



44933 North Fern Avenue, Lancaster, CA 93534

Mayor /Chairman Henry W. Hearn

Vice Mayor/Vice Chairman Ed Sileo

Council Member/Agency Director Jim Jeffra - Council Member/Agency Director Ronald D. Smith

Council Member/Agency Director Andrew Visokey

**CITY COUNCIL / LANCASTER REDEVELOPMENT AGENCY
REGULAR MEETING
AGENDA**

**Tuesday
September 26, 2006**

Regular Meeting – **6:00 p.m.**

Council Chambers – Lancaster City Hall

The City Clerk / Agency Secretary hereby declares the agenda was posted
by 5:00 p.m. on Friday, September 22, 2006
at the entrance to the Lancaster City Hall Council Chambers.

CALL TO ORDER

ROLL CALL

Council Members/Agency Directors: Jeffra, Smith, Visokey; Vice Mayor/Vice Chairman Sileo;
Mayor/Chairman Hearn

INVOCATION

PLEDGE OF ALLEGIANCE

**CITY OF LANCASTER, CALIFORNIA
CITY COUNCIL / REDEVELOPMENT AGENCY REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 26, 2006**

PRESENTATIONS FROM THE CITY/AGENCY

- **5 Years of Service**
Paul Finley, Light Equipment Mechanic, Public Works Dept
Dave Heather, Public Works Inspector II, Public Works Dept
Jeffrey Newman, Maintenance Worker II, Public Works Dept
- **10 Years of Service**
Jerry Szabo, Maintenance Worker II, Public Works Dept
- **15 Years of Service**
Gary McDonald, Maintenance Worker II, Public Works Dept
- “Childhood Injury Prevention Week” Proclamation – presented to Sabahat Quraish, Health Educator for Child Health and Disability Program (CHDP) of Los Angeles County.
- Recognition of the Law Enforcement Explorer Advisor of the Year
Deputy Mike Kuper – Lancaster Sheriff Station
- Commendation to Antelope Valley College Campus Safety & Police Services

PRESENTATIONS TO THE CITY/AGENCY

- Economic Development Strategic Plan – Vern Lawson, Director of Economic Development
- Informational Item – Randy Williams, Director of Public Works - The City of Lancaster commenced its Automated Red Light Photo Enforcement Program on September 8, 2006 starting with a 30 day warning period. From September 8 to October 8, 2006, warning notices will be issued to violators who run red lights at intersections with an automated enforcement system. Citations will be issued to violators at the end of this 30 day warning period.

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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

Any person who would like to address the Redevelopment Agency/City Council on any agendized item is requested to complete a speaker card for the Secretary/City Clerk and identify the agenda item you would like to discuss. Each person will be given an opportunity to address the Redevelopment Agency/City Council at the time such item is discussed by the Redevelopment Agency/City Council. Speaker cards are available at the rear of the Council Chambers. *Individual speakers are limited to three (3) minutes each.*

AGENCY ACTIONS

CONSENT CALENDAR - The **Redevelopment Agency Consent Calendar** may be acted upon with one motion, a second and the vote.

- RCC 1. Approve the Regular meeting minutes of August 22, 2006.
- RCC 2. This item number not used.
- RCC 3. Approve the amendment to the Sub-sublease Agreement between the Lancaster Redevelopment Agency and Cardlock Fuels System, with authorization for the City Manager or his designee to execute all attendant documents related to the sale.
- RCC 4. Appropriate funds from the Redevelopment Agency Fund Balance to the Lowtree Neighborhood Project to continue property acquisitions, relocations and demolitions for the Lowtree Neighborhood Project approved by the City Council on September 27, 2005.

AGENCY NEW BUSINESS

- RNB 1. Housing Division Strategy and Goals Presentation.

Procedure

- a. Hear staff report – Housing Director, *Elizabeth Brubaker*
- b. Receive public testimony
- c. Agency discussion

Recommendation:

Direct staff to commence with the redevelopment processes necessary to implement the Housing Division's strategy and goals; approve increase in staff of four Redevelopment Project Coordinators and one Administrative Clerk; adjust the budget as shown in Attachment I.

**CITY OF LANCASTER, CALIFORNIA
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COUNCIL ACTIONS

CONSENT CALENDAR - The **City Council Consent Calendar** may be acted upon with one motion, a second and the vote.

- CC 1. Waive further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)
- CC 2. (A) Approve the Special meeting minutes of August 16, 2006.
(B) Approve the Regular meeting minutes of August 22, 2006.
(C) Approve the Special meeting minutes of August 23, 2006.
- CC 3. Approve the Warrant Register (August 6 - September 2, 2006) in the amount of \$8,804,925.47.
- CC 4. Accept and approve the July 31, 2006 - Monthly Report of Investments as submitted.
- CC 5. This item number not used.
- CC 6. Approve and accept for maintenance the work and materials for the drainage improvements for Drainage Maintenance District (Annexation No. 04-03) installed for Tract No. 53244, located on the east side of Challenger Way approximately 660 feet South of Avenue K. Owner: Richmond American Homes of California Inc., a California Corporation.
- CC 7. Accept the interior street trees for maintenance by the City for Tract No. 060432, located at the northeast corner of 25th Street West and Avenue K-12. Owner: KB Home Greater Los Angeles Inc.; Tract No. 46905, located on 37th Street West at Avenue J-10. Owner: Lancaster Palms, LLC; Tract No. 52762, located at the southeast corner of Challenger Way and Avenue J-8. Owner: Challenger Way, LLC; and Tract No. 47486, located at the southwest corner of Avenue J-8 and 27th West. Owner: J.P. Eliopoulos Enterprises, Inc.
- CC 8. Approve the developer installed sanitary sewers and accept these sewers for maintenance by the City and for public use for Tract No. 46905, Private Contract No. 89-56, located on 37th Street West and Avenue J-10. Owner: Lancaster Palms, LLC; Tract No. 44613, Private Contract No. 99-12, located on the south side of Avenue L-12 approximately 665 feet west of 55th Street West. Owner: KB Home Greater Los Angeles, Inc.; and Tract No. 54224, Private Contract No. 03-22, located at the southwest corner of 55th Street West and Avenue L-12. Owner: KB Home Greater Los Angeles, Inc.

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CONSENT CALENDAR (continued)

- CC 9. Approve the developer constructed streets and accept the streets for maintenance by the City for Site Plan Review No. 02-07, located at 43932 15th Street West. Owner: Vinay Sunku; Tract No. 42833, located at the southwest corner of Avenue J and 40th Street West. Owner: Hillside Residential; Site Plan Review No. 01-12, located on Avenue L and 4th Street West. Owner: Ronald W. Levy; Tract No. 46905, located on 37th Street West at Avenue J-10. Owner: Lancaster Palms; and Tract No. 52762, located at the southwest corner of Challenger Way and Avenue J-8. Owner: Challenger Way, LLC.
- CC 10. Approve the complete water systems installed by the developer for Site Plan Review No. 02-07, located at 43932 15th Street West. Owner: Vinay Sunku; Tract No. 46905, located on 37th Street West at Avenue J-10. Owner: Lancaster Palms, LLC; Site Plan Review No. 01-12, located on Avenue L and 4th Street West. Owner: Ronald W. Levy; Tract No 48697, located south of Avenue J-7, west and east of Glenraven Road. Owner: Regency Hills Homes II, LLC; Tract No. 52762 (formerly Tract No. 44991), located on the southeast corner of Challenger Way and Avenue J-8. Owner: Challenger Way, LLC; and Tract No. 46790, located at the southwest corner of Avenue J-9 and 5th Street East. Owner: First Pacifica Development Corp.
- CC 11. Accept the work constructed by Granite Construction Company for **Public Works Construction Project No. 530, Avenue G Corridor Street Improvements**; direct the City Clerk to file the Notice of Completion for the project; authorize payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.
- CC 12. Accept the work constructed by Bowe Contractors Inc. for **Public Works Construction Project No. 05-028, Records Storage Facility Addition**; direct the City Clerk to file the Notice of Completion for the project; authorize payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.
- CC 13. Accept the work constructed by Granite Construction for **Public Works Construction Project No. 05-032, 2005/2006 Street Rehabilitation and Various Repairs**; direct the City Clerk to file the Notice of Completion for the project; authorize payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.
- CC 14. Accept the work constructed by Bowe Contractors, Inc. for **Public Works Construction Project No. 05-054, Brierwood Mobile Home Park Improvements, Phase I**; direct the City Clerk to file the Notice of Completion for the project; authorize payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.

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CONSENT CALENDAR (continued)

- CC 15. Accept the work constructed by General Pavement Management, Inc for **Public Works Construction Project No. 06-017, Front Row Center Improvements**; direct the City Clerk to file the Notice of Completion for the project; authorize payment of the 10 percent retention 35 days after recordation, provided no stop notices, as provided by law, have been filed.
- CC 16. Adopt the Tax Sharing Resolutions for proposed Annexations 40-51, 40-59, and 40-106 (4-123, 4-129, and 4-171) into Los Angeles County Waterworks District No. 40, Antelope Valley.
- CC 17. Approve an agreement with Falcon Pointe, LLC, a California Limited Liability Company, the developer of Tract No. 061818, to provide needed right-of-way for required street improvements for the tract through condemnation proceedings.
- CC 18. Approve an agreement with Falcon Pointe, LLC, a California Limited Liability Company, the developer of Tract No. 061819, to provide needed right-of-way for required street improvements for the tract through condemnation proceedings.
- CC 19. Approve an agreement with First Pacific Homes IV, LLC a California Limited Liability Company, the developer of Tract No. 54199-01, to provide needed right-of-way for required street improvements for the tract through condemnation proceedings.
- CC 20. Approve an agreement with Kensington Estates LLC, a California Limited Liability Company, the developer of Tract No. 54274, to provide needed right-of-way for required street improvements for the tract through condemnation proceedings.
- CC 21. Approve the map and accept the dedications as offered on the map for Parcel Map No. 061707, located at the northwest corner of Avenue J-8 and 50th Street West; approve and accept the Undertaking Agreement and Improvement Securities required as a condition of recordation of 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; instruct 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.
- CC 22. Approve the map and accept the dedications as offered on the map for Tract No. 062326, located 530.10 feet east of 30th Street West and Avenue K-8; approve and accept the Undertaking Agreement and Improvement Securities required as a condition of recordation of 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; instruct 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.

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CONSENT CALENDAR (continued)

- CC 23. Approve the map and accept the dedications as offered on the map for Tract No. 49864-06, located at the southwest corner of Avenue K-8 and 35th Street East; approve and accept the Undertaking Agreement and Improvement Securities required as a condition of recordation of 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; instruct 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.
- CC 24. Approve the map and accept the dedications as offered on the map for Tract No. 54286, located on Avenue K-12 at Edson Avenue; approve and accept the Undertaking Agreement and Improvement Securities required as a condition of recordation of 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; instruct 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.
- CC 25. Approve Data License Agreement between County Sanitation District No. 2 of Los Angeles County and the City of Lancaster to allow the City to use Geographical Information System (GIS) data provided by the Sanitation District. Authorize the City Manager, or his designee, to sign the agreement.
- CC 26. Approve an agreement to transfer real property, Barnes Avenue near William J. Fox Airfield from Los Angeles County, and authorize execution of the Road Deed, for the purpose of constructing future street improvements.
- CC 27. Approve the appropriation of an additional \$35,000 from Capital Projects Reserve Fund to project Account No. 12BS008; approve change orders 1 through 6, and increase the total amount of the contract with Stevens Construction for **Public Works Construction Project No. 05-015, Vehicle Maintenance Building Ventilation System**, by \$141,520 for a total revised contract amount of \$730,520.
- CC 28. Approve the Reimbursement Agreement for the construction of Master Planned Drainage Facilities with STG Northwood, LLC.
- CC 29. Appropriate \$5,000,000 to Drainage Impact Fee Reimbursement Account No. 17SD019 to refund impact fees paid by developers who have subsequently constructed Master Plan drainage facility for which they are eligible for reimbursement. Appropriate \$400,000 to Traffic Impact Fee Reimbursement Account No. 16TC001 to refund impact fees to developers who have constructed additional street improvements for which they are eligible for reimbursement. Appropriate \$400,000 to Traffic Signal Impact Fee Reimbursement Account No. 16TS015 to refund impact fees to developers who have constructed traffic signals for which they are eligible for reimbursement.

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CONSENT CALENDAR (continued)

- CC 30. Appropriate \$40,000 additional funds to Capital Project Account No. CP17ZZ001103 for Underground Tank Removal project located at 505 West Avenue J, on the northwest corner of Sierra Highway and Avenue J, for subsurface investigation of petroleum hydrocarbon contamination, delineation of southern contaminant plume, and verification of the depth to underlying groundwater.
- CC 31. Authorize City of Lancaster to participate in the Regional Water Management Group; Appropriate \$45,000 to support the preparation of an Integrated Regional Water Management Plan.
- CC 32. Award **Public Works Construction Project No. 06-001, Prime Desert Woodland Shade Shelter**, to Bowe Contractors, Inc. in the amount of \$305,909 plus a 10% contingency. The project is designed to construct a shade shelter and other improvements at the Prime Desert Woodland Preserve at the request of the Parks, Recreation, and Arts Department. Authorize the City Manager, or his designee, to sign all documents.
- CC 33. Award **Public Works Construction Project No. 06-020, Lowtree Neighborhood Buildings Demolition No. 2**, to Bowen Engineering and Environmental in the amount of \$425,000 plus a 10% contingency. The project is designed to demolish apartment buildings in the Lowtree Neighborhood Vision Improvements area at the request of the Lancaster Redevelopment Agency. Authorize the City Manager, or his designee, to sign all documents.
- CC 34. Award **Public Works Construction Project No. 06-030, 2005/2006 Street Resurfacing and Various Repairs**, to Asphalt Construction Company, Inc. in the amount of \$4,527,573. The project is designed to repair and resurface City streets at various locations around the city. Authorize the City Manager, or his designee, to sign all documents.
- CC 35. Extend the Undertaking Agreement and Improvement Securities for Parcel Map No. 060557, located on the west side of 60th Street West approximately 660 feet south of Avenue K, to March 26, 2007. Developer: STG Northwood, LLC.
- CC 36. Extend the Undertaking Agreement and Improvement Securities for Tract Map No. 53102-01, located on the southwest corner of Avenue J-8 and 45th Street West, to September 26, 2007. Developer: Magnolia, LP.
- CC 37. Approve Agreement for Acquisition of Real Property between the City of Lancaster and Alice Brakke, Trustee of the Alice Brakke Family Trust for property located at 45755 Sierra Highway.

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CONSENT CALENDAR (continued)

- CC 38. Approve the Agreement for use of the Performing Arts Center by the Antelope Valley College for the 2006-2007 Season.
- CC 39. Approve Revised Agreement between the City and Santana Anne, the Advertising Company, for the purpose of developing partnerships and sponsorships between the City and private entities. This agreement is an adjustment to the previous agreement and will provide additional sponsorship funds for new expanded special events.
- CC 40. Receive and file the General Plan Annual Review Progress Report (January 1, 2005 through December 31, 2005) report and direct staff to submit a copy of the report to the Office of Planning and Research by October 1, 2006.

Proposed Annexations to Lancaster Drainage Benefit Assessment District

- CC 41. Annexation No. 05-120, Permit No. 05-04546, located on the north side of Avenue L-6 between 30th Street West and 32nd Street West. Owner: Jay Roberts, a single man.
- Annexation No. 06-16, Site Plan Review No. 05-06, located on the west side of 6th Street East and approximately 333 feet south of Avenue L-4. Owner: Bret M. Carlson and Ann M. Carlson, husband and wife as joint tenants, as to an undivided 50% interest and Steven J. Wharton and Josephina J. Wharton, husband and wife as joint tenants as to an undivided 50% interest, all as tenants in common.
- Annexation No. 06-34, Permit No. 06-01504, located on the east side of 18th Street West approximately 490 feet north of Avenue K-4. Owner: Juan Jose Rivera and Rosa Rivera, husband and wife, as joint tenants.
- Annexation No. 06-47, Tract No. 063346, located at the southwest corner of Avenue J-4 and 37th Street West. Owner: Trimark Pacific Heritage 43, LLC, a California Liability Company.
- Annexation No. 06-59, Tract Nos. 39437 and 39438, located 1300 feet west of Sierra Highway approximately 435 feet north of Avenue K. Owner: Regency Hills Homes XI, LLC.
- Annexation No. 06-60, Conditional Use Permit No. 03-01 / Parcel Map No. 067842, located at the southwest corner of Sierra Highway and Jackman Street. Owner: Leaps & Bounds, L.P., a California Limited Partnership.
- Annexation No. 06-61, Site Plan Review No. 06-01, located at 44407 Challenger Way. Owner: True South LLC, a California Limited Liability Company.
- Annexation No. 06-63, Parcel Map No. 061691, located at the southwest corner of 21st Street West and Avenue L-12. Owner: Carrie Marie Slayton, a married woman as her sole and separate property.

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CONSENT CALENDAR (continued)

CC 41. Annexation No. 06-64, Tract No. 061973, located on the north side of Avenue J-8
(continued) approximately 300 feet east of 35th Street West. Owner: Cambridge Homes, Inc., a California Corporation.

Annexation No. 06-65, Tract No. 064211, located at the northeast corner of 35th Street West and Avenue J-8. Owner: Cambridge Homes, Inc., a California Corporation.

Annexation No. 06-70, Permit No. 06-04034, located at the southeast corner of Lightcap Street and 3rd Street East. Owner: Wendy Betton, an unmarried woman.

A) Adopt **Resolution No. 06-186**, 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. 05-120, 06-16, 06-34, 06-47, 06-59, 06-60, 06-61, 06-63, 06-64, 06-65, and 06-70.)

B) Adopt **Resolution No. 06-187**, 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. 05-120, 06-16, 06-34, 06-47, 06-59, 06-60, 06-61, 06-63, 06-64, 06-65, and 06-70.)

Proposed Annexations to Lancaster Lighting Maintenance District

CC 42. Annexation No. 649, Permit No. 05-04546, located on the north side of Avenue L-6
between 30th Street West and 32nd Street West. Owner: Jay Roberts, a single man.

Annexation No. 668, Site Plan Review No. 05-06, located on the west side of 6th Street East and approximately 333 feet south of Avenue L-4. Owner: Bret M. Carlson and Ann M. Carlson, husband and wife as joint tenants, as to an undivided 50% interest and Steven J. Wharton and Josephina J. Wharton, husband and wife as joint tenants as to an undivided 50% interest, all as tenants in common.

Annexation No. 690, Permit No. 06-01504, located on the east side of 18th Street West approximately 490 feet north of Avenue K-4. Owner: Juan Jose Rivera and Rosa Rivera, husband and wife, as joint tenants.

Annexation No. 706, Tract No. 063346, located at the southwest corner of Avenue J-4 and 37th Street West. Owner: Trimark Pacific Heritage 43, LLC, a California Liability Company.

Annexation No. 721, Tract Nos. 39437 and 39438, located 1300 feet west of Sierra Highway approximately 435 feet north of Avenue K. Owner: Regency Hills Homes XI, LLC.

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CONSENT CALENDAR (continued)

CC 42.
(continued)

Annexation No. 722, Conditional Use Permit No. 03-01 / Parcel Map No. 067842, located at the southwest corner of Sierra Highway and Jackman Street. Owner: Leaps & Bounds, L.P., a California Limited Partnership.

Annexation No. 724, Parcel Map No. 061691, located at the southwest corner of 21st Street West and Avenue L-12. Owner: Carrie Marie Slayton, a married woman as her sole and separate property.

Annexation No. 725, Tract No. 061973, located on the north side of Avenue J-8 approximately 300 feet east of 35th Street West. Owner: Cambridge Homes, Inc., a California Corporation.

Annexation No. 726, Tract No. 064211, located at the northeast corner of 35th Street West and Avenue J-8. Owner: Cambridge Homes, Inc., a California Corporation.

Annexation No. 730, Permit No. 06-04034, located at the southeast corner of Lightcap Street and 3rd Street East. Owner: Wendy Betton, an unmarried woman.

A) Adopt **Resolution No. 06-188**, 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 XIII D (Annexation Nos. 649, 668, 690, 706, 721, 722, 724, 725, 726, and 730.)

B) Adopt **Resolution No. 06-189**, 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 XIII D (Annexation Nos. 649, 668, 690, 706, 721, 722, 724, 725, 726, and 730.)

Proposed Annexations to Lancaster Landscape Maintenance District No. 1:

CC 43.

Annexation No. 356, Tract No. 063346, located at the southwest corner of Avenue J-4 and 37th Street West. Owner: Trimark Pacific Heritage 43, LLC, a California Liability Company.

Annexation No. 362, Parcel Map No. 061691, located at the southwest corner of 21st Street West and Avenue L-12. Owner: Carrie Marie Slayton, a married woman as her sole and separate property.

Annexation No. 363, Tract No. 061973, located on the north side of Avenue J-8 approximately 300 feet east of 35th Street West. Owner: Cambridge Homes, Inc., a California Corporation.

Annexation No. 364, Tract No. 064211, located at the northeast corner of 35th Street West and Avenue J-8. Owner: Cambridge Homes, Inc., a California Corporation.

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CONSENT CALENDAR (continued)

CC 43.
(continued)

A) Adopt **Resolution No. 06-190**, 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. 356, 362, 363, and 364.)

B) Adopt **Resolution No. 06-191**, 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 XIID (Annexation Nos. 356, 362, 363, and 364.)

JOINT PUBLIC HEARING

JPH 1.

Agreement for the Sale of Real Property by and between the Lancaster Redevelopment Agency and Jiffy Spray, Inc. (APN: 3132-009-901).

Procedure

- a. Mayor/Chairman declares public hearing open
- b. Hear staff report – Economic Development Director- *Vern Lawson*
- c. City Clerk/Agency Secretary report re: communications
- d. Receive public testimony in favor, opposed, rebuttal
- e. Close public hearing
- f. Council/Agency discussion

Redevelopment Agency Recommendation:

Adopt **Resolution No. 14-06**, approving a Disposition and Development Agreement for the Sale of Real Property by and between the Lancaster Redevelopment Agency and Jiffy Spray, Inc. (APN: 3132-009-901) and authorize the Executive Director to execute all attendant documents related to the sale.

City Council Recommendation:

Adopt **Resolution No. 06-192**, approving a Disposition and Development Agreement for the Sale of Real Property by and between the Lancaster Redevelopment Agency and Jiffy Spray, Inc. (APN: 3132-009-901) and authorize the Executive Director to execute all attendant documents related to the sale.

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PUBLIC HEARINGS

**Proposed Annexations to Lancaster Drainage Benefit Assessment District
and associated assessments**

- PH 1. Annexation No. 05-120, Permit No. 05-04546, located on the north side of Avenue L-6 between 30th Street West and 32nd Street West. Owner: Jay Roberts, a single man.
- Annexation No. 06-16, Site Plan Review No. 05-06, located on the west side of 6th Street East and approximately 333 feet south of Avenue L-4. Owner: Bret M. Carlson and Ann M. Carlson, husband and wife as joint tenants, as to an undivided 50% interest and Steven J. Wharton and Josephina J. Wharton, husband and wife as joint tenants as to an undivided 50% interest, all as tenants in common.
- Annexation No. 06-34, Permit No. 06-01504, located on the east side of 18th Street West approximately 490 feet north of Avenue K-4. Owner: Juan Jose Rivera and Rosa Rivera, husband and wife, as joint tenants.
- Annexation No. 06-47, Tract No. 063346, located at the southwest corner of Avenue J-4 and 37th Street West. Owner: Trimark Pacific Heritage 43, LLC, a California Liability Company.
- Annexation No. 06-59, Tract Nos. 39437 and 39438, located 1300 feet west of Sierra Highway approximately 435 feet north of Avenue K. Owner: Regency Hills Homes XI, LLC.
- Annexation No. 06-60, Conditional Use Permit No. 03-01 / Parcel Map No. 067842, located at the southwest corner of Sierra Highway and Jackman Street. Owner: Leaps & Bounds, L.P., a California Limited Partnership.
- Annexation No. 06-61, Site Plan Review No. 06-01, located at 44407 Challenger Way. Owner: True South LLC, a California Limited Liability Company.
- Annexation No. 06-63, Parcel Map No. 061691, located at the southwest corner of 21st Street West and Avenue L-12. Owner: Carrie Marie Slayton, a married woman as her sole and separate property.
- Annexation No. 06-64, Tract No. 061973, located on the north side of Avenue J-8 approximately 300 feet east of 35th Street West. Owner: Cambridge Homes, Inc., a California Corporation.
- Annexation No. 06-65, Tract No. 064211, located at the northeast corner of 35th Street West and Avenue J-8. Owner: Cambridge Homes, Inc., a California Corporation.

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PUBLIC HEARINGS (continued)

PH 1.
(continued)

Annexation No. 06-70, Permit No. 06-04034, located at the southeast corner of Lightcap Street and 3rd Street East. Owner: Wendy Betton, an unmarried woman.

Procedure

- a. Mayor declares public hearing open
- b. Hear staff report – Public Works Director- *Randy Williams*
- c. City Clerk report re: communications
- d. Receive public testimony in favor, opposed, rebuttal
- e. Close public hearing
- f. Council discussion

Recommendation:

Adopt **Resolution No. 06-193**, confirming the diagram and assessment and ordering the annexation of territories into Lancaster Drainage Benefit Assessment District and levy of assessment (Annexation Nos. 05-120, 06-16, 06-34, 06-47, 06-59, 06-60, 06-61, 06-63, 06-64, 06-65, and 06-70.)

**Proposed Annexations to Lancaster Lighting Maintenance District
and associated assessments**

PH 2.

Annexation No. 649, Permit No. 05-04546, located on the north side of Avenue L-6 between 30th Street West and 32nd Street West. Owner: Jay Roberts, a single man.

Annexation No. 668, Site Plan Review No. 05-06, located on the west side of 6th Street East and approximately 333 feet south of Avenue L-4. Owner: Bret M. Carlson and Ann M. Carlson, husband and wife as joint tenants, as to an undivided 50% interest and Steven J. Wharton and Josephina J. Wharton, husband and wife as joint tenants as to an undivided 50% interest, all as tenants in common.

Annexation No. 690, Permit No. 06-01504, located on the east side of 18th Street West approximately 490 feet north of Avenue K-4. Owner: Juan Jose Rivera and Rosa Rivera, husband and wife, as joint tenants.

Annexation No. 706, Tract No. 063346, located at the southwest corner of Avenue J-4 and 37th Street West. Owner: Trimark Pacific Heritage 43, LLC, a California Liability Company.

Annexation No. 721, Tract Nos. 39437 and 39438, located 1300 feet west of Sierra Highway approximately 435 feet north of Avenue K. Owner: Regency Hills Homes XI, LLC.

Annexation No. 722, Conditional Use Permit No. 03-01 / Parcel Map No. 067842, located at the southwest corner of Sierra Highway and Jackman Street. Owner: Leaps & Bounds, L.P., a California Limited Partnership.

**CITY OF LANCASTER, CALIFORNIA
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TUESDAY, SEPTEMBER 26, 2006**

PUBLIC HEARINGS (continued)

PH 2.
(continued)

Annexation No. 724, Parcel Map No. 061691, located at the southwest corner of 21st Street West and Avenue L-12. Owner: Carrie Marie Slayton, a married woman as her sole and separate property.

Annexation No. 725, Tract No. 061973, located on the north side of Avenue J-8 approximately 300 feet east of 35th Street West. Owner: Cambridge Homes, Inc., a California Corporation.

Annexation No. 726, Tract No. 064211, located at the northeast corner of 35th Street West and Avenue J-8. Owner: Cambridge Homes, Inc., a California Corporation.

Annexation No. 730, Permit No. 06-04034, located at the southeast corner of Lightcap Street and 3rd Street East. Owner: Wendy Betton, an unmarried woman.

Procedure

- a. Mayor declares public hearing open
- b. Hear staff report – Public Works Director- *Randy Williams*
- c. City Clerk report re: communications
- d. Receive public testimony in favor, opposed, rebuttal
- e. Close public hearing
- f. Council discussion

Recommendation:

Adopt **Resolution No. 06-194**, confirming the diagram and assessment and ordering the annexation of territories into Lancaster Lighting Maintenance District (Annexation Nos. 649, 668, 690, 706, 721, 722, 724, 725, 726, and 730.)

Proposed Annexations to Lancaster Landscape Maintenance District No. 1:

PH 3.

Annexation No. 356, Tract No. 063346, located at the southwest corner of Avenue J-4 and 37th Street West. Owner: Trimark Pacific Heritage 43, LLC, a California Liability Company.

Annexation No. 362, Parcel Map No. 061691, located at the southwest corner of 21st Street West and Avenue L-12. Owner: Carrie Marie Slayton, a married woman as her sole and separate property.

Annexation No. 363, Tract No. 061973, located on the north side of Avenue J-8 approximately 300 feet east of 35th Street West. Owner: Cambridge Homes, Inc., a California Corporation.

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PUBLIC HEARINGS (continued)

PH 3. Annexation No. 364, Tract No. 064211, located at the northeast corner of 35th Street
(continued) West and Avenue J-8. Owner: Cambridge Homes, Inc., a California Corporation.

Procedure

- a. Mayor declares public hearing open
- b. Hear staff report – Public Works Director- **Randy Williams**
- c. City Clerk report re: communications
- d. Receive public testimony in favor, opposed, rebuttal
- e. Close public hearing
- f. Council discussion

Recommendation:

Adopt **Resolution No. 06-195**, confirming the diagram and assessment and ordering the annexation of territories into Lancaster Landscape Maintenance District No. 1 (Annexation Nos. 356, 362, 363, and 364.)

PH 4. Condemnation proceedings for property located at the southeast corner of Tract No.
52655 identified as APN 3122-001-019; portions thereof. Owner: Shona W. Smart.

Procedure

- a. Mayor declares public hearing open
- b. Hear staff report – Public Works Director- **Randy Williams**
- c. City Clerk report re: communications
- d. Receive public testimony in favor, opposed, rebuttal
- e. Close public hearing
- f. Council discussion

Recommendation:

Adopt **Resolution No. 06-196**, directing and authorizing the condemnation of certain real property in the City of Lancaster, California and declaring the public necessity therefor (APN 3122-001-019; portions thereof.)

**CITY OF LANCASTER, CALIFORNIA
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PUBLIC HEARINGS (continued)

PH 5. Condemnation proceedings for property located at the northwest corner of Avenue K-8 and 20th Street East.

A) APN 3170-005-013 - Owners: Mohamed O. Bellil, Dalila F.H. Bellil, and Amir Rahamim.

B) APN 3170-005-024 recently changed to APN 3170-005-025 - Owners: Warren Wong, Megan Wong, and Equity Trust Company.

Procedure

- a. Mayor declares public hearing open
- b. Hear staff report – Public Works Director- ***Randy Williams***
- c. City Clerk report re: communications
- d. Receive public testimony in favor, opposed, rebuttal
- e. Close public hearing
- f. Council discussion

Recommendation:

Adopt **Resolution No. 06-197**, directing and authorizing the condemnation of certain real property in the City of Lancaster, California and declaring the public necessity therefor (APN 3170-005-013 and APN 3170-005-024 recently changed to APN 3170-005-025; portions thereof)

NEW BUSINESS

NB 1. Ordinance No. 859, amending Title 5 of the Lancaster Municipal Code regulating Taxicab Operations within the City.

Procedure

- a. Hear staff report – Housing Director, ***Elizabeth Brubaker***
- b. Receive public testimony
- c. Council discussion

Recommendation:

Introduce **Ordinance No. 859**, amending Chapters 5.28 of the Lancaster Municipal Code regulating Taxicab Operations within the City.

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NEW BUSINESS (continued)

- NB 2. Ordinance No. 860, amending Title 5 of the Lancaster Municipal Code regulating Towing Operations within the City.

Procedure

- a. Hear staff report – Housing Director, *Elizabeth Brubaker*
- b. Receive public testimony
- c. Council discussion

Recommendation:

Introduce **Ordinance No. 860**, amending Chapters 5.32 of the Lancaster Municipal Code regulating Towing Operations within the City.

COUNCIL AGENDA

- CA 1. Request for Funding from the Antelope Valley Kiwanis to fund the implementation of an Internet Safety program for Middle school children.

Presenter: Council Member Ronald Smith

CITY MANAGER'S / EXECUTIVE DIRECTOR'S ANNOUNCEMENTS

CITY CLERK'S / AGENCY SECRETARY'S ANNOUNCEMENT

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the City Council / Redevelopment Agency on any item **NOT ON THE AGENDA** regarding City / Agency business. Please complete a speaker card for the City Clerk / Agency Secretary and identify the subject you would like to address. State law prohibits the City Council / Redevelopment Agency from taking action on items not on the agenda. Your matter will be referred to the City Manager / Executive Director. Individual speakers are limited to three (3) minutes each.

COUNCIL / AGENCY COMMENTS

CLOSED SESSION

**CITY OF LANCASTER, CALIFORNIA
CITY COUNCIL / REDEVELOPMENT AGENCY REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 26, 2006**

ADJOURNMENT (Agency and Council)

Next Regular Meeting:
Tuesday, October 10, 2006, 6:00 p.m.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk Department at (661)723-6020. Services such as American sign language interpreters, a reader during the meeting, and/or large print copies of the agenda are available. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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's Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk's Department at (661) 723-6020.