

# STAFF REPORT

## Lancaster Redevelopment Agency

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04/28/09
MVB

Date: April 28, 2009

To: Chairman Parris and Agency Directors

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Approve Agreement for the Acquisition of Real Property between the Lancaster Redevelopment Agency and the Estate of Keith Anderson for property located at 44715 Beech Avenue, Lancaster, California**

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**Recommendation:**

Approve Agreements for the Acquisition of Real Property between the Lancaster Redevelopment Agency and the Estate of Keith Anderson for property located at 44715 Beech Avenue, Lancaster, California.

**Fiscal Impact:**

The purchase price of \$40,000.00 plus closing costs for the property located at 44715 Beech Avenue will come from the Lancaster Redevelopment Agency's Low- and Moderate-Income Housing Fund, Account No. 920-0702-804.

**Background:**

On September 9, 2008, the City Council approved the Downtown Lancaster Specific Plan (DTSP). The DTSP is roughly bounded by Sierra Highway to 10<sup>th</sup> Street West and from Kettering Street to Newgrove Avenue.

A significant component of the Downtown Lancaster Specific Plan is to preserve the rich historical resources, build upon the proximity to the Transit Village and major transportation hub, and create a cohesive connection and transition from residential to commercial Downtown. Redevelopment of challenged housing, improving the stability of the existing neighborhood, providing site planning design guidance, addressing landscaping, parking, circulation patterns and architecture to create a more cohesive look, improving streetscapes and pedestrian connections to the Downtown, installing historical-themed gateways to act as way finding monuments to provide a sense of place when entering the area, are required to improve the aesthetics of the area and realize the vision plan.

Troth Realtors, aware of the Downtown Lancaster Specific Plan, contacted staff after the subject property was listed on the multiple listing service through their firm. During negotiations, staff determined that the purchase price of \$40,000.00 was fair and equitable for both buyer and seller.

This property has been not been maintained and repeatedly cited by Code Enforcement as a nuisance property. Following property acquisition, the residence will be demolished and the site cleared due to its dilapidated condition.

Agency staff believes that purchasing the property at 44715 Beech Avenue is in harmony with the Downtown Lancaster Specific Plan and the goals of the City Council, and therefore, is recommending that the City Council approve the proposed acquisition of the property.

**Attachment:**  
Site Map