

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING JANUARY 14, 2020

1. CALL TO ORDER / CLOSED SESSION

The City Council / Housing Authority meeting was called to order at 6:00 p.m. by Mayor Pro Tem / Chairperson Warren.

2. ROLL CALL

Present: Council/Authority Member Taylor, Council/Authority Member Van, and Mayor Pro Tem/Vice Chairman Warren.

Absent: Mayor/Chairman Shawver.

Excused: Council/Authority Member Ramirez.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

The members of the Stanton City Council/Stanton Housing Authority of the City of Stanton proceeded to closed session at 6:00 p.m. for discussion regarding:

Mayor Shawver arrived at 6:05 p.m.

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

Gary Lane vs. City of Stanton and Does 1 to 100, Inclusive, Superior Court of California, County of Orange, Central Justice Center, Case Number: 30-2019-01099513-CU-PO-CJC.

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

The meetings were called to order at 6:41 p.m. by Chairman Shawver.

The City Attorney reported that the Stanton City Council met in closed session from 6:00 to 6:35 p.m.

The City Attorney reported that there was no reportable action.

6. ROLL CALL

Present: Agency Member Taylor, Agency Member Van, Vice Chairperson Warren, and Chairman Shawver.

Absent: None.

Excused: Agency Member Ramirez.

7. PLEDGE OF ALLEGIANCE

Led by Mr. Alexander A. Ethans.

8. SPECIAL PRESENTATIONS AND AWARDS

- Presentation by Mr. Howard Kummerman, Cypress College Foundation regarding the 45th Annual Americana Awards and announced Mr. Alexander A. Ethans as the Cypress College Foundation's, 2020 Citizen of the Year for the City of Stanton.
- Mr. Alexander A. Ethans expressed his gratitude to the Cypress College Foundation, City Council, and City of Stanton and stated that he is looking forward to "total retirement".
- Mayor Shawver expressed his gratitude to the Cypress College Foundation and congratulated Mr. Alexander A. Ethans on this well deserved award.

9. CONSENT CALENDAR

Mayor Shawver requested to pull Item 9D from the Consent Calendar for separate discussion.

Motion/Second: Warren/Taylor

Motion unanimously carried by the following vote:

AYES: 4 (Shawver, Taylor, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: 1 (Ramirez)

The City Council/Agency Board/Authority Board approved the following Consent Calendar items:

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

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

9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated December 4, 2019, December 10, 2019 and December 19, 2019, in the amount of \$4,342,761.03; and

9C. APPROVAL OF MINUTES

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – December 10, 2019.

9E. 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.

1. The City Council finds 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. Declared the equipment listed on Attachment 1 (2006 Ford Escape, 2007 Ford Escape, 2005 Honda ST 1300P Motorcycle LP, 2008 Chevy Silverado LP, 1994 L8000 Ford Vactor Truck LP, Golf Cart) as surplus; and
3. Directed staff to sell or salvage equipment according to the Administrative Policy IV-4-12: Purchasing Policy and Procedures.

9F. APPROVAL OF 2020 MEETING DATES AND CITY OF STANTON HOLIDAYS OBSERVED CALENDAR YEAR 2020

Reporting to the City Council the scheduled 2020 Meeting Dates for the Stanton City Council, Stanton Planning Commission, Parks, Recreation and Community Services Commission, Stanton Community Foundation, and Stanton Public Safety Committee meetings and scheduled Stanton holidays observed calendar for 2020.

1. The City Council finds 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. Received and filed the report.

9G. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION IMPROVEMENT AGREEMENT TRACT MAP NO. 19010

The final parcel map for the development of two hundred and eight (208) single family condominium units, private streets, and private park area for the property located at The Village Center Drive (12631-12811 Beach Boulevard) was approved on August 27, 2019. The Subdivision Improvement Agreement has been submitted for final approval.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 32 and Section 15332; and
2. Finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Government Code, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code; and
3. Authorized the Mayor to execute the attached Subdivision Improvement Agreement for Tract No. 19010.

9H. NOVEMBER 2019 INVESTMENT REPORT

The Investment Report as of November 30, 2019 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The City Council finds 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. Received and filed the Investment Report for the month of November 2019.

9I. NOVEMBER 2019 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of November 30, 2019 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency finds 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. Received and filed the Investment Report for the month of November 2019.

9J. MAYOR'S APPOINTMENTS OF COUNCIL MEMBERS AS REPRESENTATIVES TO VARIOUS BOARDS, COMMISSIONS, COMMITTEES AND AGENCIES

Traditionally, Council Members have been appointed by the Mayor to serve on numerous outside committees, boards, commissions and agencies. Each appointee is responsible for representing the City and voting on behalf of the City Council. The Mayor has conducted a review and has selected appointees, as detailed in Attachment 1. With the exception of the Orange County Fire Authority ("OCFA") appointment, which is required to be made by Resolution, the Mayor may otherwise make appointments to each committee, board, commission or agency by nomination and Minute Order confirmation. In addition, the Fair Political Practices Commission ("FPPC") regulations require the adoption and posting of Form 806, Agency Report of Public Official Appointments, in order for individual Council Members to participate in a City Council vote that would result in him or her serving in a position that provides compensation of \$250 or more in any 12-month period.

1. The City Council confirmed the Mayor's appointments; and
2. Approved Fair Political Practices Commission Form 806 and authorized the City Clerk to post the form on the City's website.

9K. DECEMBER 2019 GENERAL FUND REVENUE AND EXPENDITURE REPORT

The monthly General Fund Revenue and Expenditure Report as of December 2019 has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D)1 and is being provided to City Council.

1. The City Council finds 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. Received and filed the General Fund Revenue and Expenditure Report as of December 2019.

END OF CONSENT CALENDAR

9D. AWARD OF A CONSTRUCTION CONTRACT FOR FY 19/20 CITY HALL CARPET AND LINOLEUM PROJECT TO BOB MARDIGIAN FLOOR COVERING

The two bids for the FY 19/20 City Hall Carpet and Linoleum Project were opened on December 10, 2019. Based on the post-bid analysis, staff recommends the bid submitted by Bob Mardigian Floor Covering to be the lowest responsible and responsive bid. The construction cost is estimated at \$113,190.00 which includes a contingency.

Motion/Second: Shawver/Van
Motion unanimously carried by the following vote:

AYES: 4 (Shawver, Taylor, Van, and Warren)
NOES: None
ABSTAIN: None
ABSENT: 1 (Ramirez)

1. The City Council declared that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) - Continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making; and
2. Awarded a construction contract for FY 19/20 City Hall Carpet and Linoleum Project to the lowest responsible and responsive bidder, Bob Mardigian Floor Covering, for the amount of \$102,900.00; and
3. Authorized the City Manager to bind the City of Stanton and Bob Mardigian Floor Covering in a contract for the construction of the FY 19/20 City Hall Carpet and Linoleum Project; and
4. Authorized the City Manager to approve contract changes, not to exceed 10-Percent.

Mayor Shawver welcomed Ms. Michelle Bannigan, Finance Director to the City of Stanton.

Ms. Michelle Bannigan provided the City Council with a brief introduction about herself.

10. PUBLIC HEARINGS

10A. ZONE CHANGE (AZC) 19-03, AN URGENCY ORDINANCE AND A NON-URGENCY ORDINANCE AMENDING TITLE 20 OF THE STANTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Zone Change (AZC) 19-03 is a proposed ordinance to amend Title 20 (Zoning), section 20.400.330 and other sections of the Stanton Municipal Code (SMC), regarding Accessory Dwelling Units (ADU). The ADU regulations are modified in compliance with the provisions of Government Code sections 65852.2 and 65852.22 as amended by recently approved legislation that will take effect on January 1, 2020. The Planning Commission held a public hearing on December 18, 2019 and recommended adoption of the urgency ordinance and non-urgency ordinance to the City Council.

Staff report by Ms. Amy Stonich, Contract City Planner.

The public hearing was opened.

Mr. Jerry Ristrom, resident questioned how the City would address the parking needs should if townhomes were to convert their garage proposed regulations would apply to Town homes / assigned parking / if someone in a town home were to convert their garage to an ADU how would the City address the parking needs, how does this work?

No one else appearing to speak, the public hearing was closed.

Motion/Second: Taylor/Van

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Van	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Ramirez	EXCUSED
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council conducted a public hearing; and
2. Adopted Urgency Ordinance No. 1096 amending Title 20 of the Stanton Municipal Code Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units including the presented amendments, entitled:

“AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON AMENDING TITLE 20 OF THE CITY OF STANTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA”; and

3. Consider and introduce Ordinance No. 1097 including the presented amendments, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON AMENDING TITLE 20 OF THE CITY OF STANTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA”; and

4. Set said Ordinance No. 1097 for adoption at the January 28, 2020 meeting.

11. UNFINISHED BUSINESS None.

12. NEW BUSINESS

12A. PURCHASE AND SALE AGREEMENT FOR 11870 BEACH BOULEVARD AND APPROPRIATION OF FUNDS

The attached Purchase and Sale Agreement would authorize the City to complete the purchase of 11870 Beach Boulevard, Stanton, for appropriate public purposes and to further the revitalization of Beach Boulevard.

Staff report by Mr. Jarad L. Hildenbrand, City Manager.

Motion/Second: Warren/Taylor

Motion unanimously carried by the following vote:

AYES: 4 (Shawver, Taylor, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: 1 (Ramirez)

1. The City Council declared that this project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15061(b)(3); and
2. Approved the City’s purchase of the property at 11870 Beach Boulevard, Stanton, authorizing the City Manager to execute the Purchase and Sale Agreement and take other necessary actions to perform Stanton’s obligations under the Purchase Sale Agreement, and authorizing and directing the filing of a CEQA Notice of Exemption; and
3. Approved Budget Adjustment No. 2020-15 to appropriate \$900,000 from General Fund reserves.

13. ORAL COMMUNICATIONS – PUBLIC

- Ms. Melissa Saldana, resident, spoke regarding safety concerns within her neighborhood such as speeding and Airbnb's and requested that the City address these concerns.
- Mr. Randy Hart, resident, spoke regarding the City's permit parking program and addressed safety concerns within his neighborhood.
- Mayor Shawver provided a brief background on the permit parking program, spoke regarding State regulations, and the City's current evaluation of the permit parking program.
- Ms. Maria E. Leyva, resident, spoke regarding her concerns with the City's current permit parking program.
- Mr. Erick Ramirez, resident, spoke regarding the City's permit parking program and addressed safety concerns within his neighborhood.
- Mr. Arturo Garcia, resident, spoke regarding air quality concerns with the businesses located on Beach Boulevard and Katella Avenue and questioned if the City could regulate the air quality pollution of these businesses near residential homes.
- Ms. Rosalinda Ramirez, resident, spoke regarding her concerns with the City's permit parking program, addressed safety concerns within her neighborhood, and respectfully requested that her residence be allowed three additional permits.
- Ms. J.G., resident, spoke regarding her concerns with the City's permit parking program and addressed safety concerns within her neighborhood.
- Ms. Melissa Saldana, resident, spoke regarding parking concerns with the proposed Lighthouse Church development.
- Mr. John Warren, resident, spoke regarding the City's accessory dwelling units (ADU) ordinance and the City's requirement to adopt and enforce the State proposed regulations.

14. WRITTEN COMMUNICATIONS None.

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

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

- Mayor Pro Tem Warren reported on her attendance at Assemblywoman Sharon Quirk-Silva's Community Coffee, which was held on January 11, 2020.
- Ms. Zenia Bobadilla, Community Services Director reported on the upcoming Kids Night Out event, which is scheduled to be held on January 17, 2020 at the Stanton Family Resource Center.

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

Mayor Shawver requested to agendaize discussion regarding tents within City parks that are located on Southern California Edison easements and the illegal use of City facilities without an official reservation.

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

None.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

Ms. Patricia A. Vazquez, City Clerk reported that due to a scheduling error the Orange County Fire Authority is scheduled to present their monthly report and that the Orange County Sheriff's Department monthly report will be heard at the January 28, 2020 regularly scheduled City Council meeting.

~~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.~~

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.

- Fire Division Chief Jeff Hoey provided the City Council with an update on their current operations.

18. ADJOURNMENT in memory and honor of Mr. Ken Ash
Motion/Second: Shawver/
Motion carried at 7:59 p.m.



MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY