

STAFF REPORT

City of Lancaster

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5/13/2025
TN

Date: May 13, 2025

To: Mayor Parris and City Council Members

From: Patti Garibay, Director - Community Development
Hai Nguyen, Planning Manager
Kendall Brekke, Senior Planner

Subject: 2025 Zone Text Amendment to Titles 2, 8, 15, 16, and 17 of the Lancaster Municipal Code (ZTA25-001) and General Plan Amendment to the Safety Element of the General Plan (GPA25-001)

Recommendation:

Introduce **Ordinance** , for Zone Text Amendment No. 25-001 (ZTA25-001) for the 2025 Zone Text Amendment to Titles 2, 8, 15, 16, and 17 of the Lancaster Municipal Code and General Plan Amendment No. 25-001 (GPA25-001) for the update to the Safety Element of the General Plan to provide clarification, consistency, and compliance with City policies and State requirements.

G.C. Section 84308: No

Fiscal Impact:

None.

Background:

The City of Lancaster (City) periodically updates the Lancaster Municipal Code (LMC) and General Plan 2030 (General Plan) to reflect current legislation and regulations, codify new and current city policies, and provide code clarifications.

The previous Zone Text Amendment (ZTA21-001) and General Plan Amendment (21-002) were approved by the City Council on June 14, 2022, for the 2021-2029 Housing Element Update, Safety Element Update, and implementation of the Environmental Justice Element. Subsequently, the City Council approved a Zone Text Amendment on September 12, 2023, for the implementation of goals, policies, and programs associated with the Housing Element.

The Safety Element of the General Plan presents the City's overall goals, policies, and action programs to facilitate resiliency and prosperity. By incorporating data and mapping, addressing

vulnerabilities related to climate change, and integrating policies and programs from the City's 2019 Local Hazard Mitigation Plan (LHMP), the previous 2022 technical amendments to the Safety Element were intended to achieve compliance with State, regional and local policies and guidelines.

Assembly Bill (AB) 2140 was enacted in 2006 and allows California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved LHMPs into the Safety Element of their General Plan. This adoption, along with other requirements, makes the City eligible to be considered for part or all of its local-share costs on eligible Public Assistance projects to be provided by the state through the California Disaster Assistance Act (CDAA). AB 2140 compliance is not a requirement; it serves as a valuable financial incentive to strengthen community resilience and reduce the fiscal burden of disaster recovery. To participate in this program, the City must update the Safety Element to incorporate the newly approved 2025 LHMP.

Project Description:

Zone Text Amendment

The City proposes to update the LMC with text amendments to the following chapters/titles: Chapter 2.36 (Disaster Council), Chapter 8.50 Landscaping Installation and Maintenance, Chapter 15.04 Administrative Code, Chapter 15.64 Development Impact Fees, Chapter 16.04 General Provisions, and Title 17 Zoning, and to update the Safety Element of the General Plan (project).

The project only consists of text amendments. No changes to the City's zoning map or development densities are proposed. No construction or development is proposed as part of the project. The project is necessary because it aims to address current state legislation and regulations, implement new and current City policies and procedures, and provide code "clean ups" and clarifications. The goal is to improve the LMC to be innovative, compliant, and user-friendly to City staff and the public.

General Plan Amendment

On April 8, 2025, the City Council approved the 2025 LHMP. By adopting the LHMP, the City will maintain compliance with Federal Emergency Management Agency (FEMA) requirements, ensuring continued eligibility for federal hazard mitigation and disaster relief funding, establish a foundation for future action to incorporate the LHMP into the Safety Element, and strengthen hazard mitigation planning to reduce disaster risks in the community.

Coinciding with this Zone Text Amendment, the proposed General Plan Amendment would update the reference to the LHMP and incorporate the newly adopted LHMP to the General Plan. This ensures compliance with AB 2140 and positioning the City to maximize potential state funding for future disaster events.

Summary

The Zone Text Amendment Summary Table provides a summary of the 2025 Zone Text

Amendment, including the item number for reference, category, LMC section, description, and justification included as Attachment B. The proposed LMC and General Plan amendment language is detailed in a redline/strikethrough document included in this staff report as Attachment C. The proposed amendment language without redlines, or “clean” version, is included as Attachment D.

The Planning Commission heard the proposed Zone Text Amendment and General Plan Amendment during their regular meeting on April 21, 2025, and voted to recommend approval to the City Council. The staff report is included as Attachment E.

Environmental Review

Pursuant to Sections 15162 and 15168(c)(2) of the State CEQA Guidelines, the proposed Zone Text Amendment and General Plan Amendment are within the scope of the Program Environmental Impact Report (State Clearinghouse (SCH) No. 2007111003) for the existing General Plan and within the scope of the Negative Declaration of the Safety Element Update (SCH No. 2021080292), and no further environmental review is required.

HN/gb

Attachments:

- A. Ordinance No.
- B. Zone Text Amendment Table
- C. Redlines
- D. Proposed Amendments
- E. Planning Commission Staff Report, April 21, 2025