

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING FEBRUARY 14, 2017

1. CALL TO ORDER / CLOSED SESSION

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

2. ROLL CALL

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

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 6:31 p.m. by Mayor/Chairperson Warren.

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

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Mayor Pro Tem David J. Shawver in honor of military individuals who have served and who are currently serving our Country.

8. SPECIAL PRESENTATIONS AND AWARDS

8A. The City Council presented a Certificate of Recognition honoring the Monthly Spotlight award recipients: The Stanton Community Foundation and its Board of Directors for their positive impact on the Stanton community.

- The City Council expressed their gratitude to the Stanton Community Foundation and its Board of Directors for their dedicated and outstanding service to the residents of the City of Stanton.

At the request of special guest Christopher Aguilera, Representative, Assemblywoman Sharon Quirk-Silva's office:

- Mr. Aguilera presented a certificate of recognition to the Stanton Community Foundation.
- Mr. Aguilera presented certificates of recognition to the Stanton Community Foundation board members.

9. 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

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 January 19, 2017, January 26, 2017, and February 2, 2017, in the amount of \$352,205.27.

9C. APPROVAL OF MINUTES

- The City Council/Agency/Authority Board approved Minutes of Adjourned Meeting – January 24, 2017; and
- The City Council/Agency/Authority Board approved Minutes of Joint Regular Meeting – January 24, 2017.

9D. GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2016

The attached General Plan Annual Progress Report for Calendar Year 2016 for the City of Stanton is being presented to the City Council for review as required by State Law.

1. The City Council declared 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. Received and filed General Plan Annual Progress Report, and authorized submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.

9E. REJECTION OF ALL BIDS FOR STREET SWEEPING SERVICES BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

Staff is requesting that the City Council reject all bids for street sweeping services as the City will be extending the contract with the current provider.

1. The City Council determined that In accordance with the requirements of the California Environmental Quality Act, the action would not be deemed to be a project per 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. Rejected all bids for street sweeping services.

9F. ACCEPTANCE OF THE KERMORE LANE RECONSTRUCTION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

The Kermore Lane Reconstruction Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$492,467.55. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of January 30, 2017 and recommends that the City Council accept the completed work performed on this project.

The construction contract for the Kermore Lane Reconstruction Project is for \$424,407.00. Change orders approved at staff level exceeded the 10% maximum authorized at the time of award; at 16.04%. Additional costs aroused in the final stages of the project in the total of \$25,619.85. Therefore, Staff requests that the Council authorize the final change order in the total additive amount of \$21,876.44 and add additional funds of \$3,743.41. This change order was to alleviate access issues at driveways and for worked caused by delays due to utility companies. The additional funds will cover the cost for line item quantities that exceed the initial estimate throughout the project.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301c; and
2. Approved Change Order No. 006 and additional funds in the total additive amount of \$25,619.85 to Excel Paving Company for the Kermore Lane Reconstruction Project; and
3. Authorized the Mayor to execute Change Order No. 006 and appropriate additional funds; and
4. Accepted the completion of improvements for the Kermore Lane Reconstruction Project, as certified by the City Engineer, and affixed the date of January 30, 2017 as the date of completion of all work on this project; and
5. Approved the final construction contract amount of \$492,467.55 with Excel Paving Company; and

6. Directed the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion (Attachment) with the County Recorder of the County of Orange; and
7. Directed City staff, upon expiration of the thirty-five (35) days from the filing of the "Notice of Completion," to make the retention payment to Excel Paving Company in the amount of \$24,623.38.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS

10A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO PRECISE PLAN OF DEVELOPMENT PPD-766 TO ALLOW FOR THE REDUCTION IN THE OVERALL HEIGHT AND NUMBER OF STORIES OF THE STRUCTURE AND MODIFICATION TO THE FLOOR PLANS FOR THE PROPERTY LOCATED AT 12282 BEACH BLVD. IN THE SOUTH GATEWAY MIXED-USE OVERLAY ZONE

In June 2016, the City Council approved a development proposal for the construction of a five-story mixed-use structure for the property located at 12282 Beach Blvd. Subsequently, the applicant determined the project would need to be reduced in size to be more financially feasible. The modifications are being presented to Council for consideration.

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

The public hearing was opened.

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

Motion/Second: Shawver/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 conducted a public hearing; and
2. Declared that the amendment is consistent with the approved Mitigated Negative Declaration (SCH#2016031086) for the original project; and
3. Adopted Resolution No. 2017-05 approving the amendment to Precise Plan of Development PPD-766, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING AN AMENDMENT TO PRECISE PLAN OF DEVELOPMENT PPD-766 FOR THE CONSTRUCTION OF THREE-STORY MIXED USE BUILDING, INCLUDING A PUBLIC PLAZA, AND ROOF TOP TERRACES FOR THE PROPERTY LOCATED AT 12282 BEACH BLVD. IN THE SGMX (SOUTH GATEWAY MIXED USE) OVERLAY ZONE.”

11. UNFINISHED BUSINESS

11A. UPDATE ON PARKING SOLUTIONS

During the June 28, 2016 City Council meeting, staff presented a list of actions that could be taken by the City to help alleviate the parking issues prevalent throughout the City. This report is to provide Council with an update on actions taken, and continuing efforts to address this issue.

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

The City Council questioned staff regarding meetings with “stake holders”, the use of the Union Pacific property for public parking, the proposed parking system on the Flower Avenue property, and resident carpooling.

Mr. Greg Witz, Stanton property owner, spoke regarding City parking issues and solutions.

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 the project is not subject to 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. The City Council directed staff to provide a more detailed report regarding “shifting lanes” on Cerritos Avenue for presentation at a future meeting.

12. NEW BUSINESS

12A. COUNCIL APPOINTMENTS TO FILL TWO VACANCIES ON THE STANTON PARKS AND RECREATION COMMISSION AND TWO VACANCIES ON THE STANTON PLANNING COMMISSION FOR TERM COINCIDING WITH THE COUNCIL ELECTION

The Council Member holding the seat corresponding to that numbered seat on the Parks and Recreation Commission and Planning Commission shall be responsible for appointment of one Commissioner (who shall be a qualified elector of the City), with majority approval of the City Council. The terms of office shall coincide with the term of office of the Council Member or Mayor who made the appointment. Section 2.06.030 of the Stanton Municipal Code requires the submission of applications and interviews prior to appointment to any position. Section 2.06.030 also provides that the City Council, by majority vote, may waive to the requirement interview persons previously appointed by the City Council and who are requesting re-appointment to another term.

Staff report by Ms. Patricia A. Vazquez, City Clerk.

The City Council conducted interviews with the following Stanton Parks and Recreation Commission and Stanton Planning Commission applicants:

- Ms. Beverly Henry (*Parks and Recreation Commission*)
- Ms. Jenny Lacayo (*Parks and Recreation Commission*)
- Mr. Gary Taylor (*Planning Commission*)
- Mr. Joel Greer (*Planning Commission*)

Parks and Recreation Commission:

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 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. The City Council appointed Ms. Beverly Henry to fill seat #4 (Council Member Ethans) on the Stanton Parks and Recreation Commission.

Motion/Second: Warren/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 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. The City Council appointed Ms. Jenny Lacayo to fill seat #5 (Mayor Warren) on the Stanton Parks and Recreation Commission.

Planning Commission:

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 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. The City Council appointed Mr. Joel Greer to fill seat #4 (Council Member Ethans) on the Stanton Planning Commission.

Motion/Second: Warren/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 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. The City Council appointed Mr. Gary Taylor to fill seat #5 (Mayor Warren) on the Stanton Planning Commission.

12B. REVIEW OF THE CONCEPTUAL DESIGN FOR A POCKET PARK AT THE SOUTHWEST CORNER OF ORANGEWOOD AND BEACH

Staff recommends the City Council review the conceptual design for a pocket park at the southwest corner of Orangewood and Beach and to provide direction to staff regarding the design.

Staff report by Mr. Allan Rigg, Public Works Director / City Engineer.

Presentation by Mr. Tony Ignacio, Designer, ENV Forms.

1. The City Council determined that In accordance with the requirements of the California Environmental Quality Act, the action would not be deemed to be a project per 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. Reviewed the conceptual design of the pocket park at the southwest corner of Orangewood and Beach; and
3. Directed staff to incorporate the City's former motto "Crossroads to Vacationland" into the pocket park design, research ideas to keep/preserve the existing onsite Stanton monument sign for historical purposes, consider the use of permeable pavers where possible, increase the height of the "STANTON" letters or place the letters on a pedestal for safety purposes, and consider installing fencing around the park.

12C. REVIEW OF CONCEPTUAL DESIGN AND COST ESTIMATES FOR THE ENHANCEMENT OF THE CITY HALL PLAZA, FACADE, AND LANDSCAPING

The City Council has previously expressed concerns about the condition of the plaza adjacent to City Hall. The area has not been modified since the construction of City Hall in 1993 and the concrete has been significantly damaged by the trees within the plaza. The damage to the concrete has created displacements to the concrete that can no longer be addressed through grinding and patching.

Staff submitted for and has been awarded a CDBG grant in the amount of \$212,167 to address the accessibility issues in the Plaza area. It would seem appropriate to also include landscaping and building façade enhancements to complement the concrete work. The alignment of the roadway and island in front of City Hall on Cedar would also be reviewed for potential modifications.

Staff has engaged David Volz Architects to prepare a preliminary plan for the Council's review and direction.

Staff report by Mr. Allan Rigg, Public Works Director / City Engineer.

Presentation by Mr. David Voltz, Designer, David Voltz Design.

1. The City Council determined that In accordance with the requirements of the California Environmental Quality Act, the action would not be deemed to be a project per Section 15378(b)(4): ["Project" does not include] The creation of a government funding mechanism 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
2. Directed staff to proceed with the conceptual design presented, researching funding sources, phasing, and report findings to the City Council at a future meeting.

12D. AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 36937, A MORATORIUM TO TEMPORARILY PROHIBIT THE ESTABLISHMENT OF ANY AREA OF PERMIT PARKING FOR TWELVE (12) MONTHS PENDING STUDY AND ADOPTION OF REGULATORY STANDARDS

This ordinance proposes a moratorium for the establishment of new permit parking areas so that staff may study and propose new regulatory standards. The City needs to evaluate permit parking due to immediate health, safety, and welfare issues. Requests for permit parking are often prompted by residents' complaints of overflow parking, which allegedly results in excessive litter, vehicle break-ins, thefts, and other crime. Moreover, last year, the California Attorney General issued an opinion on the application of the Vehicle Code to permit parking. The proposed moratorium would also allow staff time to study the implications of the opinion and draft new regulations and guidelines to be in compliance with the opinion.

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

Mr. Greg Witz, Stanton property owner, spoke in opposition to the interim urgency ordinance, requested that the City provide his tenants with a total of ten temporary parking permits during the length of the moratorium, address neighborhood issues/concerns, and provide an immediate or temporary parking solution.

Motion/Second: Donahue/Ethans

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

Motion unanimously carried:

1. The City Council declared that the project is not subject to 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. Moreover, this Ordinance is statutorily exempt from further CEQA review under Section 15262 (feasibility and planning studies); and
2. Adopted Interim Urgency Ordinance No. 1062, entitled:

"AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 36937, A TEMPORARY MORATORIUM PROHIBITING THE ESTABLISHMENT OF ANY AREA OF PERMIT PARKING FOR TWELVE (12) MONTHS PENDING STUDY AND ADOPTION OF REGULATORY STANDARDS."

13. **ORAL COMMUNICATIONS – PUBLIC** None.

14. **WRITTEN COMMUNICATIONS** None.

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

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

None.

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

- Mayor Pro Tem Shawver requested to agendize discussion regarding the possibility of installing a security camera system in Stanton Central Park.

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

Currently Scheduled:

- **February 28, 2017 (5:00 p.m.)**
Mid Year Budget Review
- **March 14, 2017 (5:00 p.m.)**
Strategic Plan Update and Review
- **April 11, 2017 (5:00 p.m.)**
Discussion Regarding Cyber Security and Fireworks

15D. **CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE POSSIBILITY OF THE RETURN OF A STANTON FARMER'S MARKET**

At the January 24, 2017 City Council meeting, Council Member Ethans requested that this item be agendized for discussion.

Presentation by Mr. Allan Rigg, Public Works Director / City Engineer.

City Council directed staff to proceed with the implementation of a Stanton Farmer's Market and to report staff's findings to the City Council at a future meeting.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

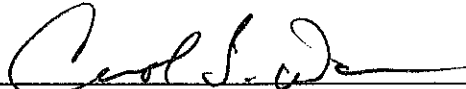
- City Manager James A. Box reported on the upcoming Orange County Fire Authority's "Best and Bravest Awards Dinner", which is scheduled to be held of February 17, 2017.

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.

- Division Chief Dave Steffen provided the City Council with an update on their current operations.

- 18. ADJOURNMENT** in honor and memory of Ms. Mary Janet Hicks and to February 28, 2017 at 5:00 p.m. for a City Council Study Session.
Motion/Second: Warren/Shawver
Motion carried at 8:17 p.m.



MAYOR/CHAIRPERSON

ATTEST:



CITY CLERK/SECRETARY