

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING NOVEMBER 8, 2016

1. CALL TO ORDER / CLOSED SESSION

The City Council meeting was called to order at 6:00 p.m. by Mayor Donahue.

2. ROLL CALL

Present: Council Member Ethans, Council Member Ramirez, Council Member Shawver, Mayor Pro Tem Warren, and Mayor Donahue.

Absent: None.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

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

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

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

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

The City Attorney reported that the Stanton City Council met in closed session from 6:00 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

6. 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.

7. PLEDGE OF ALLEGIANCE

Led by Council Member Rigoberto A. Ramirez.

8. SPECIAL PRESENTATIONS AND AWARDS

8A. The City Council presented a Certificate of Recognition honoring Mr. Dave Morse, as Volunteer of the Month for the month of November 2016.

9. CONSENT CALENDAR

Motion/Second: Ramirez/Ethans

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

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 October 20, 2016 and October 27, 2016, in the amount of \$1,219,034.36.

9C. APPROVAL OF MINUTES

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – October 25, 2016.

9D. REQUEST FROM ALL TOWN AMBULANCE, LLC TO OPERATE AN AMBULANCE SERVICE—EMERGENCY MEDICAL TRANSPORTATION SERVICE LOCATED AT 10682 SYCAMORE AVENUE, STANTON

Section 5.04.420 of the Stanton Municipal Code requires certain businesses, including Ambulance Service businesses, to obtain approval by the City Council prior to initiation of operations. All Town Ambulance, LLC is requesting City Council approval to provide ambulance services within the City of Stanton.

The City Council approved the application of All Town Ambulance, LLC to provide ambulance services within the City of Stanton and authorized the issuance of a business license permit.

9E. APPROVE AND ADOPT AN ANNUAL EXPENDITURE REPORT TO ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) TO ACCOUNT FOR M2 FUNDS, DEVELOPER/TRAFFIC IMPACT FEES, AND FUNDS EXPENDED BY THE CITY TO SATISFY MAINTENANCE OF EFFORT REQUIREMENTS

The Measure M2 ordinance requires local agencies to adopt and submit an expenditure report to the Orange County Transportation Authority each year. The expenditure report has been prepared and is being presented to Council for adoption and submission to the OCTA.

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 direct or 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. 2016-45 approving the 2015-16 Measure M2 expenditure report and direct staff to submit the report to the OCTA, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF STANTON".

9F. REFUNDING TAX ALLOCATION BONDS (SUCCESSOR AGENCY)

In September 2016, the Successor Agency Board approved the refinancing of certain outstanding tax allocation bonds. In connection with the issuance of the bonds, the City Manager was authorized to execute contracts for financial advisor and disclosure counsel. The City Attorney recommends that the contracts be amended due to a change in interpretation of law concerning contingent fees.

1. The Successor Agency 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. Authorized the Executive Director to execute amended contracts for financial advisor with Harrell & Company Advisors and disclosure counsel with Quint and Thimmig.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS

10A. PUBLIC HEARING TO CONSIDER PRECISE PLAN OF DEVELOPMENT PPD-776, TENTATIVE TRACT MAP TM16-01 AND CONDITIONAL USE PERMIT C16-10 TO SUBDIVIDE A 1.5 ACRE SITE AND CONSTRUCT 25 ATTACHED AND DETACHED CONDOMINIUMS, INCLUDING EIGHT UNITS WITH INTEGRATED COMMERCIAL SPACE ON THE GROUND FLOOR, A PRIVATE STREET, AND PRIVATE AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8081 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY

A public hearing to consider subdivision of a 1.5 acre site comprised of three legal lots for condominium purposes and to construct 25 residential units, including eight live/work units; nine, community and private open space; and private streets. All units would have a direct access to two-car garages and there would be 34 additional open parking spaces. Under consideration are Precise Plan of Development PPD-776, Tentative Tract Map TM16-01 and Conditional Use Permit C16-10.

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

- The City Council expressed concerns regarding future parking issues and questioned staff regarding parking requirements.
- The City Council questioned additional access within the property for fire and safety personnel.

The public hearing was opened.

- Zia Ezzat, Stanton, spoke in favor of the proposed project and expressed his concerns regarding construction hours and noise.
- Michael Barnett, Imax, Developer, spoke in favor of the project and provided additional details to the City Council.

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

Motion/Second: Ethans/Shawver
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. 2016-43 approving Tentative Tract Map TM16-01, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING TENTATIVE TRACT MAP 17987 (TM 16-01) TO SUBDIVIDE THREE LEGAL PARCELS (1.5 ACRES) FOR CONDOMINIUM PUROPOSES FOR THE DEVELOPMENT OF 25 ATTACHED AND DETACHED CONDOMINIUMS, INCLUDING EIGHT UNITS WITH INTEGRATED COMMERCIAL SPACE ON THE GROUND FLOOR, A PRIVATE STREET, AND PRIVATE AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8081 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY”; and

4. Adopted Resolution No. 2016-42 approving Precise Plan of Development PPD-776, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING PRECISE PLAN OF DEVELOPMENT PPD-776, A REQUEST TO SUBDIVIDE A 1.5 ACRE SITE AND CONSTRUCT 25 ATTACHED AND DETACHED CONDOMINIUMS, INCLUDING EIGHT UNITS WITH INTEGRATED COMMERCIAL SPACE ON THE GROUND FLOOR, A PRIVATE STREET, AND PRIVATE AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8081 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY”; and

5. Adopted Resolution No. 2016-44 approving Conditional Use Permit C16-10, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING CONDITIONAL USE PERMIT C16-10 TO ALLOW DEVELOPMENT OF EIGHT SINGLE-FAMILY DETACHED HOMES IN CONJUNCTION WITH A MIXED USE DEVELOPMENT THAT WOULD INCLUDE EIGHT LIVE WORK ATTACHED UNITS AND NINE ATTACHED RESIDENTIAL UNITS. ALSO REQUESTED IS APPROVAL OF A LOT CONSOLIDATION INCENTIVE TO ADJUST PARKING BASED ON SHARED ON-SITE PARKING. THE PROJECT SITE IS LOCATED AT 8081 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY”.

11. UNFINISHED BUSINESS None.

12. NEW BUSINESS None.

13. ORAL COMMUNICATIONS – PUBLIC None.

14. WRITTEN COMMUNICATIONS None.

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

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

- Mayor Donahue reported on the upcoming 3rd Annual “Turkey” Charity Shootout, which is scheduled to be held on November 10, 2016.
- Mayor Donahue reported on the upcoming Veterans Day Celebration, which is scheduled to be held on November 11, 2016 at Veterans Memorial Park.
- Council Member Shawver requested that staff look into reported unauthorized construction activity at 8232 Lampson Avenue, Stanton (Strawberry Field Property).
- 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.

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

None.

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

None.

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.

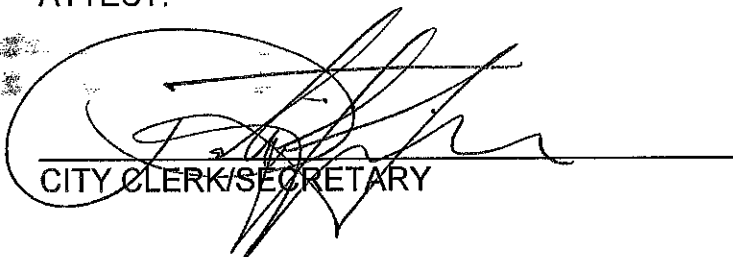
- Lieutenant Sean Howell provided the City Council with an update on their current operations.

18. ADJOURNMENT Motion/Second: Donahue/
Motion carried at 7:02 p.m.



MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY