

# STAFF REPORT

## City of Lancaster

JPH 1
9/13/2022
JC

Date: September 13, 2022

To: Mayor Parris and City Council Members

From: Jeff Hogan, Senior Director - Development Services  
Chenin Dow, Senior Manager - Real Estate & Economic Development  
Christopher Aune, Housing Manager - Real Estate & Economic Development

Subject: Road Easement for Future Avenue J-2 (APN No. 3123-016-904)

---

### Recommendations:

1. Adopt **Resolution No. 22-49**, accepting the Road Easement for APN No. 3123-016-904 (future Avenue J-2).
2. Authorize the City Manager, or his designee, to execute all related documents.

### That the Housing Authority:

1. Adopt **Resolution No. HA 2-22**, granting the Road Easement for APN No. 3123-016-904, for future Avenue J-2, to the City of Lancaster.
2. Authorize the City Manager, or his designee, to execute all related documents.

### Fiscal Impact:

None.

### Background:

Resolution No. 21-19 for the Lancaster Health District Master Plan (“Master Plan”) was adopted and approved by City Council on April 27, 2021. The Master Plan provides direction for development and buildout strategy around the Antelope Valley Hospital over a 20-year period. In addition to a rebuilt hospital, mixed-use development is proposed including medical and general offices, retail and commercial uses, housing, and hotel. The Master Plan includes a diagram that illustrates future Avenue J-2 extending from its current terminus at Kingtree Avenue, continuing to future 13<sup>th</sup> Street West.

Future Avenue J-2 improvements will cross through a portion of a 1.6-acre vacant lot, identified

as Assessor's Parcel Number 3126-016-904, and owned by the Housing Authority ("Authority"). The total right-of-way acquisition to be donated is approximately 13,750 square feet.

The Authority-owned lot is located in the Edge District which is one of the three sub-districts within the Mixed Use- Health District zone. The Edge District will be defined by well-shaded, walkable, neighborhood streets, and will contribute a large amount of new neighborhood-scale housing to the District.

CA/sm

**Attachments:**

Resolution No. 22-49

Resolution No. HA 2-22

Exhibit A: Legal Description

Exhibit B: Road Easement