



CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/
POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
REGULAR MEETING
AGENDA

***TELEPHONIC/VIRTUAL PURSUANT TO
GOVERNOR'S EXECUTIVE ORDER N-29-20***

Tuesday, April 27, 2021
Regular Meeting – 5:00 p.m.

The City Clerk/Agency/Authority Secretary hereby declares the agenda was posted by
5:00 p.m. on April 23, 2021
at the entrance to the Lancaster City Hall Council Chambers
44933 Fern Avenue, Lancaster, CA 93534

LEGISLATIVE BODY

**City Council/Successor Agency/Financing/Power/California Choice Energy
Authority**

Mayor/Chair R. Rex Parris

Vice Mayor/Vice Chair Marvin Crist

Council Member/Agency Director/Authority Darrell Dorris Council

Member/Agency Director/Authority Member Raj Malhi Council

Member/Agency Director/Authority Member Ken Mann

**In response to Governor's Executive Order N-29-20, this meeting will be conducted
telephonically and video streamed live on Channel 28 and the City's website:**

<https://www.cityoflancasterca.org/our-city/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>

PUBLIC COMMENTS ON AGENDIZED ITEMS MAY BE RECEIVED BY

DIALING 1-877-853-5257 USING MEETING ID: 938 4415 0473#

PASSWORD: 707831#

AGENDA ITEMS TO BE REMOVED

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

In accordance with Governor’s Order N-29-20, the public may observe this telephonic/ virtual meeting by listening to the live broadcast on local cable channel 28 or live stream on the City’s website (<https://www.cityoflancastrca.org/our-city/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>). The public may participate in the meeting by ***DIALING 1-877-853-5257 USING MEETING ID: 938 4415 0473 PASSCODE: 707831#***. ***Individual speakers are limited to three (3) minutes unless a different time limit is announced.***

Consent Calendar items under the Legislative Body may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes, unless a different time limit is announced, to address your concerns before the Legislative Body takes action on the Consent Calendar.

CALL TO ORDER

City Council/Successor Agency/Financing/Power/California Choice Energy Authority

ROLL CALL

City Council Members /Agency Directors /Authority Members: Dorris, Malhi, Mann; Vice Mayor/ Vice Chair Crist, Mayor/Chair Parris

INVOCATION

Servant Leader & Pastor Jacob D. R. Johnson, The Growing Valley Baptist Church of Lancaster

PLEDGE OF ALLEGIANCE

COUNCIL ACTIONS

MINUTES

M1. Approve the City Council/Successor Agency/Financing/Power/Housing/California Choice Energy Authority Regular Meeting Minutes of March 23, 2021.

EMERGENCY DECLARATION

COVID-19 Pandemic Updates and Actions

Recommendations:

1. Receive update from staff and/or deputy mayors regarding COVID-19 pandemic status.
2. Direct staff to take actions in response to updated COVID-19 information.
3. Authorize the City Manager to take actions, execute documents and/or expend funds in response to the COVID-19 pandemic.
4. Authorize and/or direct the City Attorney, with the concurrence of the City Manager, to take actions, execute documents and expend funds in response to legal issues pertaining to the COVID-19 pandemic.

Staff and/or the Deputy Mayors will provide an update regarding the COVID-19 pandemic and its current impact in the City and the Antelope Valley. The Council will be asked to take action(s) and/or give direction(s) based upon the most up-to-date data available.

CONSENT CALENDAR

CC 1. Waive further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

CC 2. Approve the Check and Wire Registers for March 7, 2021 through April 10, 2021 in the amount of \$7,528,037.38 as presented.

At each regular City Council Meeting, the City Council is presented with check and ACH/wire registers listing the financial claims (invoices) against the City for purchase of materials, supplies, services, and capital projects issued the prior three to four weeks. This process provides the City Council the opportunity to review the expenditures of the City. Claims are paid via checks, Automated Clearing House (ACH) payments, or federal wires. The justifying backup information for each expenditure is available in the Finance Department.

CC 3. Accept and approve the March 2021 Monthly Report of Investments as submitted.

Each month, the Finance Department prepares a report listing the investments for all separate entities under the jurisdiction of the City as identified in the City’s Comprehensive Annual Financial Report.

CC 4. Adopt **Ordinance No. 1081**, establishing speed limits on 96 street segments in the City of Lancaster, and amending Section 10.04.020 of the Lancaster Municipal Code (LMC).

The proposed ordinance is to adopt speed limits on the selected 96 street segments in the City of Lancaster, as determined by the attached 2020 Spot Speed Survey and Analysis (Study). The Study was performed in accordance with the provisions of the California Vehicle Code (CVC) Section 627, and as recommended by the California Department of Transportation Manual on Uniform Traffic Control Devices (CA-MUTCD). The current Citywide E&TS report was adopted in March 2017. The Study includes 269 road segments, and actual speed surveys performed from 2014 to 2016, some of which are nearing expiration and require updates. City staff plans to conduct E&TS studies, and within the next two years, update the speed limits for all roadway segments in the City of Lancaster. The selected 96 roadway segments in this Study are nearing the seven-year expiration date. Thus, they require an update of the speed limits through an E&TS study. Speed surveys on 32 road segments were updated in 2019. The remaining speed limit segments, approximately 130, will be resurveyed in the following year. A spot speed survey and analysis were conducted by LSY Enterprise, Inc., in September and October 2020 under the supervision of a registered traffic engineer in the State of California.

CC 5. Approve the developer-constructed streets on the following project. In addition, accept the streets for maintenance by the City and for public use.

<u>Project</u>	<u>Location/Owner</u>
Conditional Use Permit No. 14-13	42121 60 th Street West Owner: Roman Catholic Archbishop of Los Angeles

The streets have been constructed and completed by the developer according to the approved plans and specifications. The work has been inspected and found to be satisfactory to the Senior Director - Development Services.

CC 6. Approve the completed water system installed by the developer for the following project:

<u>Project</u>	<u>Location/Owner</u>
Conditional Use Permit No. 14-13	42121 60 th Street West Owner: Roman Catholic Archbishop of Los Angeles

Water system improvements are accepted by the City in order to exonerate the developer’s Undertaking Agreement and release of improvement securities. The water system for this project has been constructed and completed to the satisfaction of the local water purveyor, Los Angeles County Waterworks District 40-04, Antelope Valley, and was constructed according to the approved plans and specifications. Additionally, the work has been inspected and found to be satisfactory to the Senior Director - Development Services.

CC 7. Approve the developer-constructed streets on the following project. In addition, accept the streets for maintenance by the City and for public use.

<u>Project</u>	<u>Location/Owner</u>
Site Plan Review No. 06-01	Northwest corner Challenger Way and Avenue J Owner: True South, LLC

The streets have been constructed and completed by the developer according to the approved plans and specifications. The work has been inspected and found to be satisfactory to the Senior Director - Development Services.

CC 8. Approve the purchase of one (1) 2021 Caterpillar Inc. Model: 930M Wheel Loader, utilizing Sourcewell Cooperative Purchasing Contract awarded to Quinn Company.

Quinn Company is an authorized dealer of Caterpillar Inc., which was awarded contract number 032119-CAT by Sourcewell Cooperative Purchasing (formerly National Joint Powers Alliance). Bid documents meet all State and City requirements for competitive procurement. A copy of the contract is on file in the City's Purchasing Office. Participation in this alliance allows the City to receive a discount from the list prices of approximately twenty-four percent (24%), a total savings of \$67,164.00. In addition to being a local Lancaster business, Quinn Company offers the City an additional dealer discount of \$13,000.00.

CC 9. Approve the Amending Final Map for Tract Map No. 31356-A and accept the dedications as offered on the map; make 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; and instruct the City Clerk to endorse on the face of the map the certificate, which embodies the approval of said map, the dedications, and the amendments and modifications shown thereon.

On February 1, 1988, City Council approved Tract Map No. 31356. The map showed private drives and fire lanes. Since such time, the property has not been developed, and the private drives and fire lanes have not been used. USA Property Funds, Inc., (Developer) intends to develop the site under SPR 19-07. The site layout has changed from the original 1988 design, and the conditions of approval require the modification of the private drives and fire lane locations shown on Tract Map No. 31356. The amending and modifying of Final Maps are provided under Sections 66469 to 66472.1 of the Subdivision Map Act. Tract Map No. 31356-A has been examined by the City Surveyor, and is ready for Council approval.

CC 10. Award **PWCP 21-018**, Traffic Calming, to Cal Stripe Inc., of Colton, California, in the amount of \$73,680.00, Base Bid, plus Additive Alternate AA1 in the amount of \$25,060.00, Additive Alternate AA2 in the amount of \$13,630.00, and Additive Alternate AA3 in the amount of \$13,830.00, for a Total Bid of \$126,200.00, plus a 15% of contingency, to add speed cushions and signage. Authorize the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsive bidder based on California Public Contract Code Section 22038 (b).

The City's Traffic Engineering Section conducts speed evaluations in residential neighborhoods when calls from residents are received. If the 85th percentile speed reaches 36 MPH or above, a petition is circulated by a resident through the neighborhood for signatures. If a super majority (67%) of residents sign the petition, the street will be added to the list to have speed cushions installed. The proposed project is funded with traffic impact fee funds and will include speed cushions and signage in the following project areas:

- Avenue H-8 from 20th Street West to Sierra Hwy;
- Avenue J-10 from Challenger Way to Palm Vista Avenue;
- Additive Alternate 1 (AA1) Avenue J-10 from Heaton Avenue to Adler Avenue;
- Additive Alternate 2 (AA2) Logue Avenue from Lancaster Blvd to Kettering Street; and
- Additive Alternate 3 (AA3) Rembrandt Street from Chagal Avenue to Lincoln Avenue.

On March 16, 2021, at 11:00 a.m., the City conducted an electronic bid opening for **PWCP 21-018** via PlanetBids. As previously mentioned, Cal Stripe, Inc. was the lowest bidder among five (5) bids.

CC 11. Approve a one-time \$216,000.00 increase in Gas Tax Fund Operating Budget, account 203-4785-461 for Streetlight and Traffic Signal Maintenance Services.

Previously, staff combined the operating budget for traffic signals with the operating budget to maintain street lights. When the City determined that the operating budgets would be divided into separate funds, staff analyzed all available data to determine the new chart of account breakdown. During the first year of contracting out the streetlight and signal maintenance services with St. Francis Electric, LLC, City staff conducted a systematic analysis of overall operations and costs. Additionally, the increased age of infrastructure continues to increase yearly maintenance costs. With a year of accurate contractor and internal maintenance data now available, staff has concluded that the money necessary to address regular maintenance, repairs, and non-recoverable damages is not available in this fiscal year's operating budget. The correct funding of this budget ensures routine maintenance and repairs are conducted, increasing the performance and safety of the City's signals.

CC 12. Construction Award of Bid and Approve Purchase of Iteris Video Detection Systems – **PWCP 21-007** 2020 Fall Pavement Management Program (PMP)

1. Award **PWCP 21-007**, 2020 Fall Pavement Management Program (PMP), to C. A. Rasmussen, Inc., of Valencia, California, in the amount of \$6,494,610.45, Base Bid, plus Additive Alternate AA1 in the amount of \$945,894.75, Additive Alternate AA2 in the amount of \$746,485.58, and Additive Alternate AA3 in the amount of \$1,064,827.28, for a Total Bid of \$9,251,818.06, plus a 10% contingency, to repair and resurface approximately thirty-six (36) lane-miles of streets, as part of the City’s Pavement Management Program.
2. Authorize the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Code Section 22038 (b).
3. Approve the purchase of ten (10) Video Detection Systems from Iteris, Inc. in the amount of \$229,629.99. Approve a budget transfer from Capital Improvements Budget Account Number 701 15ST079-924 (**PWCP 21-008**, 2021 Neighborhood Improvement Project) in the amount of \$6,580,000 to Capital Improvements Budget Account Number 701-12ST043-701 (**PWCP 21-007**, 2020 Fall PMP).

The proposed project will be the fifth project funded, in part, with road bond funds, and will include approximately thirty-six (36) lane-miles of roadway repair and rehabilitation in the following project areas: (1) Avenue J-8 – 20th Street West to 35th Street West, (2) Avenue L – 15th Street West to 30th Street West, (3) Additive Alternate 1 (AA1) Avenue K – 10th Street West to Sierra Highway, (4) Additive Alternate 2 (AA2) 20th Street West – Avenue L to Avenue M, and (5) Additive Alternate 3 (AA3) 35th Street West – Avenue L to Avenue M. In order to provide the safest and most efficient user experience to the cyclists, it is important that the City upgrade the video detection systems at these intersections. On March 19, 2021, Finance approved a Sole Source/Standardization Purchase Request of Iteris Next Video Detection Systems for use at these intersections.

CC 13. Appropriation of Section 130 Funds for Avenue J Grade Crossing Safety Improvement Project STPLR-7500 (287) (Reference **PWCP 24-001**)

1. Accept \$2,280,000.00 from the State of California, Department of Transportation (Caltrans) Highway Railroad Grade Crossing Safety Program (Section 130), for the Preliminary Engineering (PE) of the elimination of hazards at the Avenue J Railroad-Highway intersection, with Section 130 funds provided to Caltrans under Section 130, Title 23 USC.
2. Appropriate \$2,280,000.00 in Section 130 funds to account number 399-16ST031-924.
3. Authorize the City Manager to execute all related documents.

In 2017, the City of Lancaster submitted a request to the California Public Utilities Commission (CPUC) for the review of the Railroad-Highway intersection at Avenue J near Sierra Highway. The CPUC evaluated the railroad highway intersection, determined the necessary improvements, and programmed Section 130 funds to execute the project. The work is located in the City of Lancaster at the grade crossings located at the intersection of Avenue J and both the Union Pacific Railroad and the Southern California Regional Rail Authority (collectively referred to as Railroad) tracks. Said elimination of hazards is a cooperative effort between Caltrans, the City of Lancaster, CPUC, and Railroad. Caltrans acts as a conduit for the federal funds to the City of Lancaster and the Railroad. The City of Lancaster and Railroad are responsible for building and maintaining the improvements as approved by the CPUC.

CC 14. Appropriation of Section 130 Funds for Avenue K Grade Crossing Safety Improvement Project STPLR-7500 (276) (Reference **PWCP 23-002**)

1. Accept \$1,409,000.00 from the State of California, Department of Transportation (Caltrans) Highway Railroad Grade Crossing Safety Program (Section 130), for the Preliminary Engineering (PE) of the elimination of hazards at the Avenue K Railroad-Highway intersection, with Section 130 funds provided to Caltrans under Section 130, Title 23 USC.
2. Appropriate \$1,409,000.00 in Section 130 funds to account number 399-16ST032-924.
3. Authorize the City Manager to execute all related documents.

In 2017, the City of Lancaster submitted a request to the California Public Utilities Commission (CPUC) for the review of the Railroad-Highway intersection at Avenue K near Sierra Highway. The CPUC evaluated the railroad highway intersection, determined the necessary improvements, and programmed Section 130 funds to execute the project. The work is located in the City of Lancaster at the grade crossings located at the intersection of Avenue K and both the Union Pacific Railroad and the Southern California Regional Rail Authority (collectively referred to as Railroad) tracks. Said elimination of hazards is a cooperative effort between Caltrans, the City of Lancaster, CPUC, and Railroad. Caltrans acts as a conduit for the federal funds to the City of Lancaster and the Railroad. The City of Lancaster and Railroad are responsible for building and maintaining the improvements as approved by the CPUC.

CC 15. Appropriation of Section 130 Funds for Avenue M Grade Crossing Safety Improvement Project STPLR-7500 (277) (Reference **PWCP 23-001**)

1. Accept \$1,180,000.00 from the State of California, Department of Transportation (Caltrans) Highway Railroad Grade Crossing Safety Program (Section 130), for the Preliminary Engineering (PE) of the elimination of hazards at the Avenue M Railroad-Highway intersection, with Section 130 funds provided to Caltrans under Section 130, Title 23 USC.
2. Appropriate \$1,180,000.00 in Section 130 funds to account number 399-16ST033-924.
3. Authorize the City Manager to execute all related documents.

In 2017, the City of Lancaster submitted a request to the California Public Utilities Commission (CPUC) for the review of the Railroad-Highway intersection at Avenue M near Sierra Highway. The CPUC evaluated the railroad highway intersection, determined the necessary improvements, and programmed Section 130 funds to execute the project. The work is located in the City of Lancaster at the grade crossings located at the intersection of Avenue M and both the Union Pacific Railroad and the Southern California Regional Rail Authority (collectively referred to as Railroad) tracks. Said elimination of hazards is a cooperative effort between Caltrans, the City of Lancaster, the City of Palmdale, CPUC, and Railroad. Caltrans acts as a conduit for the federal funds to the City of Lancaster and the Railroad. The City of Lancaster and Railroad are responsible for building and maintaining the improvements as approved by the CPUC.

CC 16. Purchase and Sale Agreement with Zions Bancorporation, N.A. and Midas Lancaster, L.P.

1. Approve a three-party Purchase and Sale Agreement with Zions Bancorporation, N.A. and Midas Lancaster, L.P.
2. Authorize the City Manager or his designee to finalize and execute all related documents.

The City has been working with Midas Lancaster, L.P. for the development of a 105-room Marriott Residence Inn in the heart of downtown Lancaster. The hotel will not only serve as a key infill project that will maximize property and transient occupancy tax revenues to the City, but also as a vital component of the downtown ecosystem. An extended-stay product, the Marriott will provide an ongoing stream of new potential patrons for nearby restaurants, entertainment venues and other businesses. It will also broaden Lancaster's opportunities for hosting revenue-generating events, such as conferences, which often seek hotel venues in a pedestrian-friendly downtown setting.

CC 17. Approve the acquisition of public right-of-way for construction of sidewalk on the southeast corner of Avenue H and 20th Street West, APN 3119-014-008, in the amount of \$171,000.00.

Development Services Department is in the process of acquiring 34,828 square feet of permanent easement on the southeast corner of Avenue H and 20th Street West. The right-of-way will accommodate the construction of proposed sidewalk to close the gap between existing improvements, in order to encourage walking and bicycling among all users, and increase pedestrian safety and mobility. This is part of **PWCP 21-014**, Pedestrian Gap Closure Improvements ATPL-5419(050), a federal grant from the State of California, Department of Transportation (Caltrans) Active Transportation Program, to close the gap in the non-motorized user transportation network, with the construction of curb, gutter, and sidewalk improvements at various locations.

CC 18. Amend the funding source for the Lancaster Community Center Upgrade/Renovations project from the Community Development Block Grant fund to the General Fund.

In the fall of 2017, Grace Resources permanently ended operations and programs located at 44611 Yucca Avenue due to financial challenges. As a result, the building remained vacant for some time, becoming vandalized, defaced, and dilapidated. Following these acts of vandalism and trespassing, staff began the process of an insurance claim to repair the building. Consequently, the insurance company hired a contractor to address vandalism-related repairs. It was established that the current contractor, who is responsible for items on the insurance claim side, should also be utilized for items outside the scope of services as it relates to the claim. In order to ensure the project's successful completion, it was determined that no other substitution could meet the needs of the project based on the extent of damage and the tenant improvements that were planned. More importantly, it was a cost benefit to the City to utilize the contractor hired by the insurance company to make the improvements while the repairs were on going as work continued on the vacant building, through the insurance claim. Traditional community centers focus heavily on recreation and multipurpose meeting spaces. The Lancaster Community Center takes this idea further by incorporating holistic opportunities for personal and professional development through its Strategic Technology, Innovation & Resilience (STIR) driven initiatives: technology-focused programming, innovative approaches for exposure to up-and-coming fields, and resilience by providing various types of needed services in one place through the expansion of committed partnerships.

CC 19. Adopt **Resolution No. 21-17** relating to campaign contribution limitations.

Assembly Bill 571 (“AB 571”), which became effective as of January 1, 2020, amended section 85301 of the Government Code to provide that a person shall not make to a candidate for elective county or city office, and a candidate for elective county or city office shall not accept from a person, a contribution totaling more than the amount set forth in that section per election (“Local Contribution Limitation”). AB 571’s Local Contribution Limitation became operative as of January 1, 2021. AB 571 also added a new section 85702.5 to the Government Code, which expressly authorizes a city, by ordinance or resolution, to establish a limit on contributions to a candidate for elective city office that is different from the Local Contribution Limitation. This resolution provides that the Local Contribution Limitation imposed by AB 571 shall not be applicable to contributions to a candidate for elective city office and establishes, pursuant to section 85702.5 of the Government Code, that a person may make and a candidate for elective city office may accept a contribution totaling any amount.

PUBLIC HEARINGS

PH 1. TEFRA Hearing/Approval of Multifamily Housing Revenue Bonds for Terracina at Lancaster Apartments

Recommendation:

Adopt **Resolution No. 21-18**, pursuant to Section 147(f) of the Internal Revenue Code of 1986 approving the issuance of housing revenue bonds (“Housing Revenue Bonds”) by the California Municipal Finance Authority (“CMFA”) in an aggregate principal amount not to exceed \$45,000,000.00 to assist in the financing of the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 1752 East Avenue J-4, Lancaster, California (“Project”).

The previous City Council Tax Equity and Fiscal Responsibility Act (“TEFRA”) hearing for this project occurred on January 28, 2020, and is now beyond the one-year Internal Revenue Service (“IRS”) TEFRA window. The applicant wishes to continue to pursue tax-exempt bond financing. The Site Plan Review application for the multifamily rental housing project located at 1752 East Avenue J-4, Lancaster, California (“Project”) was approved by City Planning on August 5, 2020. The City itself is not issuing the Housing Revenue Bonds, is not obligated to repay the Housing Revenue Bonds, and is not pledging or otherwise committing any of the City’s revenue or other assets to secure repayment of the Housing Revenue Bonds. The Housing Revenue Bonds are payable solely from revenue received pursuant to the terms and provisions of certain financing agreements to be executed by the developer.

PH 2. Approval of the Lancaster Health District Master Plan

Recommendations:

1. Adopt **Resolution No. 21-19**, to certify the Final Environmental Impact Report for the Lancaster Health District Master Plan, adopt the Findings and Statement of Overriding Considerations, and approve General Plan Amendment No. 17-03 (Zone Change No. 17-03) and the Lancaster Health District Master Plan for the area generally bounded by Avenue J, Avenue J-12, 20th Street West, and 12th Street West (APNS: 3123-001-004, 005, 028, 042, 045, 062, 068, 069, 901, 904, 908, 909, 912, 914, 915, 917, 920 thru 922; 3123-002-031, 032, 034, 047, 050, 051, 059 thru 066, 903, 907, 909; 3123-003-086 thru 089, 094 thru 101; 3123-004-024, 027, 037, 038, 040, 042, 045 thru 048, 903, 904, 907 thru 910; 3123-012-015, 041; 3123-013-036, 041, 068, 101, 900, 901; 3123-014-900 thru 916; 3123-015-026 thru 028, 030, 033, 035, 900 thru 908; and 3123-016-004, 005, 085, 904, 905).
2. Introduce **Ordinance No. 1082**, amending the City zoning plan for approximately 272.4 acres generally bounded by Avenue J, Avenue J-12, 20th Street West, and 12th Street West, known as Zone Change No. 17-03 (APNS: 3123-001-004, 005, 028, 042, 045, 062, 068, 069, 901, 904, 908, 909, 912, 914, 915, 917, 920 thru 922; 3123-002-031, 032, 034, 047, 050, 051, 059 thru 066, 903, 907, 909; 3123-003-086 thru 089, 094 thru 101; 3123-004-024, 027, 037, 038, 040, 042, 045 thru 048, 903, 904, 907 thru 910; 3123-012-015, 041; 3123-013-036, 041, 068, 101, 900, 901; 3123-014-900 thru 916; 3123-015-026 thru 028, 030, 033, 035, 900 thru 908; and 3123-016-004, 005, 085, 904, 905).

Since 2014, the City of Lancaster has been working on a plan to revitalize the area surrounding the Antelope Valley Hospital and transform it into a walkable medical district which would meet the needs of the City's residents and visitors. The proposed Master Plan would allow for the buildout of the Plan Area over the next 20 years with a variety of medical, office, residential, hotel, and commercial uses, including the replacement of the existing hospital. In addition to the new 700,000 square foot (sf) hospital and 12,000 sf plant facility, buildout envisions the construction of 1,600 residential units; 820,800sf of acute/sub-acute/continuum of care facilities (764 beds); 600,000 sf of office space; 242,000 sf of commercial uses; and 180 hotel rooms. These uses would be distributed throughout the Plan Area in accordance with the districts and development standards established in the Master Plan. In order to facilitate this development, a General Plan Amendment and Zone Change are required to change the land use designation for the Plan Area to Mixed Use and the zoning to Mixed Use – Health District.

PH 3. Cares Act Substantial Amendment No 2 to the FY 2019 - 2020 Community Development Block Grant (CDBG) Action Plan; Substantial Amendment No 2 to the FY 2019-2020 Community Development Block Grant (CDBG) Action Plan; Substantial Amendment No 1 to the FY 2020-2021 Community Development Block Grant (CDBG) Action Plan

Recommendations:

1. Approve the Cares Act Substantial Amendment No 2 to the FY 2019 - 2020 Community Development Block Grant (CDBG) Annual Action Plan; Approve Substantial Amendment No 2 to the FY 2019-2020 Community Development Block grant (CDBG) Action Plan.
2. Approve Substantial Amendment No 1 to the FY 2020-2021 Community Development Block Grant (CDBG) Action Plan. Appropriate \$870,091 in Coronavirus Aid, Relief and Economic Security (CARES Act) CDBG-CV-3 Entitlement Funds.
3. Authorize the City Manager or designee to execute all contracts and associated documents, including subrecipient agreements, subject to City Attorney approval.

On April 23, 2019, the City Council approved the FY 2019 - 2020 Community Development Block Grant (CDBG) One-Year Action Plan, which provided a summary of proposed program activities the City would undertake and the funding levels for the 2019 CDBG Program year. The funds were a combination of 2019 - 2020 CDBG Entitlement and Reprogrammed Funding. On January 12, 2021, the City Council approved the FY 2020-2021 Community Development Block Grant (CDBG) One-Year Action Plan. The funds were a combination of the 2020-2021 CDBG Entitlement and Reprogrammed Funding. In response to a thorough review of the proposed activities, consultation with Housing and Urban Development representatives, recognition of emerging City needs, and the COVID-19 pandemic, the City recognized the need to amend the 2019 - 2020 CDBG Action Plan to include the additional Cares Act CV-3 funding and to amend the 2020-2021 CDBG Action Plan—to be most responsive and meet community needs.

PH 4. Amendment to Chapters 5.56 and 17.43 of the Lancaster Municipal Code regarding Commercial Cannabis Activity, and Resolution Amending Fees related to Commercial Cannabis Activity

Recommendations:

1. Introduce **Ordinance No. 1083**, amending Chapters 5.56 and 17.43 of the Lancaster Municipal Code (each titled “Commercial Cannabis Activity”) relating to the regulation of commercial cannabis activity in the City.
2. Adopt **Resolution No. 21-20**, amending fees and surcharges regarding regulation of commercial cannabis activity in the City.
3. Direct the City Manager that there are to be no retail sales licenses at this time and further direct the City Manager not to prepare a written policy allowing any retail sales licenses pursuant to Sections 5.56.030 and 17.43.040 of the Lancaster Municipal Code unless and until the City Manager is directed to do so by the Mayor.

The purpose of the proposed ordinance is to align the City’s regulations to more closely mirror commercial cannabis activities allowed under state law; specifically, the ordinance would amend the existing regulations to do the following: (a) clarify that sub-categories of cannabis cultivation are permissible in the City; (b) allow mixed-light cultivation; (c) allow for stand-alone distribution facilities; and (d) allow retail sales and delivery of cannabis and cannabis products. The proposed ordinance also delegates to the City Manager the authority to establish and implement written policies regarding the maximum number of licenses that may be issued for commercial cannabis facilities. In addition, it adds additional enforcement mechanisms and aligns the regulatory requirements with industry standards and state regulations. It should be noted that this decision and recommendation does allow for retail sales without additional approvals. Resolution No. 21-20 is intended to amend the license, conditional use permit, and site regulation fees established in 2017 regarding commercial cannabis facilities, as well as the surcharges associated with commercial cannabis activity.

NEW BUSINESS

NB 1. Vote of No Confidence in District Attorney George Gascon

Recommendation:

Discuss the Special Directives issued by Los Angeles County District Attorney George Gascon and consider an action to pass **Resolution No. 21-21** expressing a vote of no confidence in District Attorney George Gascon.

The City of Lancaster considers public safety as its number one priority and takes the matter of protecting its community to be of vital importance. Under Mayor Parris and City Council’s leadership, Lancaster is focused on the well-being of its citizens – with an emphasis on overall well-being and crime reduction. Moreover, the Mayor and City Council are also focused on important issues and concerns that gravely impact the security of Lancaster and the Antelope Valley. The election of George Gascon to the Office of the District Attorney in November 2020 and his subsequent issuance of numerous Special Directives and two subsequent amendments raised a red flag as these directives pose a serious threat to the well-being and safety of the residents of Los Angeles County and the residents of Lancaster.

COUNCIL AGENDA

- CA 1.** Consider nomination and appointment of Council Member Darrell Dorris to Southern California Association of Governments (SCAG) General Assembly as City of Lancaster's delegate
Presenter: Mayor Parris
- CA 2.** Consider nomination and appointment of Irvine Carrillo to the Lancaster Architectural & Design Commission
Presenter: Mayor Parris

COUNCIL REPORTS

- CR 1.** Council Reports

CALIFORNIA CHOICE ENERGY AUTHORITY

No action required at this time.

LANCASTER HOUSING AUTHORITY

No action required at this time.

LANCASTER FINANCING AUTHORITY

No action required at this time.

LANCASTER POWER AUTHORITY

No action required at this time.

LANCASTER SUCCESSOR AGENCY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

CITY CLERK/AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Legislative Bodies on any item ***NOT ON THE AGENDA*** regarding City/Agency/Authority business. In accordance with Governor's Order N-29-20, the public may observe this telephonic/ virtual meeting by listening to the live broadcast on local cable channel 28 or live stream on the City's website (<https://www.cityoflanasterca.org/our-city/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>) The public may participate in the meeting by ***DIALING 1-877-853-5257 USING MEETING ID: 938 4415 0473 PASSCODE: 707831#***. *Individual speakers are limited to three (3) minutes unless a different time limit is announced.*

CITY COUNCIL / AGENCY / AUTHORITY COMMENTS

CLOSED SESSION

1. Conference with Legal Counsel - Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) - two potential cases.
2. Conference with Legal Counsel - Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
3. Conference with Legal Counsel - Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
4. Desert-Candle, LP v. Frontier Homes, LLC, LASC Case No. 20STCV05178
5. Kappler v. Lancaster, LASC 18STCVO4990
6. Antelope Valley Groundwater Cases Included Action:
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co. Superior Court of California, County of Los Angeles, Case No. BC325201; Los Angeles County Waterworks District No. 40 v. Diamond Farming Co. Superior Court of California, County of Kern, Case No. S-1500-CV-254-348
Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of Lancaster, Diamond Farming Co. v. Palmdale Water District
Superior Court of California County of Riverside, consolidated actions; Case Nos. RIC 353 840, RIC 344 436, RIC 344 668
7. Ramos v Patino, LASC Case No. MC027974
8. Lozoya v. City of Lancaster, LASC Case No. 19AVCV00714
9. Johnson v. City of Lancaster, LASC Case No. 19AVCV00824
10. Rahier v. City of Lancaster, LASC Case No. 19AVCV00163
11. Brisa Mahoney, et al. v. City of Lancaster, et al., LASC Case No. 20STCV02556
12. Conference with Real Property Negotiators:
Property: APNs 3124-012-007&012
City negotiators: Mike Livingston, Allison Burns
Negotiating parties: Elassaad Walid
Under negotiation: price and terms of payment
Property: APNs 3124-012-008&009
City negotiators: Mike Livingston, Allison Burns
Negotiating parties: Ann Hiramoto
Under negotiation: price and terms of payment
13. Manzo v. Beazer Homes Holdings, LLC et al., LASC Case No. 20AVCV00297

14. Hernandez v. County of Los Angeles, et al., LASC Case No. 20AVCV00318
15. Romines v. City of Lancaster, et al., LASC Case No. 20AVCV00345
16. Mahoney v. City of Lancaster et al, LASC Case No. 20AVCV00199
17. Moujan v. City of Lancaster et al., LASC Case No. 20AVCV00205
18. Davis v. State of California, LASC Case No. 19AVCV00805
19. Lancaster v. Netflix, et al., LASC 21STCV01881
20. Butts v. Lancaster, LASC 21STCP00389
21. Lancaster v. Rives
22. Myesha Lopez, et al. v. County of Los Angeles, et al. CDCA Case No. 5:21-cv-00290-JGB(SHKx)
23. Conference with Real Property Negotiators:
Property: APNs 3119-014-008 s/e corner of Avenue H and 20th Street West
City negotiators: Allison Burns, Marissa Diaz
Negotiating parties: Sami Realty, LLC
Under negotiation: price and terms of payment

ADJOURNMENT

Next Regular Meeting:

Tuesday, May 11, 2021 at 5:00 p.m.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act and Executive Order N-29-20, the City has implemented a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act and resolving any doubt whatsoever in favor of accessibility. If you need special assistance to participate in this telephonic meeting, please contact the City Clerk at (661)723-6020 or via email at CityClerk@cityoflancasterca.org. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020.

All documents available for public review are on file with the City Clerk Department.