

RESOLUTION NO. 12-69

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 _____, 2012, 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 } ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original City of Lancaster Resolution No. 12-69, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

EXHIBIT "A" NSP3 PROPERTIES

THE PROPERTY

Property	Neighborhood	APN
607 Ivesbrook	Linda Verde	3146-024-024
632 Jenner	Linda Verde	3146-025-045
45143 Sancroft	Linda Verde	3146-024-037
732 E. Avenue J-4	Joshua	3140-033-004
451 E. Avenue J-4	Joshua	3141-008-020
550 E. Avenue J-4	Joshua	3140-024-006
44233 Carolside	Joshua	3141-006-019
44262 Sancroft Ave	Joshua	3140-008-024
44504 Watford	El Dorado	3146-016-041
408 E. Nugent Street	El Dorado	3142-002-060
44449 Watford	El Dorado	3146-018-053