

RESOLUTION NO. 11-02

A RESOLUTION OF THE CITY OF LANCASTER FOR
CONSIDERATION OF A DISPOSITION STRATEGY
FOR PROPERTIES ACQUIRED BY THE CITY OF
LANCASTER IN TARGETED NEIGHBORHOODS

WHEREAS, the City of Lancaster (the “City”) is authorized and empowered, to enter into agreements for the acquisition, disposition of real property and otherwise to assist in the redevelopment of real property within redevelopment project areas 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 City of redevelopment assistance, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers; and

WHEREAS, the City owns residential property in the City of Lancaster, Los Angeles County, State of California, further described shown in Exhibit “A” (the “Property”), and is engaged in activities necessary to execute and implement the Redevelopment Plans; and

WHEREAS, the City desires to enter into California Residential Purchase Agreement and Joint Escrow Instructions (the “Agreement”) in order to implement the provisions of the Redevelopment Plan by providing for the sale of property generally, located in the City of Lancaster Redevelopment Project Areas, 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 Agreement does not create any new or additional environmental impacts than were considered in the Redevelopment Plans, 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 the Redevelopment Plan areas 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, the City is authorized, with the approval of the City Council, 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 plans 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, 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 duly considered all terms and conditions of the proposed Agreement and believes that the disposition of the sites 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 Properties 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 Plans 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 Properties 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 as residential workforce housing, including affordable housing 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 Properties by the City to potential homebuyers pursuant to the Agreements and any changes mutually agreed upon by the homebuyers and the Housing and Neighborhood Revitalization Director, in substantial conformance with the Agreements for the properties 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 City Manager or a designee thereof to execute the Agreements and to take all steps, and to sign all documents (including the Grant Deed) necessary to implement and carry out the Agreements on behalf of the City.

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 Project Area 5 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 _____ 2011, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, CA do hereby certify that this is a true and correct copy of the original Resolution No. 11-02, 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

Property Address	Neighborhood	APN
3801 W. Ave. K-10	Trend	3110-030-009
43016 Guyman St.	Trend	3110-027-019
43041 36th Street W.	Trend	3110-022-077
1008 W. Ave. J-14	Lowtree	3123-028-002
1020 W. Ave. J-6	Lowtree	3123-020-004
1051 W. Ave. J-10	Lowtree	3123-023-011
1103 W. Ave. J-15	Lowtree	3123-028-031
1114 W. Ave. J-7	Lowtree	3123-021-013
1124 W. Ave. J-11	Lowtree	3123-028-029
1144 W. Ave. J-7	Lowtree	3123-021-018
1144 W. Ave. J-9	Lowtree	3123-023-036
1156 W. Ave. J-14	Lowtree	3123-028-021
1157 W. Ave. J-15	Lowtree	3123-028-022
1243 W. Ave. J-11	Lowtree	3123-011-007
1022 W. Avenue H-8	Desert View	3120-011-017
1035 W. Avenue H-2	Desert View	3120-001-006
1120 W. Avenue H-4	Desert View	3120-004-026
1202 W. Avenue H-11	Desert View	3120-016-017
45503 Newtree	Desert View	3120-020-010
701 W. Avenue H-13	Mariposa	3135-021-001
813 W. Avenue H-5	Mariposa	3135-030-028
45309 Genoa Avenue	Mariposa	3135-017-013
45425 Date Avenue	Mariposa	3135-009-021
45430 Elm	Mariposa	3135-009-012
45310 Rodin	Piute	3176-015-011
45503 Foxton	Piute	3176-006-034
45539 Foxton	Piute	3176-006-040
45542 6th Street East	Piute	3176-013-033
45542 Andale Ave.	Piute	3176-014-033
616 Eston	Joshua	3140-005-009
43640 Foxton	Joshua	3140-021-040
44033 Andale	Joshua	3140-029-015
44035 Rodin	Joshua	3140-028-005
44041 Glenraven	Joshua	3141-020-025
44302 3rd St. East	Joshua	3141-011-015
44220 4th St. East	Joshua	3141-002-128
940 W. Norberry	S. Downtown	3133-014-002
44406 Fern Ave.	S. Downtown	3133-018-017

639 E. Pillsbury	El Dorado	3146-016-026
717 E. Oldfield St.	El Dorado	3146-010-026
44445 Foxton	El Dorado	3142-003-101
44651 Foxton	El Dorado	3142-014-009
44733 Andale	El Dorado	3146-008-004
44745 6th St. E.	El Dorado	3146-005-029
44505 Watford	El Dorado	3146-017-022