

CC 2
06/12/07
RSL

**LANCASTER CITY COUNCIL
REGULAR MEETING
MINUTES
May 22, 2007**

CALL TO ORDER	Mayor Hearn called the regular meeting to order at 6:00 p.m.
ROLL CALL	<p>Present: Council Members: Jeffra, Sileo, Smith, Vice Mayor Visokey, Mayor Hearn</p> <p>Absent: None</p> <p>Staff Members: City Manager, Assistant City Manager, City Attorney, City Clerk, Planning Director, Public Works Director, Parks, Recreation & Arts Director, Finance Director, Senior Redevelopment Projects Coordinator, Housing Director, Human Resources Director</p>
AGENDA ITEMS TO BE REMOVED	None
APPROVAL OF CONSENT CALENDAR	On a motion by Council Member Jeffra and seconded by Mayor Hearn, the City Council approved the Consent Calendar by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.
CC 1. ORDINANCE WAIVER	Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)
CC 2. MINUTES	<p>A) Approved the Regular meeting minutes of May 8, 2007.</p> <p>B) Approved the Workshop meeting minutes of May 15, 2007.</p>
CC 3. CHECK AND WIRE REGISTERS	Approved the Check and Wire Registers (April 23, 2007 through May 4, 2007) in the amount of \$11,423,023.88.
CC 4. MONTHLY REPORT OF INVESTMENTS	Accepted and approved the March, 2007 Monthly Report of Investments as submitted.

LANCASTER CITY COUNCIL REGULAR MEETING
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<p>CC 5. ORD. NO. 878 DESCRIPTION OF PROGRAM TO ACQUIRE REAL PROPERTY BY EMINENT DOMAIN</p>	<p>Adopted Ordinance No. 878, an ordinance of the City Council of the City of Lancaster, California, describing the Lancaster Redevelopment Agency's program to acquire Real Property by eminent domain as required by Section 33342.7 of the California Health and Safety Code.</p>
<p>CC 6. GENERAL SERVICES AGREEMENT</p>	<p>Renewed the General Services Agreement between the County of Los Angeles and the City of Lancaster for a period of five years.</p>
<p>CC 7. REIMBURSEMENT AGREEMENT WITH HOUSING AND URBAN DEVELOPMENT AND APPROPRIATION OF FUNDS</p>	<p>A) Accepted reimbursement from the EDI-Special Project No. B-05-SP-CA-0385 Grant Agreement between the Department of Housing and Urban Development and the City of Lancaster for the acquisition of property located at 45159 Sierra Highway as part of an affordable housing project. The amount allowed for reimbursement is \$248,000.00.</p> <p>B) Appropriated funds in the amount of \$248,000.00 to Revenue Account No. 382-3301-100 and to Expenditure Account No. 382-4542-770, to reimburse the Redevelopment Housing Fund.</p>
<p>CC 8. MOU WITH HOUSING AUTHORITY OF THE COUNTY OF L.A.</p>	<p>Approved Memorandum of Understanding by and between the Housing Authority of the County of Los Angeles and the City of Lancaster for the Fiscal year 2007-08.</p>
<p>CC 9. ACCEPTANCE OF STREET FOR MAINTENANCE FOR PARCEL MAP NO. 21588</p>	<p>Approved the developer constructed street and accepted the street for maintenance by the City of Lancaster for Parcel Map No. 21588, located on the northwest corner of Avenue K and Division Street, Owner: A. V. Materials / Frank and Yvonne Lane.</p>
<p>CC 10. ACCEPTANCE OF WORK AND MATERIALS FOR DRAINAGE IMPROVEMENTS FOR CUP NO. 03-08</p>	<p>Approved and accepted for maintenance the work and materials for the drainage improvements for Drainage Maintenance District Annexation No. 04-107, installed for Conditional Use Permit No. 03-08, located on the northeast corner of 10th Street West and Jackman Street, Owner: Downtown Renewal L. P.</p>

<p>CC 11. ACCEPTANCE OF INTERIOR STREET TREES FOR MAINTENANCE FOR TRACT NO. 060236</p>	<p>Accepted the interior street trees for maintenance by the City of Lancaster for Tract No. 060236, located on the northeast corner of Avenue K-8 and 21st Street West, Owner: KB Home Greater Los Angeles.</p>
<p>CC 12. APPROVAL OF MONUMENTATION WORK FOR TRACT NOS. 060435; 47609; 54197-01; 54197-02</p>	<p>Approved the monumentation work for the following projects: Tract No. 060435, located on the north side of Avenue K, approximately 660 feet west of 45th Street West, Owner: Trimark Pacific – Lancaster 161, LLC; Tract No. 47609 located on the north side of Avenue K, approximately 945 feet east of 50th Street West, Owner: Trimark Pacific – Lancaster 161, LLC; Tract No. 54197-01, located on the southwest corner of 45th Street West and Avenue J, Owner: LCP Providence Ranch, LLC; and Tract No. 54197-02 located on the southeast corner of 50th Street West and Avenue J, Owner: STG Regency LLC.</p>
<p>CC 13. APPROVAL OF COMPLETED WATER SYSTEMS FOR TRACT NO. 54275; CUP NO. 03-08; SITE PLAN REVIEW NO. 05-06; PARCEL MAP NOS. 060557; 21588; 27057</p>	<p>Approved the completed water systems installed by the developers of Tract No. 54275, located on the southeast corner of Avenue J-8 and 65th Street West, Owner: Standard Pacific Corporation; Conditional Use Permit No. 03-08, located on the northeast corner of 10th Street West and Jackman Street, Owner: Downtown Renewal L.P.; Site Plan Review No. 05-06, located on the west side of 6th Street East, approximately 333 feet south of Avenue L-4, Owner: Wharton Carlson Investments, LLC; Parcel Map No. 060557 (off-site), located on 60th Street West from Avenue K to Avenue L, Owner: STG Northwood LLC; Parcel Map No. 060557 (on-site), located on the west side of 60th Street West, approximately 660 feet south of Avenue K, Owner: STG Northwood LLC; Parcel Map No. 21588, located on the northwest corner of Avenue K and Division Street, Owner: A. V. Materials / Frank and Yvonne Lane; and Parcel Map No. 27057, located on the southeast corner of Avenue J and 50th Street West, Owner: STG Regency LLC.</p>
<p>CC 14. ACCEPTANCE OF MAP AND DEDICATIONS FOR PARCEL MAP NO. 061184</p>	<p>Approved the map and accepted the dedications as offered on the map for Parcel Map No, 061184, located on the northeast corner of Challenger Way and Avenue I; made findings that this project will not violate any of the provisions of Sections 66473.5, 66474.1, and 66474.6 of the Subdivision Map Act; instructed the City Clerk to endorse on the face of the map the certificate which embodies the approval of said map and the dedications shown thereon.</p>
<p>CC 15. RESO. NO. 07-92 IRREVOCABLE OFFER OF DEDICATION</p>	<p>Adopted Resolution No. 07-92, declaring intention to accept an irrevocable offer of dedication located on 32nd Street West and declaring the public necessity therefor.</p>

CC 16.
COOPERATIVE
AGREEMENT WITH
CALTRANS FOR
PWCP NO. 06-025

Approved the Cooperative Agreement (District Agreement No. 07-4780) with the State of California Department of Transportation (Caltrans) for **Public Works Construction Project No. 06-025** Freeway Landscaping Improvements, Avenue L Intersection and Avenue K to Avenue J-8 and authorized the City Manager, or his designee, to sign all documents.

CC 17.
REIMBURSEMENT
AGREEMENT FOR
TRACT MAP NO.
061819

Approved the Reimbursement Agreement for the Construction of Master Planned Drainage Facilities Tract Map No. 061819; Located on the Southwest Corner of Avenue H-4 and 20th Street East.

Proposed Annexations to Lancaster Drainage Benefit Assessment District

CC 18.
RESO. NOS.
07-93 AND 07-94
ANNEX. NOS.
07-18; 07-24; 07-28
TO LDBAD

Annexation No. 07-18, Tract No. 061989, located on the southwest corner of Avenue L and future 67th Street West. Owner: Lancaster Downs 115, LLC, a California Limited Liability Company.

Annexation No. 07-24, Conditional Use Permit No. 05-19, located on the west side of 20th Street West, approximately 393 feet north of Avenue K. Owner: Clock Storage Plaza, L. P., a California Limited Partnership.

Annexation No. 07-28, Tract No. 062873, located on the northeast corner of Avenue K and 7th Street East. Owner: Rahgan Real Estate Development Company.

A) Adopted **Resolution No. 07-93**, initiating proceedings for the annexation of territories to Lancaster Drainage Benefit Assessment District to be established pursuant to the Benefit Assessment Act of 1982 and California Constitution Article XIID (Annexation Nos. 07-18, 07-24, and 07-28.)

B) Adopted **Resolution No. 07-94**, approving the Engineer's Report and the time and place for Public Hearing, and declaring its intention to annex territories into Lancaster Drainage Benefit Assessment District and to levy and collect assessments pursuant to the Benefit Assessment Act of 1982 and California Constitution Article XIID (Annexation Nos. 07-18, 07-24, and 07-28.)

Proposed Annexations to Lancaster Lighting Maintenance District

CC 19.
RESO. NOS.
07-95 AND 07-96
ANNEX. NOS.
680; 789; 797; 801
TO LLMD

Annexation No. 680, Conditional Use Permit No. 91-20, located on the southeast corner of 4th Street East and Avenue L-4. Owner: Islamic Center of North Valley, a non-profit organization.

Annexation No. 789, Tract No. 061989, located on the southwest corner of Avenue L and future 67th Street West. Owner: Lancaster Downs 115, LLC, a California Limited Liability Company.

Annexation No. 797, Conditional Use Permit No. 05-19, located on the west side of 20th Street West, approximately 393 feet north of Avenue K. Owner: Clock Storage Plaza, L.P., a California Limited Partnership.

Annexation No. 801, Tract No. 062873, located on the northeast corner of Avenue K and 7th Street East. Owner: Rahgan Real Estate Development Company.

A) Adopted **Resolution No. 07-95**, initiating proceedings for the annexation of territories into Lancaster Lighting Maintenance District, an Assessment district established pursuant to the Landscaping and Lighting Act of 1972 and California Constitution Article XIID (Annexation Nos. 680, 789, 797, and 801.)

B) Adopted **Resolution No. 07-96**, approving the Engineer's Report and the time and place for Public Hearing, and declaring its intention to annex territories into Lancaster Lighting Maintenance District and to levy and collect assessments pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California and California Constitution Article XIID (Annexation Nos. 680, 789, 797, and 801.)

Proposed Annexations to Lancaster Landscape Maintenance District No. 1:

CC 20.
RESO. NOS.
07-97 AND 07-98
ANNEX. NOS.
388; 393
TO LMD

Annexation No. 388, Tract No. 061989, located on the southwest corner of Avenue L and future 67th Street West. Owner: Lancaster Downs 115, LLC, a California Limited Liability Company.

Annexation No. 393, Tract No. 062873, located on the northeast corner of Avenue K and 7th Street East. Owner: Rahgan Real Estate Development Company.

A) Adopted **Resolution No. 07-97**, initiating proceedings for the annexation of territories into Lancaster Landscape Maintenance District No. 1, an Assessment District established pursuant to the Landscaping and Lighting Act of 1972 and California Constitution Article XIID (Annexation Nos. 388, and 393.)

CC 20.
RESO. NOS.
07-97 AND 07-98
ANNEX. NOS.
388; 393
TO LMD
(continued)

B) Adopted **Resolution No. 07-98**, approving the Engineer's Report and the time and place for Public Hearing, and declaring its intention to annex territories into Lancaster Landscape Maintenance District No. 1 and to levy and collect assessments pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California and California Constitution Article XIIIID (Annexation Nos. 388, and 393.)

Lancaster Drainage Benefit Assessment District
Annual Assessment for Fiscal Year 2007-2008

CC 21.
RESO. NOS.
07-99 AND 07-100
SETTING PROCESS
FOR ANNUAL
ASSESSMENT
FOR LDBAD

A) Adopted **Resolution No. 07-99**, generally describing any proposed improvements or substantial changes in existing improvements and ordering the City Engineer to prepare and file a report for Lancaster Drainage Benefit Assessment District.

B) Adopted **Resolution No. 07-100**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment and declaring its intention to levy and collect assessments within Lancaster Drainage Benefit Assessment District.

Lancaster Lighting Maintenance District
Annual Assessment for Fiscal Year 2007-2008

CC 22.
RESO. NOS.
07-101 AND 07-102
SETTING PROCESS
FOR ANNUAL
ASSESSMENT
FOR LLMD

A) Adopted **Resolution No. 07-101**, generally describing any proposed improvements or substantial changes in existing improvements and ordering the City Engineer to prepare and file a report for Lancaster Lighting Maintenance District, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.

B) Adopted **Resolution No. 07-102**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment and declaring its intention to levy and collect assessments within Lancaster Lighting Maintenance District, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

Lancaster Landscape Maintenance District No. 1
Annual Assessment for Fiscal Year 2007-2008

CC 23.
RESO. NOS.
07-103 AND 07-104
SETTING PROCESS
FOR ANNUAL
ASSESSMENT
FOR LMD

A) Adopted **Resolution No. 07-103**, generally describing any proposed improvements or substantial changes in existing improvements and ordering the City Engineer to prepare and file a report for Lancaster Landscape Maintenance District No. 1, pursuant to provisions of the Landscaping and Lighting Act of 1972 of the Streets and Highways Code of the State of California.

B) Adopted **Resolution No. 07-104**, preliminarily approving the Engineer's Report, fixing time and place for public hearing on the levy of the proposed assessment and declaring its intention to levy and collect assessments within Lancaster Landscape Maintenance District No. 1, pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California.

PH 1.
RESO. NO. 07-105
CONFIRMING
DIAGRAMS AND
ASSESSMENTS FOR
ANNEX. NOS.
07-18; 07-24; 07-28
TO LDBAD

Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding proposed annexations to the Lancaster Drainage Benefit Assessment District. There being no further testimony, Mayor Hearn closed the Public Hearing.

On a motion by Council Member Jeffra and seconded by Mayor Hearn, the City Council adopted **Resolution No. 07-105**, confirming the diagrams and assessments and ordering the annexation of territories into Lancaster Drainage Benefit Assessment District and levy of assessment (Annexation Nos. 07-18, 07-24, and 07-28), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

PH 2.
RESO. NO. 07-106
CONFIRMING
DIAGRAMS AND
ASSESSMENTS FOR
ANNEX. NOS.
680; 789; 797; 801
TO LLMD

Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding proposed annexations to the Lancaster Lighting Maintenance District. There being no further testimony, Mayor Hearn closed the Public Hearing.

On a motion by Council Member Jeffra and seconded by Vice Mayor Visokey, the City Council adopted **Resolution No. 07-106**, confirming the diagrams and assessments and ordering the annexation of territories into Lancaster Lighting Maintenance District (Annexation Nos. 680, 789, 797, and 801), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

<p>PH 3. RESO. NO. 07-107 CONFIRMING DIAGRAMS AND ASSESSMENTS FOR ANNEX. NOS. 388; 393 TO LMD</p>	<p>Mayor Hearn opened the Public Hearing. The Public Works Director presented the staff report regarding proposed annexations to the Lancaster Landscape Maintenance District No. 1. There being no further testimony, Mayor Hearn closed the Public Hearing.</p> <p>On a motion by Vice Mayor Visokey and seconded by Mayor Hearn, the City Council adopted Resolution No. 07-107, confirming the diagrams and assessments and ordering the annexation of territories into Lancaster Landscape Maintenance District No. 1 (Annexation Nos. 388, and 393), by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p>PH 4. ORD. NO. 879 MOBILEHOME PARK CONVERSION</p>	<p>Mayor Hearn opened the Public Hearing. The Planning Director presented the staff report regarding the Mobilehome Park Conversion Ordinance.</p> <p>Addressing the Council on this matter:</p> <p>Ken Mann – presented a brief background on the work that the Planning Commission has done regarding this ordinance; urged Council to introduce the ordinance.</p> <p>Ray Chavira – in favor of the ordinance; brief history of park closures in California; importance of approving this ordinance.</p> <p>There being no further testimony, Mayor Hearn closed the Public Hearing.</p> <p>On a motion by Council Member Jeffra and seconded by Mayor Hearn, the City Council introduced Ordinance No. 879, amending the Lancaster Municipal Code by the addition of Chapter 11.12, Mobilehome Park Conversion, and adding references to Chapter 11.12 to Title 16, Subdivisions, and Title 17, Zoning, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>

<p>NB 1. ORD. NO. 880 AND RESO. NO. 07-108 REGARDING THE LANCASTER PARKING PENALTY SCHEDULE</p>	<p>The Finance Director presented the staff report regarding an amendment to the Lancaster Municipal Code relating to unauthorized parking of vehicles for purposes of repair and update of the Parking Penalty Schedule.</p> <p>Vice Mayor Visokey requested clarification regarding how this ordinance would pertain to vehicles that have broken down and are along the side of the road, especially when it is obvious that the vehicle is in need of repair, such as a flat tire.</p> <p>The City Attorney explained that in an instance like that, there would not be a penalty. He stated that the purpose of the ordinance is to address the issue of vehicles that are parked in front of homes and are need of substantial repairs. This ordinance is not to address the emergency type of repairs such as flat tires.</p> <p>On a motion by Vice Mayor Visokey and seconded by Mayor Hearn, the City Council introduced Ordinance No. 880, amending Section 10.04.100 of the Lancaster Municipal Code relating to unauthorized parking of vehicles for purposes of repair, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p> <p>On a motion by Council Member Smith and seconded by Council Member Jeffra, the City Council adopted Resolution No. 07-108, rescinding Resolution No. 04-39 in its entirety and establishing the Lancaster Parking Penalty Schedule, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p>NB 2. ORD. NO. 881 RELATING TO ENFORCEMENT OF THE MOBILEHOME PARKS ACT AND CREATION OF A MOBILEHOME INSPECTION PROGRAM</p>	<p>The Housing Director presented the staff report regarding the introduction of an ordinance for the assumption of the administration of the State Mobilehome Parks Act and approval of an increase to the Code Enforcement Staff to implement the Mobilehome Inspection Program.</p> <p>Vice Mayor Visokey requested clarification that the City is looking to assume the responsibility that the State is currently handling. Additionally, if the City is assuming these responsibilities, will the City receive funding?</p> <p>The Housing Director responded that the State only has three representatives and is only responding on an emergency basis when possible and funding will be minimal.</p> <p>Vice Mayor Visokey stated that when the City does take on programs that should have been the responsibility of the State, the City should receive the funds they are due. Completely in support of this ordinance and local control and he stated that he is excited to be a part of this process.</p>

NB 2.
ORD. NO. 881
RELATING TO
ENFORCEMENT OF
THE MOBILEHOME
PARKS ACT AND
CREATION OF A
MOBILEHOME
INSPECTION
PROGRAM
(continued)

Council Member Jeffra stated that he has a friend who is an investigator and he does work for six different attorneys and all they specialize in are mobilehome parks and apartments that are not fit to live in. He stated that in the twelve years that this investigator has done this kind of work, he has never met a California State Inspector at any of the sites he has been to.

Council Member Sileo stated that public safety is a number one priority with the City, Council and staff. Public Safety is more than just crime; it is sometimes being safe from health hazards. It is a sad state of affairs when the State of California does not step up and do what they are legally mandated to do. The City has chosen to step up and take on this responsibility, which is very similar to the Section 8 housing challenges that the City faces. Again, the City stepped up and took over the responsibility that the County should have been handling which was inspection of these Section 8 homes and this is evident through LAN-CAP; Section 8 Investigators.

Mayor Hearn stated that he has toured the mobilehome parks many times and the conditions are deplorable. He appreciates the involvement of the citizens and staff to find solutions to these matters.

Addressing the Council on this matter:

Ray Chavira – thanked staff for the work on this ordinance; urged Council to approve the ordinance; importance of having enforcement within the mobilehome parks to oversee all of the issues.

Bill Crawford – resident of Desert Paradise Mobilehome Park; conversion and enforcement is important; sewage issues within the parks; citizens on limited income can not afford to move; utility problems within the parks; pool problems; restroom facility problems.

Jeanette Langlois – sewage issues in the mobilehome park; thankful for local enforcement; State does not respond to calls, emergency or otherwise; utility and safety issues.

Bruce Macpherson – pleased to see the City Council addressing this issue; Planning Commission has studied this matter in depth; important to have this ordinance in place, it is a good step forward.

NB 2.
ORD. NO. 881
RELATING TO
ENFORCEMENT OF
THE MOBILEHOME
PARKS ACT AND
CREATION OF A
MOBILEHOME
INSPECTION
PROGRAM
(continued)

On a motion by Council Member Sileo and seconded by Mayor Hearn, the City Council introduced **Ordinance No. 881**, amending Chapter 11 of the Lancaster Municipal Code relating to the enforcement of the Mobilehome Parks Act and approved creating a Mobilehome Inspection Program within the Code Enforcement Division of the Department of Housing and Neighborhood Revitalization by the following vote: 5-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.

CA 1.
DEVELOPMENT
STANDARDS AND
PUBLIC SAFETY

Council Member Sileo stated that Council and staff have worked hard over the last several years to implement everything it possibly can to make the City of Lancaster as safe as possible. There are more deputies on the street, code enforcement staff has increased, good foundational steps have been taken towards neighborhood revitalization and preservation, adopted LAN-CAP, in which a major portion of that is crime prevention and deterrence through environmental design. All of these steps are reactive to problems that already exist. He stated that while everyone works hard to change what already exists to be the very best that it can be, he would like to see the Council have a unified voice to look at things that have not been built. Look at the development process and question how something can be built to the best possible standards with public safety in mind. Public Safety is as important as schools, roads, traffic, circulation, drainage, economic development and education. When a developer comes in with a project, whether it is commercial or residential, it would give staff an excellent tool if they have a statement from the Council that states that public safety is as important as every other aspect that needs to be mitigated. Staff should have the tools and the certainty that they will be backed up by Council. There should be evidence in place that shows that if a project is designed a certain way it will be safer. This has been done to a certain extent with the Downtown Specific Plan and it is more cost effective to have a public safety aspect within the initial design rather than after a project is built. There has been a lot accomplished within the broken window theory to deter crime and the foundation has been set. The City needs to take the next step and say, let's design this in such a way that the windows won't get broken in the first place. Council Member Sileo requested support in giving direction to staff to look at the City's development process with an eye toward public safety and that it receive the same weight as any other factor that is mitigated.

CA 1.
DEVELOPMENT
STANDARDS AND
PUBLIC SAFETY
(continued)

Council Member Sileo stated that his motion is to state that public safety is as important as every other factor and direct staff to look at the City's development process in terms of public safety and come back with recommendations as to how it can be improved.

Vice Mayor Visokey requested that in the future when a Council Member is placing an item under the Council Agenda section of the agenda, that the Council Member provide a one-page brief on the proposal so that the entire Council has a chance to review and understand what is being brought before them. He agrees with the concept that Council Member Sileo has presented but would like more information ahead of time.

Council Member Sileo clarified that the entire Council has publicly stated that public safety is very important, a top priority and the direction to staff is not within any specific changes, since at this point Council is not sure where those changes should take place, whether it is to the General Plan update process; specific development standards; commercial, residential, street design. He stated that he would like staff to look at those and come back to Council with recommendations and then the pros and cons can be discussed. He would like Council to state that this is important, look at the issues and bring facts back to Council for discussion.

The Planning Director explained that when staff looks at projects, they are looked at them in relation to the zoning code and the development standards that are currently in place. Zoning codes and development standards contain language that would encourage certain things that would fall into what Council Member Sileo is talking about. There are certain requirements for lighting and other things; however, most of those codes that the City is operating under are ten to fifteen years old. In response to a number of issues that have been raised by the Council over the past few months, one staff member is looking closely at the literature that exists now in regards to CPTED (Crime Prevention Through Environmental Design) and staff is finding that there is room for improvement in terms of the codes. The City has pushed for a greater emphasis in terms of public safety factors in the Downtown Specific Plan effort, Amargosa Creek Plan. An understanding that this is an important issue with the Council is certainly helpful to staff in terms of dealing with an individual project and developers do care what the officials of the City think. There does need to be a greater emphasis placed on the public safety aspect of design and when it comes to potential changes in the zoning development standards.

CA 1.
DEVELOPMENT
STANDARDS AND
PUBLIC SAFETY
(continued)

Council Member Smith stated that public safety is the number one priority of the Council and when public safety is addressed it covers adding more deputies on the streets, adding more code enforcement and it covers every aspect of how the City conducts business. He stated that what he would like to see done before the Council works on the specificity of it, is that there is a General Plan update in process now, so have staff relate that to the citizen's committee and let them know Council has directed that public safety be reviewed in every aspect, not just the design and General Plan aspect. Give this advise to the citizen's committee that public safety is the number one priority and work on those issues that need to be changed in the General Plan and if the City needs to enact ordinances out of this a little bit sooner than planned, then Council can do this and if not, allow the citizen's committee to take this into consideration first. He would not like to step in front of the process that is already moving forward.

Council Member Jeffra stated that as staff moves forward with development standards, staff will be looking at different ways to incorporate public safety into those standards. This is something that staff is doing and is continuing to do and public safety involves many different areas. As staff moves forward they will cover a lot of the concerns of Council Member Sileo.

Vice Mayor Visokey stated that he is still very concerned because there are areas of the City that did not vote to be annexed into the lighting district and those neighborhoods are literally in the dark. The City must figure out a way to get those lights on – this is a public safety issue as well.

Mayor Hearn stated that the General Plan update and the Best Practices Initiative are moving forward and that he believes staff knows that public safety is the number one priority and it may not be necessary to take any official action regarding this matter. Allow staff to move forward and they will also review the public safety aspect as well.

Council Member Sileo stated that he feels it is important to make a statement, he agrees with Council Member Smith that there is a process to go through. Ultimately that General Plan update comes to Council for approval and it would be good to set some of the expectations now. It will be easier in the long run to have the Planning Commission and the advisory committee review these issues as the process is going on rather than kicking this back to them. There is a benefit to providing the Council's expectations early on and publicly.

<p>CA 1. DEVELOPMENT STANDARDS AND PUBLIC SAFETY (continued)</p>	<p>Council Member Smith stated that he agrees with Council Member Sileo in that staff has the best knowledge of doing this and they are the ones working with the General Plan Committee, so by having Council make a statement that the process is moving forward, public safety is the number one priority and allow staff to work on this and staff will guide the committee and make sure public safety is the number one priority in design and all aspects. If there is some immediacy to an issue then it would come back to Council, but unless Council Member Sileo has some specificity to particular projects that need changes, then staff will do that and staff will work with the General Plan committee and let them know this is what Council wants.</p> <p>On a motion by Council Member Sileo and seconded by Council Member Jeffra, the Council directed staff to look at the development process and requirements specifically as they relate to public safety, review them with an eye towards - are they all they can be, when it comes to public safety; come back with recommendations in the form of the General Plan update or in any other form, by the following vote: 5-0-0-0; AYES: Jeffra, Sileo, Smith, Visokey, Hearn; NOES: None; ABSTAIN: None; ABSENT: None.</p>
<p>CITY MANAGER ANNOUNCEMENT</p>	<p>None</p>
<p>CITY CLERK ANNOUNCEMENT</p>	<p>The City Clerk provided the public with the procedure to address the City Council regarding non-agendized items.</p>
<p>PUBLIC BUSINESS FROM THE FLOOR NON-AGENDIZED</p>	<p>Addressing the Council at this time:</p> <p>Ray Chavira – presented the proposal for Assembly Bill 1111 – regarding conversion of mobilehome parks from adult parks to family parks. This bill requires a majority vote to allow this. Senior mobilehome parks prefer to remain senior mobilehome parks. Urged Council to look into local control of park conversion when it comes to this matter.</p> <p>Nicole Parsons – presented documents to Council regarding several events that are coming up.</p>
<p>COUNCIL COMMENTS</p>	<p>Council Member Visokey attended a Fact-Finders meeting and they donated a pressure washer to the City for removing graffiti. It is a very nice washer and he just wanted to say thank you. Attended the ICSC Conference and it went very well and a lot of good things are coming to Lancaster.</p> <p>Mayor Hearn stated that he and Council Member Visokey met with Mr. Tim May and many other people and the meeting was very positive and a lot of different things are coming to the east side, the area of 40th St. West and L and other areas and it is all very exciting and positive.</p>

CLOSED SESSION	None
ADJOURNMENT	Mayor Hearn's adjourned the meeting at 7:27 p.m. and announced the next regular meeting of the City Council would be held on Tuesday, June 12, 2007 at 6:00 p.m.
	ATTEST:
	APPROVED:
	_____ GERI K. BRYAN, CMC City Clerk City of Lancaster
	_____ HENRY W. HEARN'S Mayor City of Lancaster
	STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) ss CITY OF LANCASTER)
	CERTIFICATION OF MINUTES CITY COUNCIL
	I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original City Council Minutes, 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)
