



AGENDA
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY
JOINT REGULAR MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
TUESDAY, NOVEMBER 13, 2018 - 6:30 P.M.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (714) 890-4245. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

The City Council agenda and supporting documentation is made available for public review and inspection during normal business hours in the Office of the City Clerk, 7800 Katella Avenue, Stanton California 90680 immediately following distribution of the agenda packet to a majority of the City Council. Packet delivery typically takes place on Thursday afternoons prior to the regularly scheduled meeting on Tuesday. The agenda packet is also available for review and inspection on the city's website at www.ci.stanton.ca.us, at the public counter at City Hall in the public access binder, and at the Stanton Library (information desk) 7850 Katella Avenue, Stanton, California 90680.

- 1. CLOSED SESSION (6:00 PM)**

- 2. ROLL CALL** Council / Authority Member Donahue
Council / Authority Member Ethans
Council / Authority Member Warren
Mayor Pro Tem / Vice Chairman Ramirez
Mayor / Chairman Shawver

- 3. PUBLIC COMMENT ON CLOSED SESSION ITEMS**

Closed Session may convene to consider matters of purchase / sale of real property (G.C. §54956.8), pending litigation (G.C. §54956.9(a)), potential litigation (G.C. §54956.9(b)) or personnel items (G.C. §54957.6). Records not available for public inspection.

4. CLOSED SESSION

4A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Existing litigation pursuant to Government Code section 54956.9(d)(1)
Number of cases: 1

City of Stanton vs. Green Tree Remedy et al, Orange County Superior Court Case Number: 30-2015-00813225-CU-JR-CJC

4B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Existing litigation pursuant to Government Code section 54956.9(d)(1)
Number of cases: 1

Orange County Catholic Worker et al v. Orange County et al, United States District Court, Central District of California Case Number: 8:18-cv-00155-DOC-JDE

4C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Pursuant to Government Code Section 54956.8)

Property: 10511 Flower Avenue, Stanton, CA (APN 079-334-25)
7922 Cerritos Avenue, Stanton, CA (APN 079-331-13)

Negotiating Parties:

Robert W. Hall, Interim Executive Director, Stanton Housing Authority
Stanton Housing Authority, Owner
Habitat for Humanity, Negotiating Party

Under Negotiation: Instruction to negotiator will concern price and terms of payment.

4D. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9
(d) (2)

Number of Potential Cases: 1

4E. PUBLIC EMPLOYEE APPOINTMENT
(Pursuant to Government Code Section 54957)

Title: City Manager

5. **CALL TO ORDER / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING**

6. **ROLL CALL** Agency Member Donahue
Agency Member Ethans
Agency Member Warren
Vice Chairman Ramirez
Chairman Shawver

7. **PLEDGE OF ALLEGIANCE**

8. **SPECIAL PRESENTATIONS AND AWARDS** **None.**

9. **CONSENT CALENDAR**

All items on the Consent Calendar may be acted on simultaneously, unless a Council/Board Member requests separate discussion and/or action.

CONSENT CALENDAR

- 9A. **MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

RECOMMENDED ACTION:

City Council/Agency Board/Authority Board waive reading of Ordinances and Resolutions.

- 9B. **APPROVAL OF WARRANTS**

City Council approve demand warrant dated October 17, 2018, October 25, 2018, and November 1, 2018 in the amount of \$3,725,177.01.

9C. PROFESSIONAL SERVICES AGREEMENT WITH CHARLES ABBOTT ASSOCIATES, INC. FOR BUILDING AND SAFETY SERVICES

Requested is the authorization to allow the Interim City Manager to enter into a Professional Services Agreement with Charles Abbott Associates, Inc. to provide Building and Safety Services for the City of Stanton for a term of three years with two one year options.

RECOMMENDED ACTION:

1. City Council declare that the action is not a project and is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(5) as the contract falls under organizational or administrative activities of governments that will not result in direct or indirect physical change in the environment; and
2. Approve the contract for Charles Abbott Associates, Inc.; and
3. Authorize the Interim City Manager to bind the City of Stanton and Charles Abbott Associates, Inc. in a contract to provide Building and Safety Services.

9D. DECLARATION OF SURPLUS PROPERTY

From time to time equipment purchased by the City has outlived its useful life and needs to be sold or otherwise disposed of. In compliance with the purchasing policy, staff is required to petition the Council to declare the property surplus, obsolete, or unusable.

RECOMMENDED ACTION:

1. City Council declare that this action is not a project per the California Environmental Quality Act; and
2. Declare the equipment listed on Attachment 1 as surplus; and
3. Direct staff to sell or salvage equipment according to the Administrative Policy IV-4-12: Purchasing Policy and Procedures.

9E. PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL, INC. FOR ENVIRONMENTAL SERVICES FOR THE TINA/PACIFIC PROJECT

Requested is the authorization to allow the Interim City Manager to enter into a Professional Services Agreement with Michael Baker International, Inc. to provide environmental services for the Tina/Pacific project in an amount of \$146,493.

RECOMMENDED ACTION:

1. City Council declare that the action is not a project and is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(5) as the contract falls under organizational or administrative activities of governments that will not result in direct or indirect physical change in the environment; and
2. Approve the contract for Michael Baker International, Inc.; and
3. Authorize the Interim City Manager to bind the City of Stanton and Michael Baker International, Inc. in a contract to provide environmental services for the Tina/Pacific neighborhood.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS

10A. APPEAL OF PLANNING COMMISSION'S DECISION TO DENY CONDITIONAL USE PERMIT C17-11 FOR THE OPERATION OF A NEW MASSAGE ESTABLISHMENT FOR THE PROPERTY LOCATED AT 10450 BEACH BOULEVARD, #105 IN THE CG (COMMERCIAL GENERAL) ZONE; SUBMITTED BY DIEN CHU PHAN

This is an appeal of the Planning Commission's decision to deny the application for Conditional Use Permit C17-11 for a new massage establishment from the property located at 10450 Beach Blvd. #105.

RECOMMENDED ACTION:

1. City Council hold a public hearing; and
2. Consider Resolution No. 2018-44 upholding the Planning Commission's denial of Conditional Use Permit C17-11 and denying the Applicant's appeal, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA UPHOLDING THE PLANNING COMMISSION'S DENIAL OF CONDITIONAL USE PERMIT C17-11, A REQUEST TO ALLOW FOR THE OPERATION OF A NEW MASSAGE ESTABLISHMENT FOR THE PROPERTY LOCATED AT 10450 BEACH BOULEVARD #105 IN THE CG (COMMERCIAL GENERAL) ZONE”.

10B. INITIAL REVIEW OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY OF ORANGE COUNTY FOR THE PURCHASE AND DEVELOPMENT OF 7922 CERRITOS AVENUE AND 10522 FLOWER AVENUE (HOUSING AUTHORITY)

Conduct an initial review of proposed Disposition and Development Agreement negotiations between Habitat for Humanity of Orange County and the Stanton Housing Authority.

RECOMMENDED ACTION:

1. Housing Authority conduct a public hearing; and
2. Declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
3. Authorize Authority staff to negotiate the terms of a Disposition and Development Agreement with Habitat for Humanity of Orange County for the purchase and development of the properties located at 7922 Cerritos Avenue and 10522 Flower Avenue.

11. UNFINISHED BUSINESS **None.**

12. NEW BUSINESS

12A. PROPOSED AMENDMENT TO THE STANTON MUNICIPAL CODE REGARDING CONSTRUCTION AND DEMOLITION DEBRIS

The California Building Standards Commission recently added provisions to the California Green Building Standards (CALGreen) Code regulating C&D Debris. The City's Municipal Code needs to be amended to comply with these new provisions.

RECOMMENDED ACTION:

1. City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3); and
2. Introduce Ordinance No 1082, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AMENDING SECTIONS 6.04.090 AND 6.04.100 OF THE STANTON MUNICIPAL CODE REGARDING CONSTRUCTION AND DEMOLITION DEBRIS"; and

3. Set said Ordinance for second reading and adoption at the November 27, 2018 regular City Council meeting.

ROLL CALL VOTE: Council Member Donahue
Council Member Ethans
Council Member Warren
Mayor Pro Tem Ramirez
Mayor Shawver

13. ORAL COMMUNICATIONS - PUBLIC

At this time members of the public may address the City Council/Successor Agency/Stanton Housing Authority regarding any items within the subject matter jurisdiction of the City Council/Successor Agency/Stanton Housing Authority, provided that NO action may be taken on non-agenda items.

- Members of the public wishing to address the Council/Agency/Authority during Oral Communications-Public or on a particular item are requested to fill out a REQUEST TO SPEAK form and submit it to the City Clerk. Request to speak forms must be turned in prior to Oral Communications-Public.
- When the Mayor/Chairman calls you to the microphone, please state your Name, slowly and clearly, for the record. A speaker's comments shall be limited to a three (3) minute aggregate time period on Oral Communications and Agenda Items. Speakers are then to return to their seats and no further comments will be permitted.
- Remarks from those seated or standing in the back of chambers will not be permitted. All those wishing to speak including Council/Agency/Authority and Staff need to be recognized by the Mayor/Chairman before speaking.

14. WRITTEN COMMUNICATIONS None.

15. MAYOR/CHAIRMAN COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS

15A. COMMITTEE REPORTS/ COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

At this time Council/Agency/Authority Members may report on items not specifically described on the agenda which are of interest to the community provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

15B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE MEETING

At this time Council/Agency/Authority Members may place an item on a future agenda.

15C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

At this time Council/Agency/Authority Members may place an item on a future study session agenda.

Currently Scheduled:

- None

16. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

17A. ORANGE COUNTY FIRE AUTHORITY

At this time the Orange County Fire Authority will provide the City Council with an update on their current operations.

18. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 8th day of November, 2018.

s/ Patricia A. Vazquez, City Clerk/Secretary
