



**AGENDA**  
**CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY**  
**JOINT REGULAR MEETING**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**TUESDAY, MARCH 26, 2019 - 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](http://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 Member Ramirez  
                             Council Member Taylor  
                             Council Member Warren  
                             Mayor 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-ANTICIPATED LITIGATION**  
**Significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2)**

Number of Potential Cases: 1

**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 LEGAL COUNSEL – EXISTING LITIGATION**  
**Existing litigation pursuant to Government Code section 54956.9(d)(1)**  
**Number of cases: 1**

Heaven's Gate Funeral Home, Inc. v. City of Stanton, Superior Court of the State of California County of Orange, Case Number: 30-2019-01054997-CU-WN-CJC

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

**6. ROLL CALL** Agency/Authority Member Ramirez  
Agency/Authority Member Taylor  
Agency/Authority Member Warren  
Chairman Shawver

**7. PLEDGE OF ALLEGIANCE**

**8. SPECIAL PRESENTATIONS AND AWARDS**

**8A.** Special presentation of a Lifetime Achievement Business Award honoring and recognizing ORCO Block & Hardscape.

**8B.** Presentation of Proclamation declaring the month of April, as Donate Life California Month in the City of Stanton.

## **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 warrants dated March 7, 2019 and March 14, 2019, in the amount of \$2,655,239.78.

#### **9C. APPROVAL OF MINUTES**

1. City Council approve Minutes of Special Meeting – February 26, 2019.
2. City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – February 26, 2019.
3. City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – March 12, 2019.

**9D. DESIGNATION OF VOTING DELEGATE AND/OR ALTERNATE FOR THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) 2019 REGIONAL CONFERENCE GENERAL ASSEMBLY**

The Southern California Association of Governments (SCAG) Regional Conference General Assembly will be held on May 2 – 3, 2019 at the JW Marriott Desert Springs Resort & Spa in Palm Desert, California. Each year, SCAG’s member cities select a Delegate and/or Alternate to represent their City to participate at this Annual Meeting.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act (“CEQA”) pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Appoint Council Member David J. Shawver to attend and serve as the City’s Voting Delegate and appoint Council Member Carol Warren to attend and serve as the Alternate Voting Delegate for the Southern California Association of Governments (SCAG) Regional Conference General Assembly.

**9E. APPROVAL OF RESOLUTION 2019-13 ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2019-20 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

To satisfy the accountability requirements of SB-1 Transportation Funding (2018-2019, Beall); the City must adopt a list of projects to be funded with SB-1 funds for FY 2019/20.

**RECOMMENDED ACTION:**

1. City Council declare that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15378(b)(5) – Organizational or administrative activities of governments that will not result in direct or indirect physical change in the environment; and
2. Approve Resolution No. 2019-13, adopting a list of projects to be funded by SB-1 in FY 2019/20, entitled:

**“RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2019-20 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017”.**

## 9F. FIGTREE PACE FINANCING PROGRAM

Adopt Resolution 2019-05, consenting to the inclusion of Properties within the City's Jurisdiction in the Statewide California Enterprise Development Authority to allow commercial and industrial property owners to participate in funding programs for energy efficiency, renewable energy, and water conservation projects.

### RECOMMENDED ACTION:

1. City Council 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
2. Adopt Resolution No. 2019-05 joining the California Enterprise Development Authority (CEDA) as an Associate Member and authorizing CEDA, through Dividend Finance, LLC, to offer their program and levy assessments within the City of Stanton, and execute the indemnification agreement, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING ASSOCIATE MEMBERSHIP BY THE CITY IN THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY; AUTHORIZING AND DIRECTING THE EXECUTION OF AN ASSOCIATE MEMBERSHIP AGREEMENT RELATING TO ASSOCIATE MEMBERSHIP OF THE CITY IN THE AUTHORITY; AUTHORIZING THE CITY TO JOIN THE FIGTREE PACE PROGRAM; AUTHORIZING THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY TO CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY OF STANTON; AND AUTHORIZING RELATED ACTIONS";**  
and

3. Authorize the City Manager to execute all related documents.

## **9G. GENERAL PLAN ANNUAL PROGRESS FOR CALENDAR YEAR 2018**

The attached General Plan Annual Progress Report for Calendar Year 2018 for the City of Stanton is being presented to the City Council for review as required by State Law.

### **RECOMMENDED ACTION:**

1. City Council 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
2. Receive and file General Plan Annual Progress Report, and authorize submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.

## **9H. FEBRUARY 2019 INVESTMENT REPORT**

The Investment Report as of February 28, 2019 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Receive and file the Investment Report for the month of February 2019.

## **9I. FEBRUARY 2019 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of February 28, 2019 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

### **RECOMMENDED ACTION:**

1. Successor Agency find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Receive and file the Investment Report for the month of February 2019.

**9J. RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE ENGINEER TO PREPARE AND TO FILE A REPORT FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1**

As part of the annual update to the Lighting and Landscaping District No. 1, certain procedural resolutions must be adopted by the City Council. The proposed resolution orders the Engineer's report for the 2019-2020 update.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(4); and
2. Adopt Resolution No. 2019-14 initiating proceedings and ordering the Engineer's report for the fiscal year 2019-2020 update, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENTS FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020; AND ORDERING THE ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE THEREWITH".**

**END OF CONSENT CALENDAR**

## 10. PUBLIC HEARINGS

### 10A. PUBLIC HEARING TO CONSIDER PRECISE PLAN DEVELOPMENT PPD-787, TENTATIVE TRACT MAP TM17-01, ZONE CHANGE ZC17-02 INCLUDING GENERAL PLAN AND ZONING MAP AMENDMENTS AND A MITIGATED NEGATIVE DECLARATION TO SUBDIVIDE A 0.92 ACRE SITE FOR THE DEVELOPMENT OF A HOUSING SUBDIVISION CONSISTING OF THE CONSTRUCTION OF 17 THREE-STORY ATTACHED CONDOMINIUM UNITS FOR THE PROPERTY LOCATED AT 11752 BEACH BLVD. IN THE CG (COMMERCIAL GENERAL) ZONE WITH THE GENERAL MIXED-USE OVERLAY, AND THE RE (RESIDENTIAL ESTATE) ZONE

A public hearing to consider subdivision of a 0.92 acre site for condominium purposes and to construct 17 three-story attached condominium units, common and private open space; a private street and associated improvements. Under consideration are Precise Plan of Development PPD-787, Tentative Tract Map TM17-01, Zone Change ZC17-02 and a Mitigated Negative Declaration.

#### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Adopt Resolution No. 2019-07 approving the Mitigated Negative Declaration (SCH# 2018121037) and a Mitigation Monitoring and Reporting Program, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON ADOPTING A MITIGATED NEGATIVE DECLARATION (SCH#2018121037) AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DEVELOPMENT OF 17 ATTACHED CONDOMINIUM UNITS LOCATED AT 11752 BEACH BLVD.”; and**

3. Adopt Resolution No. 2019-08 approving Precise Plan of Development PPD-787, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING PRECISE PLAN OF DEVELOPMENT PPD-787 FOR THE DEVELOPMENT OF A HOUSING SUBDIVISION CONSISTING OF THE CONSTRUCTION OF 17 THREE-STORY ATTACHED CONDOMINIUM UNITS FOR THE PROPERTY LOCATED AT 11752 BEACH BLVD. IN THE CG (COMMERCIAL GENERAL) ZONE WITH THE GENERAL MIXED-USE OVERLAY, AND THE RE (RESIDENTIAL ESTATE) ZONE”;**  
and



4. Adopt Resolution No. 2019-09 approving Tentative Tract Map TM17-01, entitled:

**“A RESOLUTION OF THE CITY OF STANTON, CALIFORNIA RECOMMENDING THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP 18107 (TM17-01) TO SUBDIVIDE A LEGAL PARCEL (0.92 ACRES) FOR CONDOMINIUM PURPOSES FOR THE DEVELOPMENT OF 17 THREE-STORY ATTACHED CONDOMINIUM UNITS FOR THE PROPERTY LOCATED AT 11752 BEACH BLVD. IN THE CG (COMMERCIAL GENERAL) ZONE WITH THE GENERAL MIXED-USE OVERLAY, AND THE RE (RESIDENTIAL ESTATE) ZONE”;** and

5. City Council introduce Ordinance No. 1087, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING ZONE CHANGE ZC17-02 AND ASSOCIATED GENERAL PLAN AND ZONING MAP AMENDMENTS FOR THE PROPERTY LOCATED AT 11752 BEACH BLVD. (ASSESSORS PARCEL NO. 131-242-04) FROM RE (RESIDENTIAL ESTATE) ZONE TO CG (COMMERCIAL GENERAL) ZONE WITH THE GENERAL MIXED-USE OVERLAY”;** and

6. Set said Ordinance No. 1087 for adoption at the regular City Council meeting on April 9, 2019.

**10B. CONSIDERATION OF AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH KB HOMES FOR THE PROPERTY LOCATED AT 7455 KATELLA AVENUE**

The Development Committee, upon review of options related to the Authority owned property at 7455 Katella Ave., directed staff to pursue the potential sale of the property. In furtherance of that direction, an Exclusive Right to Negotiate Agreement (ENA) with KB Homes for the future sale and potential development of the property has been prepared.

**RECOMMENDED ACTION:**

1. City Council declare that the project is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly); and
2. Approve the Exclusive Right to Negotiate Agreement with KB Homes and authorize the City Manager to execute all necessary documents.

## **10C. ESTABLISHMENT OF A FEE FOR THE PROCESSING OF SIDEWALK VENDING PERMIT APPLICATIONS**

In February of 2019, the City Council adopted Ordinance No. 1089, which established new regulations and permit requirements for sidewalk vendors. As part of the new regulations, sidewalk vendors are now required to obtain a permit in order to operate within the City. This resolution would establish a fee to recover the costs associated with the processing of the Sidewalk Vending Permit applications and renewals.

### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Declare that this action is not a project as defined in the California Environmental Quality Act ("CEQA") Section 15378(b)(4) as it involves the creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and
3. Adopt Resolution No. 2019-11 establishing an application fee for processing of Sidewalk Vending Licenses, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING A PERMITTING FEE FOR THE PROCESSING OF SIDEWALK VENDING APPLICATIONS AND PERMIT RENEWALS IN THE CITY OF STANTON".**

**11. UNFINISHED BUSINESS** **None.**

**12. NEW BUSINESS**

**12A. MEMORANDUM OF UNDERSTANDING FOR THE NORTH ORANGE COUNTY SERVICE PLANNING AREA HOMELESS OUTREACH EFFORTS**

This Memorandum of Understanding establishes a multi-jurisdictional approach for the construction and operation of “Navigation Centers” that will serve homeless adults, children and families located within the North Service Planning Area of Orange County.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act (“CEQA”) pursuant to Section 15378(b)(4); and
2. Approve the Memorandum of Understanding for the North Orange County Service Planning Area, authorize the City Manager to approve non-substantive changes as needed and authorize the Mayor and City Clerk to execute the agreement on behalf of the City.

**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 SHERIFF'S DEPARTMENT**

At this time the Orange County Sheriff's Department 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 21<sup>st</sup> day of March, 2019.

s/ Patricia A. Vazquez, City Clerk/Secretary

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