

MEMORANDUM

To: CHAIR AND COMMISSIONERS
CALIFORNIA TRANSPORTATION COMMISSION

CTC Meeting: August 20-21, 2026

From: STEVEN KECK, Chief Financial Officer

Reference Number: 2.4d.(2), 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 \$1,455,000 will be deposited in the SR 710 Rehabilitation Account in accordance with Government 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 SR 710 Local Alternative Transportation Improvement Program to exclusively fund projects located in Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and the 90032 postal zip code.

BACKGROUND:

In the summer of 2022, the Department began issuing Notices of Solicitation to current tenants in the SR 710 corridor, inviting them to express interest in purchasing the SR 710 residential properties they occupy. The Notice begins the sales process and provides tenants 30 calendar days to formally declare their interest in purchasing.

Upon receiving a tenant's reply to the Notice of Solicitation, the Department issues a written request for documentation, including income verification, required to determine eligibility for participation in the SR 710 Sales Program and the opportunity to purchase at an affordable price. Tenants who do not qualify for affordable pricing are offered the property at its appraised fair market value, in accordance with the Roberti Act, which gives current tenants priority to purchase regardless of income. The Director's Deeds referenced herein pertain to fair market value sales made to current tenants.

DIRECTOR'S DEED:

01-07-LA-710 PM 28

Disposal Unit # DD A8266-01-01

Fair Market Value Appraisal \$739,000

Convey to: Rafael Escobar & Maria T Escobar

County of Los Angeles

4,800 Square Foot (s.f.) Lot

1,084 Single Family Residence

s.f. (SFR)

Sales Price: \$739,000

Direct sale. Disposal unit is an 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 5-year occupancy requirement. The sales price represents the fair market value of the property.

02-07-LA-710 PM 28.2

Disposal Unit #DD A8630-01-01

Fair Market Value Appraisal: \$716,000

Convey to: Linda Ponce, Shawn Salazar,
as joint tenants

County of Los Angeles

4,800 s.f. lot

1,153 s.f. SFR

Sales Price: \$716,000

Direct sale. Disposal unit is an 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 5-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

PARTLY IN THE CITY OF LOS ANGELES
AND PARTLY IN THE CITY OF ALHAMBRA



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8266-01-01**

NOT TO SCALE

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

REF.: R/W MAP NO. F1530-3				DATE: 08-05-2025	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28	1	2

EXHIBIT "B"

PLAT MAP

COUNTY OF LOS ANGELES

4,800 S.F.

**DD
A8266-01-01**

PARCEL NO.	AREA
DD A8266-01-01	4,800 SF



**PARTLY IN THE CITY OF LOS ANGELES
AND PARTLY IN THE CITY OF ALHAMBRA**

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

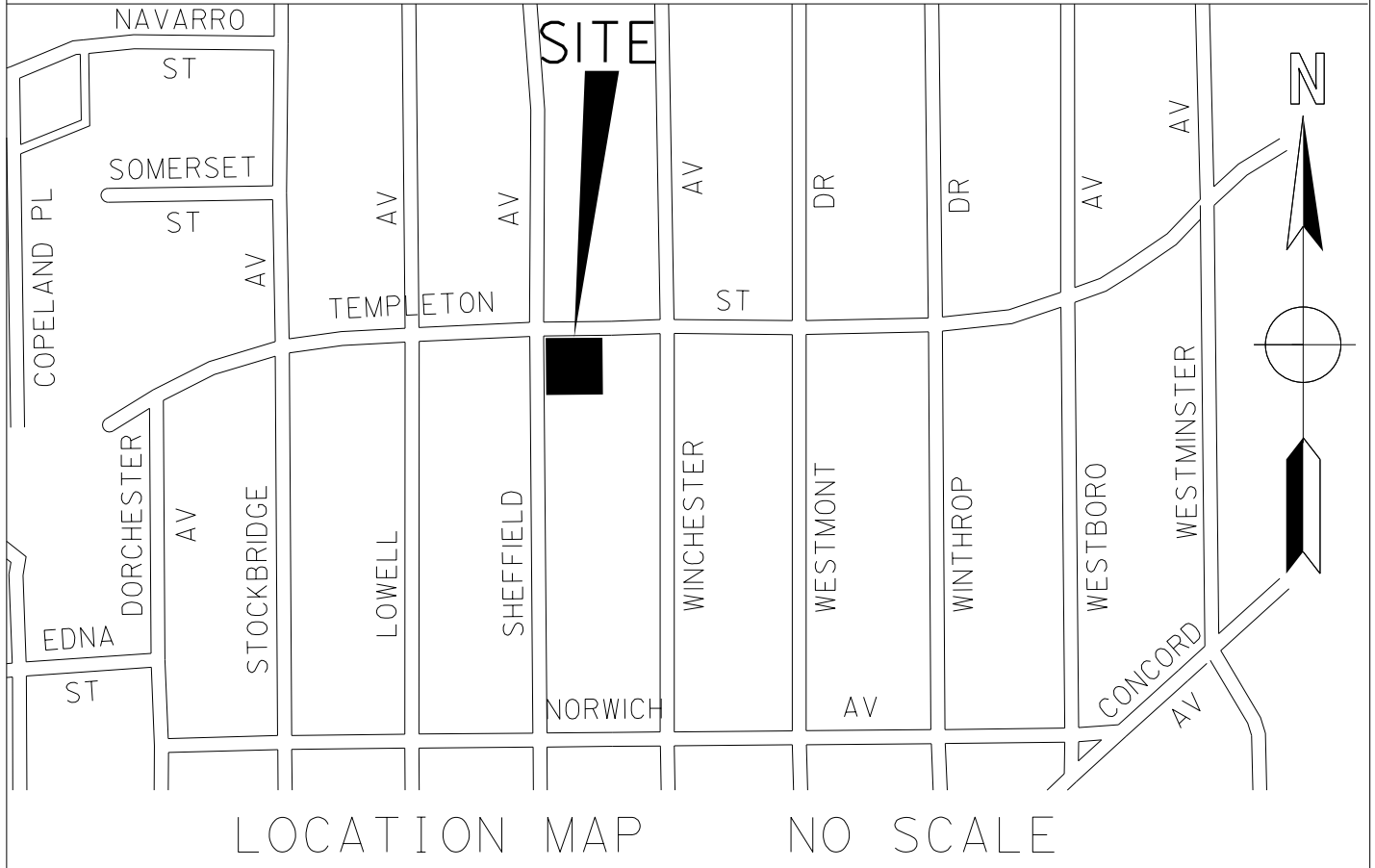
NOTES		STATE OF CALIFORNIA CALIFORNIA STATE TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIRECTOR'S DEED DD A8266-01-01 NOT TO SCALE				
Address: 3125 WINCHESTER AVE. LOS ANGELES, CA 90032 APN: 5291-020-921 & 5291-020-922		REF.: R/W MAP NO. F1530-3 DATE: 08-05-2025				
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS	
07	LA	710	28	2	2	

EXHIBIT "A"

INDEX MAP

COUNTY OF LOS ANGELES

CITY OF LOS ANGELES



STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8630-01-01**

NOT TO SCALE

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

REF.: R/W MAP NO. F1530-4				DATE: 08-05-2025	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.2	1	2

EXHIBIT "B"

PLAT MAP

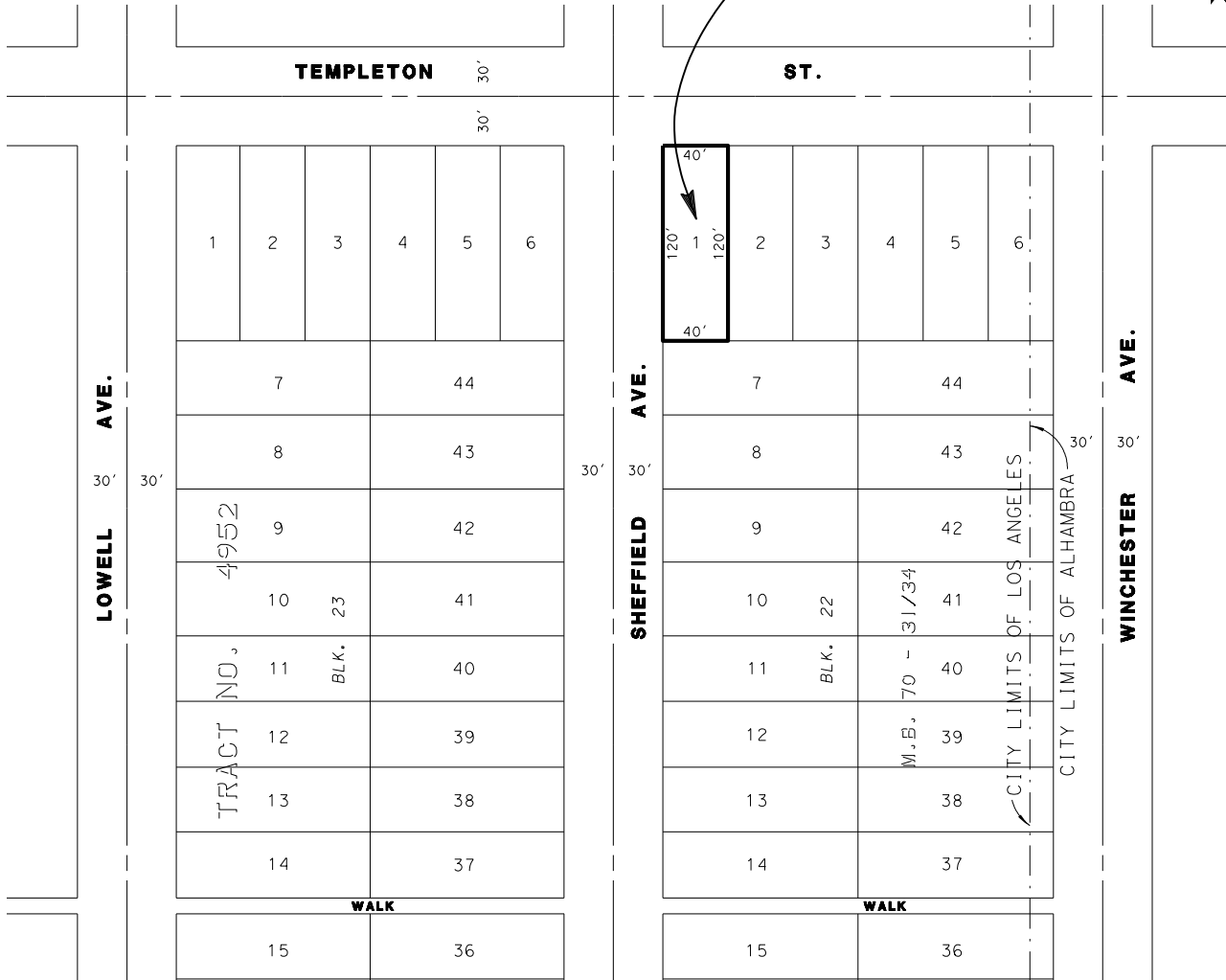
COUNTY OF LOS ANGELES



PARCEL NO.	AREA
DD A8630-01-01	4,800 SF

4,800 S.F.

**DD
A8630-01-01**



CITY OF LOS ANGELES

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

NOTES

Address: 5532 TEMPLETON ST.
LOS ANGELES, CA 90032

APN: 5291-019-900

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY
DIRECTOR'S DEED
DD A8630-01-01**

NOT TO SCALE

REF.: R/W MAP NO. F1530-4				DATE: 08-05-2025	
DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
07	LA	710	28.2	2	2