

Site Map



**INFORMATION SUMMARY (33433 REPORT)  
FOR  
DISPOSTION AND DEVELOPMENT AGREEMENT  
WITH  
ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES,  
A CORPORATION SOLE**

This summary is being provided pursuant to Section 33433 of the California Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code).

**1. Cost of Project to the Agency:**

The Disposition and Development Agreement (“DDA”) between the Lancaster Redevelopment Agency and Roman Catholic Archbishop of Los Angeles, a Corporation sole (the “Archbishop”), requires the Agency to sell vacant land to the Archbishop for the construction of an educational campus. The cost of the Property to the Agency is determined based on the following information:

- a. Acquisition Cost comprised of blighted single-family residences, duplexes, triplexes, fourplexes, a apartment complex, a non-profit social service agency, and vacant land for a total of \$7,174,300. The Agency is selling this vacant land, approximately 3.66 acres, to the Archbishop for purposes of implementing the North Downtown Transit Village Plan through the expansion of the existing campus to support learning and skill development.
- b. Clearance costs for the demolition of the blighted structures totaled \$373,037.
- c. Costs to relocate the tenants from the blighted totaled \$434,741
- d. There are no improvement costs.
- e. There are no finance costs.

**2. Estimated value of interest to be conveyed by the Agency to the Archbishop at highest and best use permitted by the Redevelopment Plan:**

The estimated value of the interest to be conveyed is at its “highest and best use” based on the appraised value is \$595,000 based on \$3.74 per square foot. The value is based on an independent appraisal of the property.

**3. The estimated value of interest to be conveyed at the use and with the conditions, covenants and restrictions required by the transfer of the property:**

Analysis of the “estimated value of interest” must take into account the fair market value of the property and the Agency’s obligation to assist with a growing need within the

community in general for skill enhancement opportunities. The Agency will transfer the property to the Archbishop with the restriction that the property be operated and maintained as an expanded campus facility. The resulting estimated value of the interest to be conveyed is the appraised value of \$595,000, \$3.74 dollars per square foot.

4. **The acquisition price which the Archbishop will be required to pay during the terms of the Real Property Transfer Agreement:**

The Archbishop will receive title to the subject property for \$595,000 subject to the terms and conditions as outlined within the DDA and will restrict the use as an expanded campus facility for the terms of the Redevelopment Plans through the recording of Covenants, Conditions and Restrictions.

5. **Explanation as to the reason why the sale of the property will assist in the elimination of blight:**

In connection with the adoption of the Redevelopment Plan for the Redevelopment Project Area 5 in 1984, based on the evidence presented at the public hearing, the City council found that:

“(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California and specifically that the Project Area is characterized by properties which suffer from economic dislocation, deterioration or disuse because of one of the following factors:

- (1) economic dislocation, deterioration, or disuse resulting from faulty planning;
- (2) the laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions;
- (3) the existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment;
- (4) the prevalence of depreciated values, impaired investments and social and economic maladjustments;
- (5) the existence of lots or other areas which are subject to being submerged by water;

which conditions cause a reduction of, or lack of, property utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the

community which cannot reasonably be expected to be reversed or alleviated by private enterprise action alone;

- (b) The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law of the State of California in the interests of the public peace, healthy, safety, and welfare;
- (c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;
- (d) The Redevelopment Plan conforms to the General Plan of the City of Lancaster;'
- (e) The carrying out of the Redevelopment Plan will promote the public peace, healthy, safety and welfare of the City of Lancaster and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;
- (f) The Agency has a feasible method or plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project Area;
- (g) There are or are being provided in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, if any, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;
- (h) Inclusion within the Project Area of any lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; and any such area included is necessary for effective redevelopment of the Project Area and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the community Redevelopment law without other substantial justification for its inclusion;
- (i) The elimination of blight and redevelopment of the Project Area cannot reasonably be expected to be accomplished by private enterprise acting along without the aid and assistance of the Agency; and
- (j) The provision of low-and moderate-income housing outside the Project Area will be of benefit to the Project.

The City council also declared that the purpose and intent of the City Council in adopting the Redevelopment Plan were:

- “(a) To eliminate the conditions of blight existing in the Project Area.
- “(b) To prevent recurrence of blighting conditions within the Project Area.
- “(c) To provide the participation by owners and tenants and reentry preferences to persons engaged in business with the Project Area to participate in the redevelopment of the Project Area; to encourage and ensure the development of the Project Area in the manner set forth in the proposed Redevelopment Plan; and to provide for the relocation of any residents, if any, displaced by the effectuation of the proposed Redevelopment Plan.
- “(d) To improve and construct or provide for the construction of public facilities, roads, and other public improvements and to improve the quality of the environment in the Project Area to the benefit of the Project Area and the general public as a whole.
- “(e) To encourage and foster the economic revitalization of the Project Area by protecting and promoting the sound development and redevelopment of the Project Area and by replanning, redesigning, or developing portions of the Project Area which are stagnant or improperly utilized because of the lack of adequate utilities and because of other causes.
- “(f) To provide housing as required to satisfy the needs and desires of the various age, income and ethnic groups of the community.

The Report to City Council in connection with the adoption of the Redevelopment Plan sets forth the reasons for selection of the Project Area as follows:

“The boundaries of the area selected by the Lancaster Planning Commission as Project Area No. 5 are indicated on the Project Area Map (Exhibit “A”).” The Project Area consists of approximately 4,500 acres divided among (7) subareas. .

“The basic goals for the Project Area are as follows:

“A. The desire to revitalize and upgrade the commercial and industrial areas within the Project order to increase sales and business tax revenues, provide adequate roadways, provide adequate parking, reduce the cost of providing City services, create jobs for area residents, assure social and economic stability, and promote aesthetic and environmental actions and improvements that will make the City of Lancaster a better place to live, work, shop and enjoy leisure time.

“B. the purposes of the California Community Redevelopment Law would be achieved by the Project Area through the removal or rehabilitation of physically obsolete or substandard structures and other blighting influences; the rehabilitation, with owner participation, of exiting commercial and industrial buildings; the installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks and other

associated public improvements as permitted by the Lancaster General Plan and Zoning Ordinance; the construction and/or reconstruction of various flood control and drainage facilities; the replacement, installation and improvement of domestic sewage distribution facilities to reduce public health and safety hazards; the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; the improvement and provision of adequate recreation facilities; the provision of other public facilities including educational facilities; and the development and redevelopment of the Project Area in a manner consistent with the policies and goals of the Lancaster General Plan.

In connection with the adoption of the Redevelopment Plan for the Redevelopment Project Area Central Business District in 1981, based on the evidence presented at the public hearing, the City council found that:

“(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California and specifically that the Project Area is characterized by properties which suffer from economic dislocation, deterioration or disuse because of one of the following factors:

- (1) economic dislocation, deterioration, or disuse resulting from faulty planning;
- (2) the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development;
- (3) the laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions;
- (4) the existence of inadequate public improvements, public facilities, open spaces and utilities which cannot be remedied by private or governmental action without redevelopment;
- (5) the prevalence of depreciated values, impaired investments and social and economic maladjustments.
- (6) the existence of lots or other areas which are subject to being submerged by water;

which conditions cause a reduction of, or lack of, property utilization of the area to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise action along;

The City council also declared that the purpose and intent of the City Council in adopting the Redevelopment Plan were:

- “(1) The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, design guidelines, specific plans, the Plan, the Plan Amendment and local codes and ordinances.
- “(2) The promotion of new and continuing private sector investment within the Project Area to prevent the loss of, and to facilitate the recapture of commercial sales activity.
- “(3) The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate attainment of the objectives of the Plan and the Plan Amendment.
- “(4) The retention and expansion of as many existing businesses in the Project Area as possible by means of redevelopment and rehabilitation activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies in the revitalization of the Project Area.
- “(5) The creations and development of local job opportunities and the preservation of the area’s existing employment base.
- “(6) The replanning, redesign and development of underdeveloped areas which are stagnant or improperly utilized.
- “(7) The elimination or amelioration of certain public improvements, facilities and environmental deficiencies, including substandard vehicular circulation systems; inadequate water, sewer, flood control and storm drainage systems; insufficient off-street parking; and other similar public improvements, facilities, utilities and deficient adversely affecting the Project Area.
- “(8) The improvement and expansion of the community’s supply of housing (inside or outside the Project Area), including opportunities for very low, low and moderate-income households.
- “(9) The development of commercial and industrial uses which generate increased sales, business license, and other fees, taxes and revenues to the City of Lancaster.
- “(10) The reduction of the City’s annual costs of the provision of local services to and within the Project Area resulting from blighting conditions.”

The Report to City Council in connection with the adoption of the Redevelopment Plan sets forth the reasons for selection of the Project Area as follows:

“The boundaries of the area selected by the Lancaster Planning Commission as the proposed Lancaster Central Business District indicated on the Project Area Map (Exhibit “A”).” The Project Area consists of approximately 438 acres divided among (4) non-contiguous areas.

“The basic goals for the Project Area are as follows:

“To control unplanned growth by guiding new development to meet the needs of the community as reflected in this Redevelopment Plan and the annual Work Program.

“To retain by means of rehabilitation as many existing residences and businesses as possible.

“To improve certain environmental deficiencies, including among others, substandard alleys and public recreational facilities.

“To encourage the cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of the area.

“To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project are in accordance with the Redevelopment Plan and the annual Work Programs.

“To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.

“To encourage the preservation of historical monuments, landmarks and buildings.

“To encourage the preservation and the enhancement of the varied and distinctive character of the community and to promote the development of the community as a cultural center.

“To make provisions for housing as it is required to satisfy the needs and desires of the various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.

“To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low and moderate income households.

“To promote the economic well being of the Redevelopment project by encouraging the diversification of its commercial base and of employment opportunities.

“To encourage the development of an industrial environment which positively relates to adjacent land uses and to upgrade and stabilize existing industrial uses.



“To provide opportunities for industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan and Annual Work Programs.

“To provide a basis for the location and programming of public service facilities and utilities, including but not limited to, libraries, senior citizen centers, youth centers, cultural centers, parks and recreation facilities, and to coordinate the phasing of public facilities with private development

“To expand open spaces for recreational uses, and to promote the preservation of views, natural character and topography of the community for the enjoyment of both local residents and persons throughout the Los Angeles region.

“To make provision for a pedestrian and vehicular circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation services.

“To improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.

“To develop safeguards against noise and pollution; to enhance the residential/commercial community.

“To promote the development of local job opportunities.

“To coordinate the revitalization efforts in the Redevelopment Project with other public programs in the city of Lancaster.

“To establish as the first priority for redevelopment, the combination of actions (e.g., renovation, new development, public improvements, parcel aggregation, property acquisition, etc). Which achieve the highest economic, social and environmental benefits and long-term reversal of the Project Area’s blighted conditions.

“To improve the visual character of Lancaster Boulevard by the renovation of existing commercial structures in accordance with a consistent architectural character and implementation of streetscape improvements.

“To enhance pedestrian activity among commercial establishments along Lancaster Boulevard.

“To provide opportunities for the development of new parking facilities to serve commercial uses along Lancaster Boulevard.

“To encourage the development of vacant parcels and redevelopment of blighted parcels with the Lancaster Boulevard corridor for office-professional, specialty commercial, restaurant, and entertainment uses.

“To encourage the visual improvement and consolidation of automobile sales and service and related commercial uses along Sierra Highway.

“To provide for the undergrounding of utilities and streetscape improvements along Sierra Highway

“To improve accessibility of commercial uses through traffic control procedures along Sierra Highway.

“To encourage the intensification of residential development in the Project Area.

“To provide the opportunity for the development of a civic center, community, and other cultural facilities in the Project Area.

“To encourage the aggregation of parcels in the Herald tract into one or more units which are economically viable for light industrial and/or commercial development.

“To provide drainage improvements in the Project Area, reducing the periodic threat of flooding.

“To encourage the use of alternate routes for east-west through-traffic whose destination is not the commercial uses of Lancaster Boulevard.

“To promote an urban environment t safe from the perceived and actual threat of crime.

The purposes of the California Community Redevelopment Law would be attained by the proposed Central Business District Redevelopment Project through the removal or rehabilitation of physically obsolete or substandard structures and other blighting influences; the rehabilitation, with owner participation, of existing commercial and industrial buildings; the installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks and other associated public improvements as permitted by the Lancaster General Plan and Zoning Ordinance; the construction and/or reconstruction of various flood control and drainage facilities; the replacement, installation and improvement of domestic sewage distribution facilities to reduce public health and safety hazards; the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; the improvement and provision of adequate recreation facilities; the provision of other public facilities including educational facilities; and the development and redevelopment of the Project Area in a manner consistent with the policies and goals of the Lancaster General Plan.

The Redevelopment Plan of the Projects would implement the California Redevelopment Law. The basis for implementing the Redevelopment law can be stated as follows:

These properties acquired and demolished consisted of some of the earliest residential development in the City. Over the years, as businesses moved out of the downtown core and

new housing was constructed elsewhere, this area became a source of blight and a nucleus for criminal activity. The acquisition and demolition of the blighted seventeen properties consisting of duplexes, triplexes, fourplexes, a twelve-unit complex, single-family residences, vacant land, and a non-profit social service agency, was to implement the Redevelopment Plan for Project Area 5, Central Business District, and the North Downtown Transit Village Project and to carry out the declared purposes of the City Council in the adoption of the Redevelopment Plans and North Downtown Transit Village Plan.

The desire to revitalize the North Downtown Transit Village Project Area by providing a campus to enhance learning and skill development will promote social and economic stability, and promote aesthetic and environmental actions and improvements that will make the City of Lancaster a better place to live, work, shop and enjoy leisure time a basic goal of the Project Area.

In addition, the campus facility will encourage and foster the economic revitalization of the Project Areas by protecting and promoting the sound development and redevelopment of the Project Areas one of the purposes of adopting the Redevelopment Plan. After completion, the expanded campus facility will help supplement and enhance tax increment revenue generated from the project that can be reinvested in the Project Areas to help further eliminate blight.

The Agency is carrying out the declared purposes of the City Council in the adoption of the Redevelopment Plans by eliminating blight and providing an expanded campus facility, achieving the highest economic, social, and environmental benefit and long-term reversal of blighted conditions that exist in the Project Areas.

RESOLUTION NO. 09-114

A RESOLUTION OF THE CITY OF LANCASTER  
APPROVING THE DISPOSITION AND DEVELOPMENT  
AGREEMENT BY AND BETWEEN THE LANCASTER  
REDEVELOPMENT AGENCY AND ROMAN CATHOLIC  
ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE

WHEREAS, the Redevelopment Plan for Project No. 5 was approved and adopted by the City Council of the City of Lancaster on November 26, 1984, by Ordinance No. 360, as amended, in compliance with all requirements of the law; and the Redevelopment Plan for Lancaster Central Business District was approved and adopted by the City Council of the City of Lancaster on June 1, 1982, by Ordinance No. 226, as amended, in compliance with all requirements of the law; (Project No. 5 and CBD hereinafter referred to collectively as the "Redevelopment Plan").

WHEREAS, the Agency is authorized and empowered under the Community Redevelopment law, to enter into agreements for the acquisition, disposition and development of real property and otherwise to assist in the redevelopment of real property within a redevelopment project area in conformity with a redevelopment plan adopted for such area, to acquire real and personal property in redevelopment project areas, to receive consideration for the provision by the Agency of redevelopment assistance, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers, and to incur indebtedness to finance or refinance redevelopment projects; and

WHEREAS, the Lancaster Redevelopment Agency (the "Agency") owns property between Kettering and Jackman Streets and between Cedar and Beech Avenues in the City of Lancaster, further described shown in Exhibit "A" (the "Property"), and is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, Roman Catholic Archbishop of Los Angeles, a Corporation sole (the "Archbishop"), and Agency desire to enter into an Disposition and Development Agreement in order to implement the provisions of the Redevelopment Plan by providing for the sale of property generally located between Kettering and Jackman Streets and between Cedar and Beech Avenues, further described in Exhibit "A" (the "Property"), and which development of the Property is consistent with previous uses of the Property as well as existing uses of other real property in the surrounding neighborhood; and

WHEREAS, the Archbishop possesses the resources necessary for the purchase of the Property, and is further qualified and capable to maintain and make necessary improvements, as needed, to insure that the Property is continually kept in good condition in accordance with the purposes and objectives of the Redevelopment Plan, and in conformance to the commercial zone of the adopted Lancaster Zoning Ordinance; and

WHEREAS, the Agreement does not create any new or additional environmental impacts than were considered in the Environmental Impact Reports for Redevelopment Project Areas No. 5, Central Business District, and North Downtown Lancaster Neighborhood Revitalization/Transit Village Plan, or any environmental requirements applicable to the proposed use of the Property pursuant to the City's Zoning Ordinance. The Agreement to dispose of the Property and the intended use of the real property is similar in nature to the previous uses of the Property. The use is permitted and is consistent with the General Plan land use designation. The proposed project is not expected to produce any significant impacts to the environment; and

WHEREAS, the disposition of this Property within Redevelopment Project Area No. 5 and Central Business District is being considered pursuant to the terms of the Agreement, is in the vital and best interest of the City, and the health, safety, morals and welfare of its residents. Furthermore, this project is in accordance with the public purposes and provisions of Redevelopment Plan and applicable State and local laws and requirements; and

WHEREAS, pursuant to Section 33433 of the Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CRL"), the Agency is authorized, with the approval of the City Council after a duly noticed public hearing, to sell or lease property for development pursuant to the redevelopment plan upon a determination by the City Council that the disposition of the property will assist in the elimination of blight and is consistent with the implementation plan adopted for the Redevelopment Project pursuant to CRL Section 33490 and that the consideration fair such disposition is not less than either the fair market value or fair reuse value of the property in accordance with the covenants and conditions governing the disposition and the development costs required thereof; and

WHEREAS, the proposed Agreement, and a summary report meeting the requirements of CRL Section 33433, were available for public inspection consistent with the requirements of CRL Section 33433; and

WHEREAS, on December 8, 2009, the Agency and City Council held a duly noticed joint public hearing on the proposed agreement in accordance with the requirements of CRL Section 33433, at which time the City reviewed and evaluated all of the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the City has reviewed the summary report required pursuant to CRL Section 33433 and evaluated other information provided to it pertaining to the findings required pursuant to CRL Section 33433; and

WHEREAS, the City has duly considered all terms and conditions of the proposed Agreement and believes that the disposition of the Site pursuant thereto is in the best interests of

the City of Lancaster the health; safety, and welfare of its residents, and in accord with the public purposes and provisions of application state and local laws and requirements.

NOW, THEREFORE, THE CITY OF LANCASTER DOES HEREBY RESOLVE, DETERMINE AND FIND AS FOLLOWS:

Section 1. The City Council hereby finds and determines that based upon substantial evidence provided in the record before it, (i) the disposition of the Property to the Archbishop, pursuant to the Agreement is in accordance with the covenants and conditions governing the transfer of the Property, and complies with the purposes of the Redevelopment Plan for the use and maintenance of the Property, which is in the best interest of the community, and (ii) the consideration for the disposition of the Property pursuant to the terms and conditions of the Agreement is not less than either the fair market value or the fair reuse value in accordance with the covenants, conditions and restrictions imposed under the Agreement and the costs required under the Agreement. The City Council further finds and determines that the disposition of the Property pursuant to the Agreement (i) will assist in the elimination of blight by requiring redevelopment of the Property in accordance with the Agreement providing educational services for the North Downtown Project area and Community in general and (ii) is consistent with the implementation plan for the Redevelopment Project adopted by the City pursuant to Health and Safety Code Section 33490.

Section 2. The disposition of the Property by the Agency to the Archbishop, pursuant to the Agreement and any changes mutually agreed upon by the Archbishop and the Redevelopment Director as are minor and in substantial conformance with the Agreement submitted herewith, which establishes terms and conditions for the transfer of the property, are hereby approved by the City Council.

Section 3. The City Council concurs in authorizing the Executive Director of the Agency to execute the Agreement and to take all steps, and to sign all documents (including the Grant Deed) necessary to implement and carry out the Agreement on behalf of the Agency.

Section 4. The City Council hereby finds and determines that the environmental status of the project remains consistent with the environmental impact reports (EIR) prepared for Redevelopment project Areas No. 5, Central Business District and North Downtown Neighborhood Lancaster Revitalization/Transit Village Plan, and the Agreement does not add new environmental impacts and neither a supplemental nor a subsequent EIR is required.

PASSED, APPROVED, and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

\_\_\_\_\_  
GERI BRYAN, CMC  
City Clerk  
City of Lancaster

\_\_\_\_\_  
R. REX PARRIS  
Mayor  
City of Lancaster

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss  
CITY OF LANCASTER            )

CERTIFICATION OF RESOLUTION  
CITY OF LANCASTER

I, \_\_\_\_\_, \_\_\_\_\_ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 09-114 for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this \_\_\_\_\_ day of \_\_\_\_\_,

(seal)

\_\_\_\_\_

EXHIBIT "A"

THE PROPERTY

ASSESSOR'S PARCEL NUMBERS 3134-006-900 TO 916

LOTS 1 TO 16 AND 19 TO 20, ALL WITHIN BLOCK 5 OF THE TOWN OF LANCASTER, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 470 AND 471 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING APPROXIMATELY 159,300 SQ. FT. (3.66 ACRES), MORE OR LESS



RESOLUTION NO. 28 -09

A RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE LANCASTER REDEVELOPMENT AGENCY AND ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE

WHEREAS, the Redevelopment Plan for Project No. 5 was approved and adopted by the City Council of the City of Lancaster on November 26, 1984, by Ordinance No. 360, as amended, in compliance with all requirements of the law; and the Redevelopment Plan for Lancaster Central Business District was approved and adopted by the City Council of the City of Lancaster on June 1, 1982, by Ordinance No. 226, as amended, in compliance with all requirements of the law; (Project No. 5 and CBD hereinafter referred to collectively as the "Redevelopment Plan").

WHEREAS, the Agency is authorized and empowered under the Community Redevelopment law, to enter into agreements for the acquisition, disposition and development of real property and otherwise to assist in the redevelopment of real property within a redevelopment project area in conformity with a redevelopment plan adopted for such area, to acquire real and personal property in redevelopment project areas, to receive consideration for the provision by the Agency of redevelopment assistance, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers, and to incur indebtedness to finance or refinance redevelopment projects; and

WHEREAS, the Lancaster Redevelopment Agency (the "Agency") owns property between Kettering and Jackman Streets and between Cedar and Beech Avenues in the City of Lancaster, further described in Exhibit "A" (the "Property") and is engaged in activities necessary to execute and implement the Redevelopment Plan; and

WHEREAS, Roman Catholic Archbishop of Los Angeles, a Corporation sole (the "Archbishop"), and Agency desire to enter into a Disposition and Development Agreement in order to implement the provisions of the Redevelopment Plan by providing for the sale of property generally located between Kettering and Jackman Streets and between Cedar and Beech Avenues, further described in Exhibit "A" (the "Property"), and which development of the Property is consistent with previous uses of the Property as well as existing uses of other real property in the surrounding neighborhood; and

WHEREAS, the Archbishop possesses the resources necessary for the purchase of the Property, and is further qualified and capable to maintain and make necessary improvements, as needed, to insure that the Property is continually kept in good condition in accordance with the purposes and objectives of the Redevelopment Plan, and in conformance to the commercial zone of the adopted Lancaster Zoning Ordinance; and

WHEREAS, the Agreement does not create any new or additional environmental impacts than were considered in the Environmental Impact Reports for Redevelopment Project Area No. 5, Central Business District Project Area, and North Downtown Neighborhood Lancaster Revitalization/Transit Village Plan, or any environmental requirements applicable to the proposed use of the Property pursuant to the City's Zoning Ordinance. The Agreement to dispose of the Property and the intended use of the real property is similar in nature to the previous uses of the Property. The use is permitted and is consistent with the General Plan land use designation. The proposed project is not expected to produce any significant impacts to the environment; and

WHEREAS, the disposition of this Property within Redevelopment Project Areas No. 5 and Central Business District is being considered pursuant to the terms of the Agreement, is in the vital and best interest of the City, and the health, safety, morals and welfare of its residents. Furthermore, this project is in accordance with the public purposes and provisions of Redevelopment Plan and applicable State and local laws and requirements; and

WHEREAS, pursuant to Section 33433 of the Community Redevelopment Law, California Health and Safety Code Sections 33000, et seq. (the "CRL"), the Agency is authorized, with the approval of the City Council after a duly noticed public hearing, to sell or lease property for development pursuant to the redevelopment plan upon a determination by the City Council that the disposition of the property will assist in the elimination of blight and is consistent with the implementation plan adopted for the Redevelopment Project pursuant to CRL Section 33490 and that the consideration fair such disposition is not less than either the fair market value or fair reuse value of the property in accordance with the covenants and conditions governing the disposition and the development costs required thereof; and

WHEREAS, the proposed Agreement, and a summary report meeting the requirements of CRL Section 33433, were available for public inspection consistent with the requirements of CRL Section 33433; and

WHEREAS, on December 8, 2009, the Agency and City Council held a duly noticed joint public hearing on the proposed agreement in accordance with the requirements of CRL Section 33433, at which time the Agency reviewed and evaluated all of the information, testimony, and evidence presented during the joint public hearing; and

WHEREAS, all actions required by all applicable law with respect to the proposed Agreement have been taken in an appropriate and timely manner; and

WHEREAS, the Agency has reviewed the summary report required pursuant to CRL Section 33433 and evaluated other information provided to it pertaining to the findings required pursuant to CRL Section 33433; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed Agreement and believes that the disposition of the Site pursuant thereto is in the best interests of the City of Lancaster the health; safety, and welfare of its residents, and in accord with the public purposes and provisions of application state and local laws and requirements.

NOW, THEREFORE, THE LANCASTER REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, DETERMINE AND FIND AS FOLLOWS:

Section 1. The Lancaster Redevelopment Agency hereby finds and determines that based upon substantial evidence provided in the record before it, (i) the disposition of the Property to the Archbishop, pursuant to the Agreement is in accordance with the covenants and conditions governing the transfer of the Property, and complies with the purposes of the Redevelopment Plan for the use and maintenance of the Property, which is in the best interest of the community, and (ii) the consideration for the disposition of the Property pursuant to the terms and conditions of the Agreement is not less than either the fair market value or the fair reuse value in accordance with the covenants, conditions and restrictions imposed under the Agreement and the costs required under the Agreement. The Lancaster Redevelopment Agency further finds and determines that the disposition of the Property pursuant to the Agreement (i) will assist in the elimination of blight by requiring redevelopment of the Property in accordance with the Agreement providing educational services for the North Downtown Project area and Community in general and (ii) is consistent with the implementation plan for the Redevelopment Project adopted by the Agency pursuant to Health and Safety Code Section 33490.

Section 2. The disposition of the Property by the Agency to the Archbishop, pursuant to the Agreement and any changes mutually agreed upon by the Archbishop and the Redevelopment Director as are minor and in substantial conformance with the Agreement submitted herewith, which establishes terms and conditions for the transfer of the property, are hereby approved by the Lancaster Redevelopment Agency.

Section 3. The Lancaster Redevelopment Agency concurs in authorizing the Executive Director of the Agency to execute the Agreement and to take all steps, and to sign all documents (including the Grant Deed) necessary to implement and carry out the Agreement on behalf of the Agency.

Section 4. The Lancaster Redevelopment Agency hereby finds and determines that the environmental status of the project remains consistent with the environmental impact reports (EIR) prepared for Redevelopment project Areas No. 5, Central Business District, and North Downtown Lancaster Neighborhood Revitalization/Transit Village Plan, and the Agreement does not add new environmental impacts and neither a supplemental nor a subsequent EIR is required.

PASSED, APPROVED, and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

\_\_\_\_\_  
GERI BRYAN, CMC  
Agency Secretary  
Lancaster Redevelopment Agency

\_\_\_\_\_  
R. REX PARRIS  
Chairman  
Lancaster Redevelopment Agency

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss  
CITY OF LANCASTER            )

CERTIFICATION OF RESOLUTION  
LANCASTER REDEVELOPMENT AGENCY

I, \_\_\_\_\_, \_\_\_\_\_ Lancaster Redevelopment Agency, California, do hereby certify that this is a true and correct copy of the original Resolution No. 28-09, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT AGENCY, on this \_\_\_\_\_ day of \_\_\_\_\_.

(seal)

\_\_\_\_\_

EXHIBIT "A"

THE PROPERTY

ASSESSOR'S PARCEL NUMBERS 3134-006-900 TO 916

LOTS 1 TO 16 AND 19 TO 20, ALL WITHIN BLOCK 5 OF THE TOWN OF LANCASTER, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGES 470 AND 471 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING APPROXIMATELY 159,300 SQ. FT. (3.66 ACRES), MORE OR LESS