

Mayor
John Murray
Mayor Pro Tem
John Grego
Council Members
Mary Hornsby
Ed Martin
Willard Rodarmel



**Redevelopment
Division**

210 Fox Street
Lemoore • CA 93245
Phone • (559) 924-6702
FAX • (559) 924-6743

Staff Report

ITEM NO. _____

To: Lemoore Redevelopment Agency Board
From: Brooke Austin, Housing Specialist
Date: August 10, 2007
Subject: Update – Lodge Way Infill Lot

Discussion:

In October of 2006, Redevelopment Staff presented an item for discussion regarding vacating Lodge Way, a dead-end street in the Avalon Subdivision, and converting it to an infill lot. Agency Board Members directed staff to further explore this option and bring back more specific information. Since that time, staff has been working diligently to obtain and update plans from that subdivision that will fit on this lot. The following is an update of the activities that have taken place since the discussion:

October/November – Housing Specialist worked with Building Department to locate plans from the Avalon Subdivision and reviewed plans to find which one could fit on this lot.

December – Requested and received authorization to use plans from Rick Lafferty of Lafferty Homes, builder of the Avalon Subdivision. Selected plans were sent out for copying.

January – Copies of plans were received and a set was sent to the Building Department to be updated to current code.

March – Updated plans were received from the Building Department and sent out to get copies made. After copies were received, they were sent out for truss calculations.

April – Staff was advised to take this item back to the Agency with a cost estimate to see if they would like to move forward with the street abandonment process and constructing an infill house for a low-moderate income family before incurring any additional expenses for the project. The plans were sent to Joe Simonson for a cost estimate.

Mr. Simonson provided a rough estimate of \$243,954 to build the selected house. In addition, David Wlaschin has estimated that site improvements to make the site into a buildable lot would cost \$15,000-\$19,000. Most of this expense will be recouped when the house is sold. The current maximum sales price for our First-Time Homebuyer Program is \$237,360.

If advised to move forward, the plans will be sent out for a Title 24 Report. Once that is received, the plans can be sent back to the Building Department for approval. Once approval is received, a Request for Bid can be issued. In addition, Staff will begin the street abandonment process.

In order to initiate the street abandonment process, the Council needs to 1) pass a "Resolution of Intent", 2) set a public hearing date and 3) ask the Planning Commission to make a determination that the proposed street abandonment is in compliance with the Lemoore General Plan. After the Commission makes such finding, City Council will need to hold a public hearing and pass a Resolution to abandon the Lodge Way right-of-way. After abandonment, the City will need to Grant Deed the property to the Redevelopment Agency.

Prior to the October meeting, a notice was delivered to neighbors surrounding the site informing them of the proposed project and giving them an opportunity to make public comment at the meeting. Several neighbors did attend the meeting and expressed concerns. Their main concern was that the house built matches the existing neighborhood. They also suggested that the stub street be turned into a park. One neighbor, Rita Palafox, who occupies a home adjacent to Lodge Way, stated that she had paid a higher price to have a corner lot. However, Ms. Palafox is not the original owner of the home and staff is unable to determine whether any additional cost was incurred due to it being a corner lot.

In regards to the above mentioned concerns, Staff has secured and updated plans for use to build one of the original home models built in the Avalon subdivision. Therefore, the house would blend with the existing neighborhood. Low-Moderate Income Housing Funds can be used for this project, however, these funds cannot be used to build a park. To address Ms. Palafox's concern, a one-time lump sum payment could be made for the loss of use of the corner location, however, staff is concerned that this would set a precedent. This project would not alter the dimensions of or access to either of the adjacent corner lots. Required side-yard setbacks would be maintained to allow all neighbors space for private enjoyment of their backyards. Staff has received no further inquiries or concerns since the October meeting.

Budget Impact:

\$600,000 of the 2007-2008 Low-Moderate Housing Fund has been allocated for Infill Housing. This project will impact the fund by approximately \$265,000. However, most of the expense will be recaptured upon sale of the home.

Recommendation:

That the Agency Board consider the vacation of Lodge Way right-of-way for conversion to a residential home for a low-moderate income household and direct staff to proceed with the process listed above.