act requires the Department to dispose of SR 710 Surplus Residential Properties (Properties), originally acquired for the SR 710 extension project and located in Pasadena, South Pasadena, and the El Sereno Community of Los Angeles, in a manner that preserves, maintains, and expands the supply of housing to persons and families of low to moderate income and sets forth the priorities and procedures for such disposals. Properties are being sold pursuant to the Roberti Act and are not subject to Executive Order N-06-19.

The Director's Deeds included in this item in the amount of \$2,169,000 will be deposited in the SR 710 Rehabilitation Account in accordance with Government Code (Gov. Code) § 54237.7 to fund lender required repairs for Properties being sold at affordable prices to persons and families of low or moderate income. Funds in the SR 710 Rehabilitation Account exceeding \$1,200,000 are transferred to the State Highway Account for allocation by the Commission, through the State Route 710 Local Alternative Transportation Improvement Program to exclusively fund projects located in Pasadena, South Pasadena, Alhambra, La Canada Flintridge, and the 90032 postal zip code.

BACKGROUND:

The Department began issuing Notices of Solicitation in the summer of 2022 to current tenants in the SR 710 corridor to solicit interest in purchasing the SR 710 residential properties they rent. The Notice begins the sales process and provides tenants 30 calendar days to respond expressing their interest in purchasing.

Upon receipt of a tenant's response to the Notice of Solicitation, the Department sends the tenant a written request for documentation, including income documentation, that is necessary to determine eligibility to participate in the SR 710 Sales Program and to purchase at an affordable price. Tenants not eligible to purchase at an affordable price are offered the property at the appraised fair market value pursuant to the Roberti Act which reserves priority to purchase to current tenants regardless of income. The Director's Deeds included in this item involve fair market value sales to current tenants.

DIRECTOR'S DEED:

01-07-LA-710 PM 28.4	City of Los Angeles
Disposal Unit #DD 69518-01-01	4,800 Square Feet (s.f.) lot
Fair Market Appraisal: \$654,000	1,080 Single Family Residence (SFR)
Convey to: Angelica Soto, Brenda Soto, as joint tenants	Sales Price: \$654,000

Direct sale. Disposal unit is a SFR being sold pursuant to the Roberti Act and the SR 710 Sales Program regulations. The current tenants meet the criteria required for purchasing as fair market value buyers, including being tenants in good standing with the terms and conditions of their rental agreement and meeting the five-year occupancy requirement. The sales price represents the fair market value of the property.

02-07-LA-710 PM 29.4	City of South Pasadena
Disposal Unit #DD 75393-01-01	7,264 s.f. lot
Fair Market Appraisal: \$1,515,000	2,372 SFR
Convey to: Richard M Fannan and Emilia Lomeli-Fannan, as husband and wife	Sales Price: \$1,515,000

Direct sale. Disposal unit is a SFR being sold pursuant to the Roberti Act and the SR 710 Sales Program regulations. The current tenants meet the criteria required for purchasing as fair market value buyers, including being tenants in good standing with the terms and conditions of their rental agreement and meeting the five-year occupancy requirement. The sales price represents the fair market value of the property.

Attachments:
Exhibit 1A – 2B - Parcel maps

EXHIBIT "A"

INDEX MAP

COUNTY OF LOS ANGELES

CITY OF LOS ANGELES



**FOR CTC ONLY
(NOT PART OF THE DEED)**

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 69518-01-01**

NOT TO SCALE

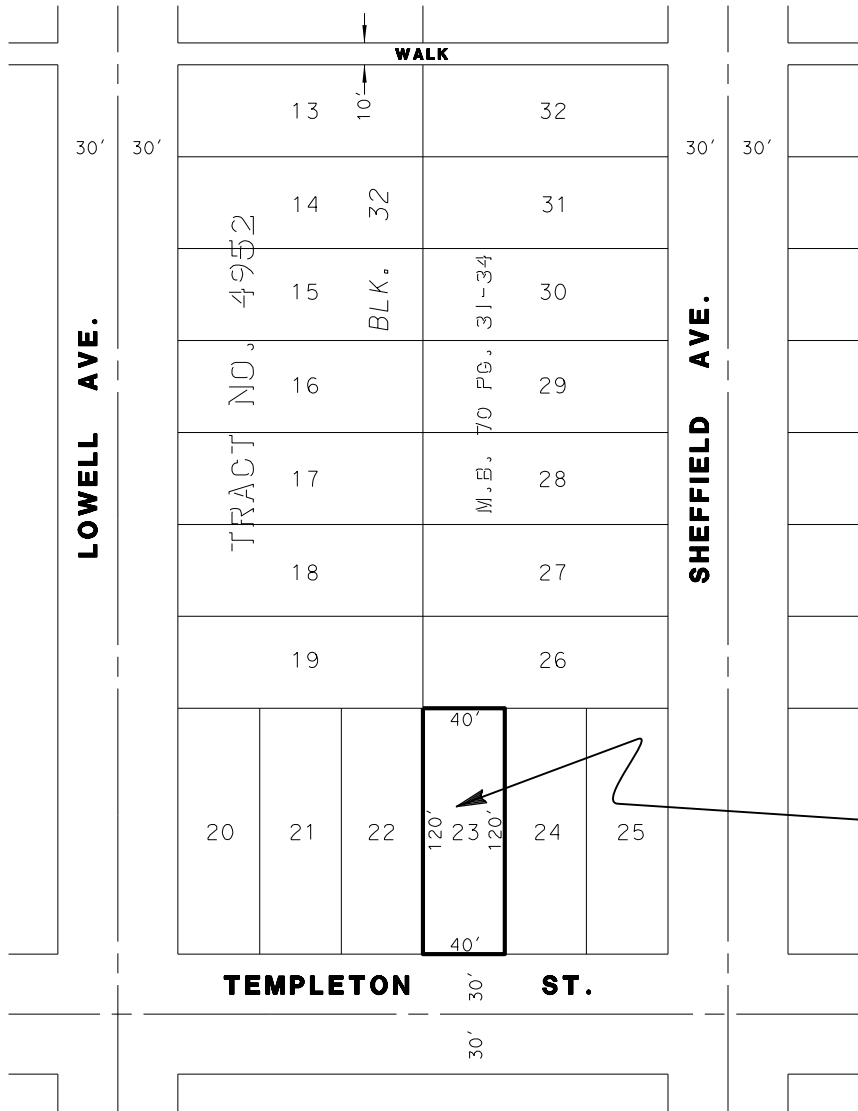
REF.: R/W MAP NO. F1530-5			DATE: 04-22-2025		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.4	1	2

EXHIBIT "B"

PLAT MAP

COUNTY OF LOS ANGELES

PARCEL NO. **AREA**
DD 69518-01-01 **4,800 SF**



4,800 S.F.
DD
69518-01-01

CITY OF LOS ANGELES

NOTES
Address: 5515 TEMPLETON ST.
LOS ANGELES, CA 90032
APN: 5219-030-901

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
DIRECTOR'S DEED
DD 69518-01-01

NOT TO SCALE

FOR CTC ONLY (NOT PART OF THE DEED)

REF.: R/W MAP NO. F1530-5			DATE: 04-22-2025		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.4	2	2

EXHIBIT "A"

INDEX MAP

COUNTY OF LOS ANGELES

CITY OF SOUTH PASADENA



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 75393-01-01**

NOT TO SCALE

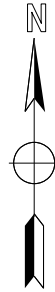
**FOR CTC USE ONLY
(NOT PART OF THE DEED)**

REF.: R/W MAP NO. F1531-4			DATE: 11-11-2025				
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07	LA	710	29.4	1		2	

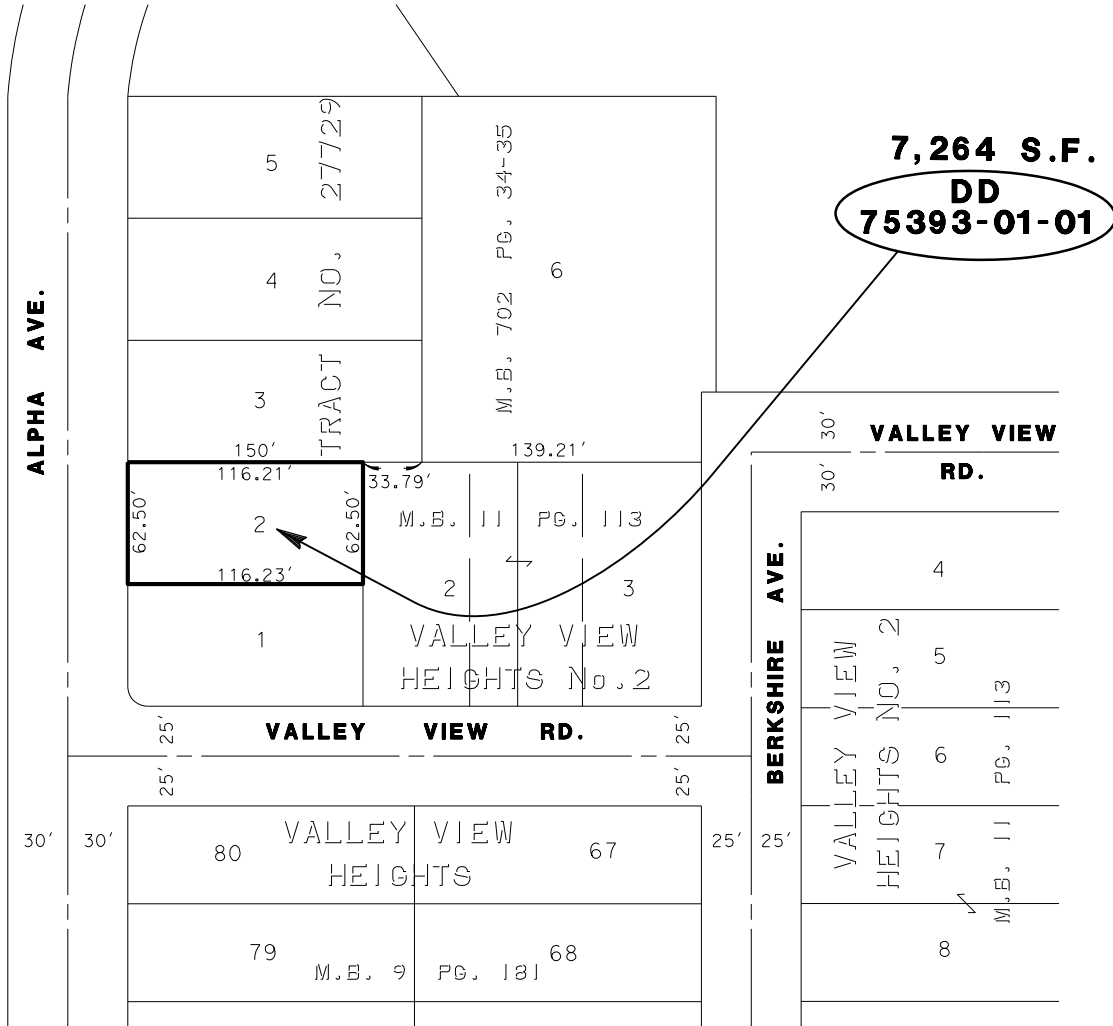
EXHIBIT "B"

PLAT MAP

COUNTY OF LOS ANGELES CITY OF SOUTH PASADENA



PARCEL NO.	AREA
DD 75393-01-01	7,264 SF



NOTES

Address:
2018 ALPHA AVENUE
SOUTH PASADENA, CA 91030

APN: 5310-021-903

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD 75393-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1531-4			DATE: 11-11-2025		
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
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