

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING SEPTEMBER 27, 2016

1. **CLOSED SESSION** None.

2. **CALL TO ORDER CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING**

The meetings were called to order at 6:30 p.m. by Mayor / Chairman Donahue.

3. **PLEDGE OF ALLEGIANCE**

Led by Mr. James A. Box, City Manager.

4. **ROLL CALL**

Present: Council/Agency/Authority Member Ethans, Council/Agency/Authority Member Ramirez, Council/Agency/Authority Member Shawver, Mayor Pro Tem/Vice Chairperson Warren, and Mayor/Chairman Donahue.

Absent: None.

Excused: None.

5. **SPECIAL PRESENTATIONS AND AWARDS**

5A. The City Council presented a Certificate of Recognition honoring Sergeant Stephen Torres, Orange County Sheriff's Department on his retirement and his outstanding and dedicated service to the City of Stanton.

- Lieutenant Sean Howell presented an award on behalf of the Orange County Sheriff's Department to Sergeant Stephen Torres in honor of his outstanding and dedicated service to the Orange County Sheriff's Department.

5B. Presentation by Dr. Brad Fieldhouse, City Net; sharing their mission with the City Council and providing an update on their current operations.

5C. The City Council presented a proclamation to Division Chief Dave Steffen, Orange County Fire Authority and declared the week of October 9-16, 2016, as Fire Prevention Week (*"Don't Wait – Check the Date! Replace Smoke Alarms Every 10 Years,"*) in the City of Stanton.

**6. CONSENT CALENDAR**

Motion/Second: Ethans/Ramirez  
Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: None

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

**CONSENT CALENDAR**

**6A. 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.

**6B. APPROVAL OF WARRANTS**

The City Council approved demand warrants dated September 8, 2016 and September 15, 2016 in the amount of \$1,086,115.28.

**6C. APPROVAL OF MINUTES**

1. The City Council approved Minutes of Special Meeting – September 13, 2016; and
2. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – September 13, 2016.

**6D. AUGUST 2016 INVESTMENT REPORT**

The Investment Report as of August 31, 2016 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 August 2016.

**6E. AUGUST 2016 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of August 31, 2016 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 August 2016.

**6F. LEASE AGREEMENT WITH FERNWOOD MOBILE HOME PARK, LP FOR ADDITIONAL PARKING FOR STANTON CENTRAL PARK**

Stanton Central Park was designed to have 125 parking stalls. On weekdays this amount of stalls is generally adequate, but on weekends and during special events all available spots are often filled and additional parking is needed. Staff has been working with the management of the Fernwood Mobile Home Park, LP (Fernwood) to come to an agreement to lease approximately one acre of adjacent land to provide an additional 85 parking stalls.

1. The City Council declared that in accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15061(b)(3); and
2. Authorized the City Manager to execute the attached agreement (Lease Agreement by and Between the City of Stanton and Fernwood Mobile Home Park, LP) for the leasing of property owned by the Fernwood Mobile Home Park, LP for parking for Stanton Central Park.

## **6G. CARRYOVER PURCHASE ORDERS FROM FY 2015-16 TO FY 2016-17**

At each fiscal year end, City staff reviews remaining unspent budget appropriations at the end of the year to determine if any encumbered purchase orders should be carried forward from one fiscal year to the next. This report requests the carryover of 6 open purchase orders from FY 2015/16 to FY 2016/17, totaling \$530,297.52.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a director reasonably foreseeable indirect physical change in the environment) and 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. Adopted Resolution No. 2016-36 approving the carryover of certain purchase orders from fiscal year 2015/16 to fiscal year 2016/17 entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING THE CARRYOVER OF CERTAIN APPROPRIATIONS FROM FY 2015/16 TO FY 2016/17".**

### **END OF CONSENT CALENDAR**

## **7. PUBLIC HEARINGS**

### **7A. PUBLIC HEARING TO CONSIDER PRECISE PLAN OF DEVELOPMENT PPD-775 AND TENTATIVE TRACT MAP TM15-03 TO SUBDIVIDE A 1.126 ACRE SITE AND CONSTRUCT 11 SINGLE-FAMILY DETACHED CONDOMINIUMS, A PRIVATE STREET, AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8101 AND 8111 CATHERINE AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE**

A public hearing to consider demolition of two single family homes and construct 11 single-family detached condominiums with four parking spaces per unit, plus guest parking, open space and a private street on a 48,500 square foot site. Under consideration is Precise Plan of Development PPD-775 and Tentative Tract Map TM15-03.

Staff report by Ms. Kelly Hart, Community Development Director.

The public hearing was opened.

- Mr. Steve Sarkis spoke in favor of the proposed project and commented on the current parking issues Briarwood Street.
- Mr. Hien Nguyen questioned if the City planned on paving the current "dirt strip" located along a portion of Catherine Avenue as part of the proposed project.

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

Motion/Second: Ethans/Warren  
Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: None

1. The City Council conducted a public hearing; and
2. Declared that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects); and
3. Adopted Resolution No. 2016-37 approving Precise Plan of Development PPD-775, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING PRECISE PLAN OF DEVELOPMENT PPD-775 FOR A RESIDENTIAL SUBDIVISION INCLUDING 11 SINGLE-FAMILY DETACHED CONDOMINIUMS WITH COMMON AND PRIVATE OPEN SPACE ON TWO LEGAL PARCELS WITH A COMBINED AREA OF 1.126 ACRES LOCATED AT 8101 AND 8111 CATHERINE AVE. IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE”;** and

4. Adopted Resolution No. 2016-38 approving Tentative Tract Map TM15-03, subject to Conditions of Approval contained therein, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING TENTATIVE TRACT MAP 17986 (TM 15-03) TO SUBDIVIDE TWO LEGAL PARCELS (1.126 ACRES) FOR CONDOMINIUM PUROPOSES FOR THE DEVELOPMENT OF 11 SINGLE-FAMILY DETACHED CONDOMINIUMS WITH COMMON AND PRIVATE OPEN SPACE AND PRIVATE DRIVE AISLES AND PARKING (PRECISE PLAN OF DEVELOPMENT PPD-775) AT 8101 AND 8111 CATHERINE AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE”.**

8. UNFINISHED BUSINESS                      None.

**9. NEW BUSINESS**

**9A. UPDATED ELECTIONS CODE 9212 REPORT AND FIVE-YEAR FINANCIAL PROJECTIONS ALTERNATIVE BUDGET**

On November 10, 2015, the City Council received an Elections Code 9212 Impact Report ("Impact Report") from staff that provided an impartial and informational report pursuant to Elections Code 9212 regarding a measure that would repeal the City's local voter-approved transactions and use (sales) tax in its entirety. With much more financial information available almost one year later, the repeal measure ("Measure QQ") impact report is being updated ("Updated Impact Report"). In addition, this report includes a Five-Year Financial Projections Alternative Budget that would be necessary if Measure QQ were approved.

Staff report by Mr. Stephen M. Parker, Administrative Services Director.

Motion/Second: Ethans/Ramirez

Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council declared that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to 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. Received and filed the Updated Elections Code 9212 Impact Report; and
3. Received and filed the Five-Year Financial Projections Alternative Budget.

**10. ORAL COMMUNICATIONS – PUBLIC**

- Mr. Bob Lewis, Stanton, spoke regarding his concerns with fireworks.

**11. WRITTEN COMMUNICATIONS**                      None.

**12. MAYOR/CHAIRMAN/COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS**

**12A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS**

- Council Member Ethans reported on the Orange County Vector Control District's West Nile Virus and Zika Virus alerts and cases within the City and County of Orange.
- Council Member Ramirez reported on his successful crop of pumpkins this season and announced that 700 pumpkins have been harvested and donated to the City's 2016 Halloween Fun with Family and Friends event.
- Council Member Shawver reported on the Smoke Alarm Outreach event, held at the Fernwood Mobile Home Park, sponsored by the Orange County Fire Authority in partnership with the City of Stanton, American Red Cross, Kidde, West County CERT, and community volunteers, which was held on September 24, 2016.

**12B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING**

Mayor Donahue requested to agendaize discussion regarding Charter Communications request to place a hotspot (WIFI) in Stanton Central Park, at no cost to the City; so that park guests have access to free WIFI while visiting the park.

**12C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION**

None.

**12D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE POSSIBILITY OF ORGANIZING A CITYWIDE CLEAN-UP EVENT**

At the September 13, 2016 City Council meeting, Council Member Ramirez requested that this item be agendaized for discussion.

Presentation by Council Member Ramirez.

The City Council directed staff to work with CR&R in organizing a citywide clean-up event.

**13. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL**

None.

**14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR**

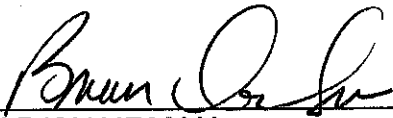
- City Manager James A. Box congratulated Ms. Julie S. Roman, Community Services Director and her department staff for a well published Fall/Winter 2016 Community Brochure.
- City Manager James A. Box spoke regarding the City's "e-mail blast" which reports on City news and events and is sent out to any interested subscriber (resident and/or interested persons). City Manager Box also encouraged all residents to subscribe to the City's "e-mail blast" to keep informed on City news and upcoming events.
- City Manager James A. Box spoke regarding the upcoming Association of California Cities-Orange County's Infrastructure Tour Series: Stanton Central Park, which is scheduled to be held on September 30, 2016 at 10:00 a.m.

**14A. ORANGE COUNTY FIRE AUTHORITY**

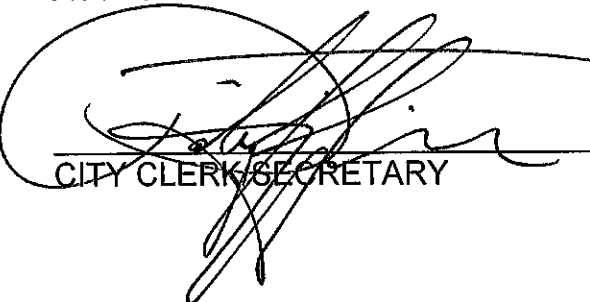
At this time the Orange County Fire Authority will provide the City Council with an update on their current operations.

- Division Chief Dave Steffen provided the City Council with an update on their current operations.
  - Division Chief Dave Steffen also reported that during the Smoke Alarm Outreach event held at the Fernwood Mobile Home Park, 216 smoke alarms were installed in 69 homes, 38 carbon monoxide detectors were installed in 69 homes, and 69 home escape plans were completed by residents.

**15. ADJOURNMENT** Motion/Second: Donahue/  
Motion carried at 7:50 p.m.

  
\_\_\_\_\_  
MAYOR/CHAIRMAN

ATTEST:

  
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CITY CLERK/SECRETARY