

STAFF REPORT

Lancaster Redevelopment Agency

RCC 7
01/12/10
MVB

Date: January 12, 2010

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Adoption of a Replacement Plan for the Park View Neighborhood Project**

Recommendation:

Adopt **Resolution No. 04-10**, approving the Replacement Plan for the Park View Neighborhood Project.

Fiscal Impact:

None.

Background:

On June 23, 2009, the Agency Board Members directed staff to undertake actions necessary to implement and complete the approved Park View Neighborhood Master Vision Plan. The Park View Neighborhood Project Plan is generally bounded by West Avenue J, West Avenue K, 10th Street West and Sierra Highway.

The residents of Lancaster know the neighborhood, located between Sierra Highway and 10th Street West and Avenues J and K, as the Park View neighborhood because of the prominence of this middle school facility within the subject area. This neighborhood was mostly built in the late 1950s as part of the early development of the urban core of the City, whose development patterns were heavily influenced by the regional arterial of Sierra Highway bordering the easterly side of the subject area. The neighborhood's characteristics include a variety of older established single and multi-family residential units, a mobile home park, a mix of office and service related uses combined with older "strip" commercial projects, multi-tenant commercial centers, office and professional buildings, stand-alone restaurants, churches, and industrial uses, several aging motels, and auto-related uses oriented to the traffic along Sierra Highway.

Over time, the area began to suffer from blight due to an aging housing stock, declining commercial districts, changes to development patterns for commercial and residential uses to other areas of the city, and shifts in private investment throughout the City. The pattern of roadway alignments, inconsistent and often substandard road widths, and poor circulation between the commercial and residential portions of the neighborhood contributed to the disjointed nature of the development pattern and promoted blighting conditions throughout the area. Additionally, there are several situations where dissimilar uses interface with adjacent areas including the hospital site, the mobile home park, the two school sites, commercial

properties next to residential properties, and those areas where roadways have previously been constructed to irregular and evolving standards. In each case, the conflicts that occur tend to contribute to the incompatibility of uses and potential blight within the Park View Neighborhood.

The Park View Neighborhood Vision Plan proposes to redevelop areas involving inconsistent patterns and densities of multi-family residential uses, and to mitigate the conflict of uses between the incompatible nature of some of the uses. The Vision Plan involves redevelopment and rehabilitation of older residential and commercial properties, enhancement of circulation and access, and plans to look at infrastructure to support neighborhood growth and future investment. These proposed Projects require acquisition of real property, which will necessitate the displacement of residents living in the Park View Neighborhood Project area.

To implement the Park View Neighborhood Project, and in recognition of its obligations under California Redevelopment Law, the Agency must adopt a targeted Replacement Housing Plan to address the demolition or removal of any dwelling units from the low and moderate-income housing market resulting from the Agency's activities. While the adoption of the Replacement Housing Plan is appropriate at this time, the Agency will not incur an obligation to provide replacement housing until the removal of dwelling units from the housing market occurs where persons of low and moderate-income reside.

Attachment(s):

1. Agency Resolution No. 04-10
2. Park View Neighborhood Replacement Plan (on file at the City Clerk's Office for review)