



**AGENDA**  
**CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY**  
**JOINT REGULAR MEETING**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**TUESDAY, APRIL 9, 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 – 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

**4B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Pursuant to Government Code Section 54956.8)**

Property: 10522 Flower Avenue, Stanton, CA (APN 079-331-12)  
7922 Cerritos Avenue, Stanton, CA (APN 079-331-13)

Negotiating Parties:

Jarad L. Hildenbrand, Executive Director, Stanton Housing Authority  
Stanton Housing Authority, Owner  
Habitat for Humanity, Negotiating Party

Under Negotiation: Instruction to negotiator will concern price and terms of payment.

**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**                      **None.**

**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 21, 2019 and March 28, 2019, in the amount of \$485,637.09.

- 9C. APPROVAL OF MINUTES**

City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – March 26, 2019.

- 9D. REQUEST FROM HERREN ENTERPRISES INC., DBA: DOCTOR'S AMBULANCE SERVICE AN AMBULANCE TRANSPORTATION SERVICE – NON EMERGENCY**

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. Herren Enterprises Inc., dba: Doctor's Ambulance Service is requesting City Council approval to provide ambulance services within the City of Stanton.

**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. Approve the application of Herren Enterprises Inc., dba: Doctor's Ambulance Service to provide non-emergency medical transport services within the City of Stanton and authorize the issuance of a business license permit.

## END OF CONSENT CALENDAR

**10. PUBLIC HEARINGS**                      **None.**

**11. UNFINISHED BUSINESS**

**11A. APPROVAL OF ORDINANCE NO. 1087**

This Ordinance was introduced at the regular City Council meeting of March 26, 2019.

**RECOMMENDED ACTION:**

1. City Clerk read the title of 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

2. City Council find that the requirements of the California Environmental Quality Act have been satisfied in that the City Council approved and adopted an Initial Study, Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Program for the Project, including the ZC17-02, in Resolution No. 2019-07; and
3. Adopt Ordinance No. 1087.

**ROLL CALL VOTE:**    Council Member Ramirez  
                                 Council Member Taylor  
                                 Council Member Warren  
                                 Mayor Shawver

**12. NEW BUSINESS                      None.**

**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:

- April 23, 2019 (5:00 p.m.)  
Cannabidiol (CBD) and Marijuana Cultivation.

**15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING INCREASING THE CITY'S TRANSIENT OCCUPANCY TAX (TOT)**

At the March 26, 2019 City Council meeting, Council Member Warren requested that this item be agendaized for discussion.

**RECOMMENDED ACTION:**

City Council provide direction to staff.

**15E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE CREATION OF A BUSINESS IMPROVEMENT DISTRICT**

At the March 26, 2019 City Council meeting, Council Member Warren requested that this item be agendaized for discussion.

**RECOMMENDED ACTION:**

City Council provide direction to staff.

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

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

**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.

**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 4<sup>th</sup> day of April, 2019.

s/ Patricia A. Vazquez, City Clerk/Secretary

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**CITY OF STANTON  
ACCOUNTS PAYABLE REGISTER**

March 21, 2019	\$305,199.48
March 28, 2019	\$180,437.61

\$485,637.09
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Demands listed on the attached registers conform to the City of Stanton Annual Budget as approved by the City Council.

  
\_\_\_\_\_  
City Manager

Demands listed on the attached registers are accurate and funds are available for payment thereof.

  
\_\_\_\_\_  
Assistant City Manager



# DRAFT

## MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY OF THE CITY OF STANTON JOINT REGULAR MEETING MARCH 26, 2019

### 1. CALL TO ORDER / CLOSED SESSION

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

### 2. ROLL CALL

Present: Council Member Ramirez, Council Member Taylor, Council Member Warren,  
and Mayor Shawver.

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

#### 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

## **DRAFT**

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

The meetings were called to order at 6:36 p.m. by Chairman Shawver.

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 direction was given by the City Council to take action to defend the City in the case of Heaven's Gate Funeral Home, Inc. v. City of Stanton.

### **6. ROLL CALL**

Present: Agency/Authority Member Ramirez, Agency/Authority Member Taylor, Agency/Authority Member Warren, and Chairman Shawver.

Absent: None.

Excused: None.

### **7. PLEDGE OF ALLEGIANCE**

Led by City Manager Jarad L. Hildenbrand.

### **8. SPECIAL PRESENTATIONS AND AWARDS**

**8A.** Presentation of the Lifetime Achievement Business Award by the Mayor and City Council honoring and recognizing ORCO Block & Hardscape.

- Presentation of Certificate of Recognition by the office of Assemblywoman Sharon Quirk-Silva honoring ORCO Block & Hardscape.

**8B.** Mayor Shawver proclaimed the month of April 2019 to be DMV/Donate Life California Month and presented a proclamation to One Legacy Ambassador Lynda Trachtman.

- Ms. Trachtman expressed her gratitude to the City Council, shared her legacy story, and reported on Donate Life's upcoming Donate Life Run/Walk event.

## **DRAFT**

### **9. CONSENT CALENDAR**

Motion/Second: Ramirez/Warren

Motion unanimously carried by the following vote:

AYES: 4 (Ramirez, Shawver, Taylor, 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 March 7, 2019 and March 14, 2019, in the amount of \$2,655,239.78.

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

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

## **DRAFT**

### **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.

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. Appointed Council Member David J. Shawver to attend and serve as the City's Voting Delegate and appointed 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.

1. The City Council declared 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. Approved 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".**

## **DRAFT**

### **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.

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. Adopted 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. Authorized the City Manager to execute all related documents.

## **DRAFT**

### **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.

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.

### **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.

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 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.

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 February 2019.

## **DRAFT**

### **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.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(4); and
2. Adopted 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.

Introduction by Ms. Kelly Hart, Community and Economic Development Director.

Staff report by Ms. Rose Rivera, Associate Planner.

## DRAFT

The City Council questioned staff regarding public safety activity on the lot in its current state, easement concerns, square footage of each model, fencing, and setbacks.

The public hearing was opened.

- Mr. Patel, business owner, spoke regarding his willingness to work with the City in maintaining the aforementioned easement.

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

Motion/Second: Ramirez/Warren

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Taylor	AYE
	Council Member Warren	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Council conducted a public hearing; and
2. Adopted 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. Adopted 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**



## **DRAFT**

4. Adopted 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. The City Council introduced 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.

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

The public hearing was opened.

- Mr. Bob Lewis, resident, requested verification of the location of the proposed project and questioned if the proposed project included the business on the corner of Katella Avenue and Western Avenue as well.

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

## **DRAFT**

Motion/Second: Ramirez/Warren

Motion unanimously carried by the following vote:

AYES: 4 (Ramirez, Shawver, Taylor, 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") 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. Approved the Exclusive Right to Negotiate Agreement with KB Homes and authorized 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.

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

The City Council questioned staff if the proposed fee would be a yearly or onetime fee, if there would be additional costs via the health department, and the City's ability to revisit the approved code.

The public hearing was opened.

- Mr. Michael Gorsuch, resident spoke in opposition to the establishment of a fee for the processing of sidewalk vending permit applications and in opposition to the City allowing this type of activity within its city limits.
- Ms. Barbara Snider, resident, spoke in opposition to the establishment of a fee for the processing of sidewalk vending permit applications and in opposition to the City allowing this type of activity within its city limits.
- Mr. Bud Heitman, resident questioned if street vending would be allowed on Beach Boulevard and if so, would Caltrans also allow this type of activity.

## DRAFT

- Mr. John R. Harris, resident respectfully suggested that the City postpone their vote on this item until the City Council is presented with more comparable data and specified information on the definitions of a street vendor in order to make an informed decision.

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

Motion/Second: Taylor/Ramirez

Motion unanimously carried by the following vote:

AYES: 4 (Ramirez, Shawver, Taylor, Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council conducted a public hearing; and
2. Declared 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. Adopted 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.

Staff report by Mr. Stephen M. Parker, Assistant City Manager.

Mr. Parker requested that the City Council add an additional recommended action to this item to approve budget Adjustment No. 2019-15 to appropriate funds for Stanton's share of navigation center construction in conjunction with the North SPA MOU.

## **DRAFT**

Motion/Second: Taylor/Ramirez

Motion unanimously carried with amendment including approval of listed item number three (3) by the following vote:

AYES: 4 (Ramirez, Shawver, Taylor, 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 Section 15378(b)(4); and
2. Approved the Memorandum of Understanding for the North Orange County Service Planning Area, authorized the City Manager to approve non-substantive changes as needed and authorized the Mayor and City Clerk to execute the agreement on behalf of the City; and
3. Approved budget Adjustment No. 2019-15 appropriating funds for Stanton's share of navigation center construction in conjunction with the North SPA MOU.

### **13. ORAL COMMUNICATIONS – PUBLIC**

- Mr. Michael Gorsuch, resident spoke regarding transient issues and the effects that these issues are having on the City's local businesses.
- Mr. John Warren, resident spoke regarding his appreciation of the approved North Service Planning Area of Orange County Memorandum of Understanding efforts.
- Mr. Jerry Ristrom, resident spoke in response to Mr. Gorsuch transient issues/concerns and also shared his appreciation of the City's change/movement over the last ten years. Mr. Ristrom also expressed his contentment with the services being provided by the City, city staff, and the Orange County Sheriff's Department.

### **14. WRITTEN COMMUNICATIONS**                      None.

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

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

- Mayor Shawver reported on the Orange County Fire Authority's (OCFA) pending determination on if the City of Irvine will be returning to the OCFA and the OCFA's new training facility, CERT program, and reducing unfunded liability for the City.
- Council Member Warren reported on her attendance at the Chateau Estates Grand Opening ribbon cutting ceremony event which was held on March 15, 2019.

## **DRAFT**

- Council Member Ramirez spoke regarding the City's "Talk on the Block" program.
- Council Member Ramirez spoke regarding the City's monthly business visitations program.
- Council Member Ramirez spoke regarding the City's Annual Stanton Business Alliance Luncheon event.
- Council Member Taylor reported on his participation in the Public Policy Making Academy which is being conducted at the University of California Irvine.

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

- Council Member Warren requested to agendize discussion regarding increasing the City's Transient on Occupancy Tax (TOT).
- Council Member Warren requested to agendize discussion regarding creating a business improvement district.

### **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**

### **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 Nate L. Wilson provided the City Council with an update on their current operations.

Mayor Shawver expressed his gratitude to Council Member Warren, the Women of Distinction committee, and city staff for a very successful inaugural Women of Distinction Awards program.

## DRAFT

18. **ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 8:23 p.m.

---

MAYOR/CHAIRMAN

ATTEST:

---

CITY CLERK/SECRETARY

# **CITY OF STANTON**

## **REPORT TO THE CITY COUNCIL**

**TO:** Honorable Mayor and Members of the City Council

**DATE:** April 9, 2019

**SUBJECT: REQUEST FROM HERREN ENTERPRISES INC., DBA: DOCTOR'S  
AMBULANCE SERVICE AN AMBULANCE TRANSPORTATION  
SERVICE—NON-EMERGENCY**

### **REPORT IN BRIEF:**

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. Herren Enterprises Inc., dba: Doctor's Ambulance Service is requesting City Council approval to provide ambulance services within the City of Stanton.

### **RECOMMENDED ACTION:**

City Council approve the application of Herren Enterprises Inc., dba: Doctor's Ambulance Service to provide non-emergency medical transport services within the City of Stanton and authorize the issuance of a business license permit.

### **BACKGROUND:**

Section 5.04.420 of the Stanton Municipal Code requires certain businesses to obtain approval from the City Council to operate within the City. The proposed ambulance service business falls under this requirement.

### **ANALYSIS/JUSTIFICATION:**

The organization has submitted proper documentation as required in Section 5.04.580 and 5.44 of the Stanton Municipal Code, including a business license application, approval from the Emergency Medical Services Agency of the County of Orange and proof of insurance. The ambulance service business is located in the City of Laguna Hills, but is requesting to provide their services within the City of Stanton.

The non-emergency medical transport services that are provided by Herren Enterprises Inc., dba: Doctor's Ambulance Service are separate from the current contract with Care Ambulance for 911 emergency response system. The application for operation by Herren Enterprises Inc., dba: Doctor's Ambulance Service will not interfere with the 911 system performance currently provided by Care Ambulance.

**FISCAL IMPACT:**

None.

**ENVIRONMENTAL IMPACT:**

Not applicable.

**LEGAL REVIEW:**

None.

**PUBLIC NOTIFICATION:**

Through the normal agenda process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

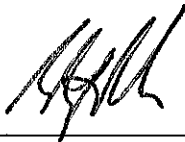
1 — Provide a Strong Local Economy.

Prepared By:



Florence Ruiz  
Administrative Services  
Supervisor

Reviewed by:



Stephen Parker  
Assistant City Manager

Approved by:



Jared L. Hildenbrand  
City Manager

Attachment: Business License Application



**DBA DOCTOR'S AMBULANCE SERVICE****Account # 32606**

<b>DBA</b>	DOCTOR'S AMBULANCE SERVICE	<b>Bus. Status</b>	<b>Ownership</b> Corporation
<b>Bus Name</b>	HERREN ENTERPRISES INC	<b>Lic. Status</b>	<b>Expiration Date</b>
<b>Address</b>	23091 TERRA DR	<b>Account #</b>	<b>Rates</b>
<b>City</b>	LAGUNA HILLS, CA 92653-1368	<b>License #</b>	
<b>Location</b>	Outside	<b>Phone</b>	(949) 951-8535
<b>Loc. Type</b>		<b>Alt Phone</b>	<b>Geo Areas</b>
<b>Mail Addr</b>		<b>Fax Num</b>	
<b>Mail City</b>		<b>Start Date</b>	
<b>Mail (Add'l)</b>		<b>Close Date</b>	

**Additional Information**

<b>E-Mail</b>	<b>Sales Tax</b>
<b>Website</b>	<b>FEIN</b>
<b>License Desc</b> NON EMERGENCY AMBULANCE TRANSPORTATION SERVICES	<b>SEIN</b>
<b>Business Type</b>	
<b>NAIC Code</b>	<b>State License</b>
<b>SIC Code</b>	<b>Type</b>
	<b>Exp. Date</b>

**Custom Fields****Owner Information**

<b>Name</b>	HERREN ENTERPRISES INC	<b>Status</b>	<b>Date of Birth</b>
<b>Title</b>		<b>Start Date</b>	<b>Driver's License</b>
<b>Street</b>	23091 TERRA DR	<b>End Date</b>	<b>SSN</b>
<b>City</b>	LAGUNA HILLS, CA 92653-1368	<b>Phone</b>	<b>Contact Type</b> Business Owner
		<b>Phone 2</b>	
		<b>Email</b>	
<b>Name</b>	AARON SUNDSTROM	<b>Status</b>	<b>Date of Birth</b>
<b>Title</b>	OPERATION MANAGER	<b>Start Date</b>	<b>Driver's License</b>
<b>Street</b>	23091 TERRA DR	<b>End Date</b>	<b>SSN</b>
<b>City</b>	LAGUNA HILLS, CA 92653-1368	<b>Phone</b>	<b>Contact Type</b> Officer
		<b>Phone 2</b>	
		<b>Email</b>	
<b>Name</b>	RACHEL HOPKINS HOPKINS	<b>Status</b>	<b>Date of Birth</b>
<b>Title</b>	OPERATIONS SUPERVISOR	<b>Start Date</b>	<b>Driver's License</b>
<b>Street</b>	23091 TERRA DR	<b>End Date</b>	<b>SSN</b>
<b>City</b>	LAGUNA HILLS, CA 92653-1368	<b>Phone</b>	<b>Contact Type</b> Officer
		<b>Phone 2</b>	
		<b>Email</b>	



Doctor's Ambulance Service provides Emergency Medical Transport needs of communities throughout Orange County. We proudly serve the citizens of Laguna Beach as their 9-1-1 transportation provider. We also provide Non-Emergency Medical and Critical Care SCT Transportation to all of Orange County and are able to transport patients into the surrounding counties as well. Our company is based on the following principals: excellent customer service built upon professionalism, courtesy and quality patient care. For more information about our team and service please visit our website, [www.doctorsambulance.com](http://www.doctorsambulance.com)

Rachel Hopkins  
Operations Supervisor  
Doctor's Ambulance Service

2/26/19

Date



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/15/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Woodruff-Sawyer & Co. 717 - 17th Street, Suite 1540 Denver CO 80202		<b>CONTACT NAME:</b> <b>PHONE</b> (A/C, No, Ext): 800-675-4467 <b>FAX</b> (A/C, No): 415-989-9923 <b>E-MAIL ADDRESS:</b>	
<b>INSURED</b> HERREN ENTERPRISES, INC. DBA DOCTORS AMBULANCE SERVICES 23091 TERRA DRIVE LAGUNA HILLS CA 92653		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> ACE American Insurance Company <b>INSURER B:</b> Lexington Insurance Company <b>INSURER C:</b> Lloyds of London - Beazley <b>INSURER D:</b> Indemnity Insurance Company of North America <b>INSURER E:</b> ACE Fire Underwriters Insurance Company <b>INSURER F:</b>	
GLOBMED-02		NAIC # 22667 19437  43575 20702	

**COVERAGES****CERTIFICATE NUMBER:** 1277612825**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> SIR 250,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			XSLG71095708	3/14/2018	3/31/2019	EACH OCCURRENCE \$ 2,750,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 2,750,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,750,000 \$
A A A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			ISAH25150028 ISAH25150041 ISAH2515003A	3/14/2018 3/14/2018 3/14/2018	3/31/2019 3/31/2019 3/31/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 10,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			6798230 80% W1B173180301 20%	3/14/2018 3/14/2018	3/31/2019 3/31/2019	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A A D E	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	WCUC64624982 WLRC64790195 WLRC64790201 SCFC64790225	3/14/2018 3/14/2019 3/14/2019 3/14/2019	3/31/2019 3/31/2019 3/31/2019 3/31/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B C	Medical Professional Liability Claims Made			6798230 80% W1B173180301 20%	3/14/2018 3/14/2018	3/31/2019 3/31/2019	EA OCC/GEN AGG SIR 10,000,000 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

\*\$1,000,000 SIR APPLIES TO EXCESS WC POLICY NO. WCUC64624982

Certificate holder is named as additional insured on the general, auto and excess liability policies where required by written contract.

**CERTIFICATE HOLDER****CANCELLATION**City of Stanton  
7800 Katella Avenue  
Stanton CA 90680

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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HUGH NGUYEN  
CLERK-RECORDER  
12 CIVIC CENTER PLAZA, ROOM 106  
POST OFFICE BOX 238  
SANTA ANA, CA 92702-0238

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder  
20166434214 23.00  
03/02/2016 12:51:00  
25 SC1 F01  
23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

### FICTITIOUS BUSINESS NAME STATEMENT

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS:

1.	Fictitious Business Name(s) DOCTOR'S AMBULANCE SERVICE (optional) Business Phone No. 949-951-6600	
1A	<input type="checkbox"/> New Statement <input checked="" type="checkbox"/> Refile - list previous No. 20116257213 <input type="checkbox"/> Change	
2.	Street Address, City & State of Principal place of Business (Do not use P.O. box or P.M.B.) 23091 TERRA DRIVE LAGUNA HILLS, CA 92653 ORANGE	
3.	Full name of Registered Owner (If Corporation, enter corporation name) HERREN ENTERPRISES INC	If Corporation / LLC State of Incorporation or organization CA
	Res. / Corp. Address (Do NOT use a P.O. Box or P.M.B.) 23091 TERRA DRIVE	City LAGUNA HILLS State CA Zip Code 92653
4.	(CHECK ONE ONLY) This business is conducted by: <input type="checkbox"/> an individual <input type="checkbox"/> a general partnership <input type="checkbox"/> a limited partnership <input type="checkbox"/> an unincorporated association other than a partnership <input checked="" type="checkbox"/> a corporation <input type="checkbox"/> a Limited Liability Partnership <input type="checkbox"/> co-partners <input type="checkbox"/> a married couple <input type="checkbox"/> a joint venture <input type="checkbox"/> Limited Liability Co	
5.	Have you started doing business yet? <input checked="" type="checkbox"/> Yes Insert Date: 04/01/1974 <input type="checkbox"/> No	Notice: This Fictitious Business Name Statement expires five years from the date it was filed in the Office of the County Clerk-Recorder. The statement expires 40 days after any change in the facts is made other than a change in the residence address of the registered owner. A new Fictitious Business Name Statement must be filed before either expiration. When ceasing to transact business under an active Fictitious Business Name Statement, Abandonment shall be filed. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see section 14411 et seq., Business and Professions Code).
6.	If the registered owner is NOT a corporation, sign below (See Instructions on the reverse side of this form)  Signature: _____  _____ (Type or Print Name)  I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)	If the registered owner is: a corporation, an officer of the corporation signs below. any type of partnership, the general partner signs below a limited liability company, a manager or an officer signs below HERREN ENTERPRISES INC  _____ Limited Liability Company/Corporation/Partnership Name  _____ Signature and Title of Officer/Manager or General Partner  I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  MICHAEL MURPHY GENERAL MANAGER  _____ Print Name of Officer/Manager or General Partner

These fees apply at time of filing (Please provide a self-addressed, stamped, return envelope if mailed):

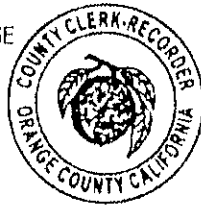
Filing fee \$23.00 for one business name

\$7.00 for each additional business name

\$7.00 for each additional partner after first two

THIS IS A TRUE CERTIFIED COPY OF THE  
RECORD IF IT BEARS THE SEAL,  
IMPRINTED IN PURPLE, OF THE ORANGE  
COUNTY CLERK-RECORDER

Hugh Nguyen, Clerk-Recorder



Alex Padilla  
California Secretary of State

## Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Sunday, March 31, 2019. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.



**C0832768 HERREN ENTERPRISES, INC.**

**Registration Date:** 11/21/1977  
**Jurisdiction:** CALIFORNIA  
**Entity Type:** DOMESTIC STOCK  
**Status:** ACTIVE  
**Agent for Service of Process:** **CORPORATION SERVICE COMPANY WHICH  
WILL DO BUSINESS IN CALIFORNIA AS CSC  
- LAWYERS INCORPORATING SERVICE  
(C1592199)**

To find the most current California registered Corporate Agent for Service of Process address and authorized employee(s) information, click the link above and then select the most current 1505 Certificate.

**Entity Address:** 6363 S. FIDDLER'S GREEN CIRCLE, SUITE 1400  
GREENWOOD VILLAGE CO 80111  
**Entity Mailing Address:** 6363 S. FIDDLER'S GREEN CIRCLE, SUITE 1400  
GREENWOOD VILLAGE CO 80111

A Statement of Information is due EVERY year beginning five months before and through the end of November.

Document Type	 File Date  PDF	
SI-COMPLETE	10/02/2018	
SI-COMPLETE	09/06/2017	
RESTATED REGISTRATION	02/03/2011	
AMENDMENT	04/27/1995	
REGISTRATION	11/21/1977	Image unavailable. Please request paper copy.

\* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

[Modify Search](#)[New Search](#)[Back to Search Results](#)



# State of California Secretary of State

**S**

## Statement of Information

(Domestic Stock and Agricultural Cooperative Corporations)

FEES (Filing and Disclosure): \$25.00.

If this is an amendment, see instructions.

**IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**G082428****FILED**

In the office of the Secretary of State  
of the State of California

**OCT-02 2018****1. CORPORATE NAME**

HERREN ENTERPRISES, INC.

**2. CALIFORNIA CORPORATE NUMBER**

C0832768

This Space for Filing Use Only

**No Change Statement** (Not applicable if agent address of record is a P.O. Box address. See instructions.)

**3. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.**

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 17.

**Complete Addresses for the Following** (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
6363 S. FIDDLER'S GREEN CIRCLE SUITE 1400, GREENWOOD VILLAGE, CO 80111			
5. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
6. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4	CITY	STATE	ZIP CODE

**Names and Complete Addresses of the Following Officers** (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

7. CHIEF EXECUTIVE OFFICER/ EDWARD B VAN HORNE	ADDRESS	CITY	STATE	ZIP CODE
8. SECRETARY THOMAS AA COOK	ADDRESS	CITY	STATE	ZIP CODE
9. CHIEF FINANCIAL OFFICER/ TIMOTHY DORN	ADDRESS	CITY	STATE	ZIP CODE

**Names and Complete Addresses of All Directors, Including Directors Who are Also Officers** (The corporation must have at least one director. Attach additional pages, if necessary.)

10. NAME RANDEL G OWEN	ADDRESS	CITY	STATE	ZIP CODE
11. NAME	ADDRESS	CITY	STATE	ZIP CODE
12. NAME	ADDRESS	CITY	STATE	ZIP CODE

13. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

**Agent for Service of Process** If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank.

14. NAME OF AGENT FOR SERVICE OF PROCESS  
CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERVICE

15. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE

**Type of Business**

16. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION  
HEALTHCARE SERVICES

17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

10/02/2018 TIMOTHY DORN CHIEF FINANCIAL OFFICER

DATE TYPE/PRINT NAME OF PERSON COMPLETING FORM TITLE SIGNATURE



832768

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
HERREN ENTERPRISES, INC.  
a California corporation**

**FILED**  
In the Office of the Secretary of State  
of the State of California

FEB -3 2011

4

The undersigned certifies that:

1. They are the president and secretary, respectively, of Herren Enterprises, Inc., a California corporation (the "Corporation").
2. The Articles of Incorporation of the Corporation are amended and restated to read as follows:

**ARTICLE I:** The name of the Corporation is **Herren Enterprises, Inc.**

**ARTICLE II:** The purpose of the Corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

**ARTICLE III:** This Corporation is authorized to issue only one class of shares of stock; and the total number of shares which the Corporation is authorized to issue is One Thousand (1,000) shares.

**ARTICLE IV:** The liability of the directors of the Corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

**ARTICLE V:** The Corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) through bylaw provisions, agreements with agents, vote of shareholders or disinterested directors or otherwise, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject only to the applicable limits set forth in Section 204 of the California Corporations Code with respect to actions for breach of duty to the Corporation and its shareholders.

3. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by the Board of Directors.

4. The foregoing amendment and restatement of Articles of Incorporation has been duly approved by the required vote of shareholders in accordance with Section 902 of the California Corporations Code. The total number of outstanding shares of the Corporation is 100. The numbers of shares voting in favor of the amendment equaled the vote required. The percentage vote required was more than 50%.

[Remainder of page intentionally left blank]

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

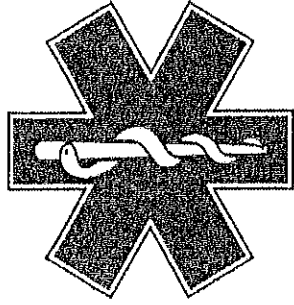
Dated: February 2, 2011

  
Bruce Herren, President

  
Carol Hinkle-Herren, Secretary



*County of Orange  
Ambulance License*



**Doctors Ambulance**

**Address:** 23091 Terra Drive  
Laguna Hills CA 92653

**Issued:** January 1, 2019  
**Expires:** December 31, 2019

**Fee:** \$2,207.00

May operate an ambulance service in the unincorporated areas of the County of Orange and the cities of Aliso Viejo, Anaheim, Dana Point, Irvine, Laguna Beach, Laguna Hills, Laguna Niguel, Laguna Woods, Lake Forest, Mission Viejo, Newport Beach, Orange, Costa Mesa, Rancho Santa Margarita, San Clemente, San Juan Capistrano, Santa Ana, and Tustin

*Samuel J. Stratton*

Samuel J. Stratton, MD, MPH, Medical Director  
Emergency Medical Services Agency



**REGULATORY/ MEDICAL HEALTH SERVICES**  
**EMERGENCY MEDICAL SERVICES**

**RICHARD SANCHEZ**  
DIRECTOR

**STEVE THRONSON**  
DEPUTY AGENCY DIRECTOR  
REGULATORY/MEDICAL SERVICES

**DENISE FENNESSY**  
CHIEF OF OPERATIONS  
REGULATORY/MEDICAL SERVICES

**TAMMI McCONNELL MSN, RN**  
EMS DIVISION MANAGER

405 W FIFTH STREET, SUITE 301A  
SANTA ANA, CALIFORNIA 92701  
TELEPHONE: 714-834-3500  
FAX: 714-834-3125

January 1<sup>st</sup>, 2019

Aaron Sundstrom  
Director of Operations  
Doctors Ambulance  
23091 Terra Drive  
Laguna Hills CA 92653

RE: Orange County Ambulance Service Provider License for Doctors Ambulance

Orange County Emergency Medical Services (OCEMS) has concluded a review of Doctor Ambulance's Service Provider application for a Ground Ambulance Service License.

Enclosed are your annual Ambulance Service Provider License and 2019 vehicle permits. Please make sure that the authorization permits enclosed is affixed to the lower right corner of the right rear passenger side window. Each permit is individually numbered to correspond with its assigned vehicle. Please reference the assigned vehicle permit table on the back side of this letter. Once the permit is affixed to the window, removing the permit will cause the words "VOID" to appear across the permit.

This letter will serve as the Orange County EMS vehicle permit for the listed vehicle(s) on the back side of this letter.

Please retain a copy of this letter in each unit listed.

Ambulance operators must continuously comply with the Orange County Ambulance Ordinance and all OCEMS policies and procedures. Your licensure is valid through December 31, 2019. Thank you for your cooperation during the licensure process.

Sincerely,

Meng Chung, BS, EMT-P  
EMS BLS Coordinator  
405 West 5<sup>th</sup> Street Suite 301A  
Santa Ana CA 92701  
714-834-3500

MC:mc#3404

Orange County Emergency Medical Services

Assigned Vehicle Permit Reference Table

<i>Vehicle Number</i>	<i>OCEMS Permit Number</i>
41	2019-0222
50	2019-0223
58	2019-0224
64	2019-0225
86	2019-0226
87	2019-0227
89	2019-0228
91	2019-0229
92	2019-0230
93	2019-0231
101	2019-0232
107	2019-0233
109	2019-0234
110	2019-0235
111	2019-0236
112	2019-0237
113	2019-0238



STATE OF CALIFORNIA  
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

**EMERGENCY AMBULANCE  
NON-TRANSFERABLE LICENSE**

CHP 360A (REV. 01-00) OPI 062

SERVICE NAME AND PHYSICAL ADDRESS *(only if different from below)*

HERREN ENTERPRISES, INC.  
DOCTOR'S AMBULANCE SERVICE  
23091 TERRA DRIVE  
LAGUNA HILLS, CA 92653-

SERVICE NAME AND MAILING ADDRESS

HERREN ENTERPRISES, INC.  
DOCTOR'S AMBULANCE SERVICE  
23091 TERRA DRIVE  
LAGUNA HILLS, CA 92653-  
Attention: BRANDON MICHAELS

CONTROL NUMBER	LICENSE NUMBER	ISSUE DATE	EFFECTIVE DATE	EXPIRATION DATE
2022	2022	2/1/2019	2/11/2019	2/10/2020

CHP CARRIER NUMBER	LOCATION	<input checked="" type="checkbox"/> Duplicate <input type="checkbox"/> Initial	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Renewal
CA	690		

**PROPERTY OF THE CALIFORNIA HIGHWAY PATROL (CHP)**

This license is NON-TRANSFERABLE and must be surrendered to the CHP upon demand or as required by law. A majority change in ownership or control of the licensed activity shall require a new license. This license may be renewed within the 30-day period prior to the expiration date indicated above.

Ambulance operations must cease immediately upon expiration of this license. THERE IS NO GRACE PERIOD FOR A LICENSED ACTIVITY. The Department will accept an application for renewal during the 30-day period following the license expiration date provided all required documentation is complete and accompanied by the initial license fee of \$200.00. For license information contact CHP, Research and Planning Section at (916) 843-3440.

1. CALIFORNIA HAS NO GRACE PERIOD. TO AVOID PENALTIES, THE RENEWAL FEES FOR ALL OF YOUR PERMANENT FLEET REGISTERED VEHICLES EXPIRING THIS MONTH, MUST BE PAID ON OR BEFORE THE EARLIEST EXPIRATION DATE OF THIS MONTH'S VEHICLES.
2. A VEHICLE DELETED FROM THE PERMANENT FLEET IMMEDIATELY BECOMES SUBJECT TO REGISTRATION OR, IF IT WILL NOT BE OPERATED, A FILING OF PLANNED NON-OPERATION.
3. A VALIDATED REGISTRATION CARD OR A FACSIMILE COPY IS TO BE KEPT WITH THE VEHICLE FOR WHICH ISSUED. IT NEED NOT BE DISPLAYED. PRESENT IT TO ANY PEACE OFFICER UPON DEMAND.

64

\*\*\*\*\* DO NOT DETACH - REGISTERED OWNER INFORMATION \*\*\*\*\*



\*\*\*VALIDATED REGISTRATION CARD\*\*\*

EXPIRES: 10/31/0000

MAKE	YR MODEL	YR 1ST SOLD	VLP CLASS	YR	TYPE VEH	TYPE LIC	LICENSER NUMBER
FORD	2017	0000	TD	2017	32A	31	21718H2
BODY TYPE MODEL	MP	MO	AX	WC	UNLADEN/G/CGW	VEHICLE ID NUMBER	
AM	G	ZX	2	F	06740	87964	
TYPE VEHICLE USE	DATE ISSUED	CC/ALCO	DT FEE RECVD	PIC	STICKER ISSUED		
COMMERCIAL	10/09/18	50	10/09/18	9	A1348611		

REGISTERED OWNER PERM FLEET REG  
AMERICAN MEDICAL RESP INC

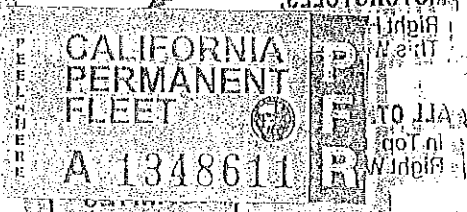
PR EXP DATE: 10/31/2018  
MISC#: 87964  
ACCT: 9828

AMOUNT DUE

AMOUNT RECVD

CASH :  
CHCK :  
CRDT :  
DO NOT DETACH SEE BACK  
OF STICKER FOR INSTRUCTIONS  
BUT YEAR STICKER ON LICENSE  
PLATE AS SHOWN BELOW  
MOTORCYCLES

LICENSEHOLDER



## Ruiz, Florence

---

**From:** Sundstrom, Aaron [aarons@doctorsambulance.com]  
**Sent:** Tuesday, April 02, 2019 6:43 AM  
**To:** Ruiz, Florence  
**Cc:** Hopkins, Rachel  
**Subject:** FW: Doctor's Ambulance Service/911 Clarification/Non-Emergency Medical Transport Services

Good Morning Mr. Ruiz,

I would like to also confirm that Doctors Ambulance has no intention of interfering with the contract that CARE ambulance currently has with OCEMS, OCFA or the city of Stanton. Our intentions are to ensure that we are compliant with any and all city regulations and ensure that any business conducted in the city is done under a current business license. We understand the delineation between Emergency and Non-Emergency Ambulance transportation services.

Thank you for your help!

**Aaron Sundstrom, EMT-P**  
Operations Manager

**DOCTOR'S AMBULANCE SERVICE**  
23091 Terra Drive  
Laguna Hills, CA 92653  
Cell: (562) 362-1975  
Fax: (949) 524-4842  
[www.doctorsambulance.com](http://www.doctorsambulance.com)

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**From:** Hopkins, Rachel  
**Sent:** Monday, April 1, 2019 3:19 PM  
**To:** Sundstrom, Aaron <aarons@doctorsambulance.com>  
**Subject:** Fwd: Doctor's Ambulance Service/911 Clarification/Non-Emergency Medical Transport Services

RACHEL HOPKINS

Operations Supervisor  
Doctor's Ambulance Service  
Office: (949) 951-8535 ext 224

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**From:** Ruiz, Florence <FRuiz@ci.stanton.ca.us>  
**Sent:** Monday, April 1, 2019 3:16:02 PM  
**To:** Hopkins, Rachel  
**Subject:** Doctor's Ambulance Service/911 Clarification/Non-Emergency Medical Transport Services



## **Ruiz, Florence**

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**From:** Hopkins, Rachel [rhopkins@doctorsambulance.com]  
**Sent:** Monday, April 01, 2019 5:12 PM  
**To:** Ruiz, Florence  
**Cc:** Sundstrom, Aaron  
**Subject:** RE: Doctor's Ambulance Service/911 Clarification/Non-Emergency Medical Transport Services

That is correct

**RACHEL HOPKINS**  
Operations Supervisor

**DOCTOR'S AMBULANCE SERVICE**  
23091 Terra Drive  
Laguna Hills, CA 92653  
Office: (949) 951-8535 ext. 224  
Fax: (949) 524-4842  
[www.doctorsambulance.com](http://www.doctorsambulance.com)

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**From:** Ruiz, Florence <FRuiz@ci.stanton.ca.us>  
**Sent:** Monday, April 1, 2019 3:16 PM  
**To:** Hopkins, Rachel <rhopkins@doctorsambulance.com>  
**Subject:** Doctor's Ambulance Service/911 Clarification/Non-Emergency Medical Transport Services

Hello Ms Hopkins,

It was a pleasure speaking to you today regarding clarification of the Non-Emergency transport services within the City of Stanton.

Per our discussion, the non-emergency medical transport services that are provided by Doctor's Ambulance Service are separate from the current contract with Care Ambulance for 911 emergency response system for the City of Stanton. The application for operation by Doctor's Ambulance Service will not interfere with the 911 system performance currently provided by Care Ambulance.

Should you have any questions please contact me at 714-890-4230.

Thank you,

Florence Ruiz  
Administrative Services Supervisor



City of Stanton  
7800 Katella Avenue, Stanton, CA 90680  
(714) 890-4230 | (714) 890-1443 (fax)  
"Community Pride and Forward Vision"  
[www.ci.stanton.ca.us](http://www.ci.stanton.ca.us)

## **ORDINANCE NO. 1087**

**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**

**WHEREAS**, on July 6, 2017, Anthony Nguyen, ("Applicant") filed applications for approval of a Precise Plan of Development PPD-787, Tentative Tract Map TM17-01, Zone Change ZC17-02 inclusive of Amendments to the Zoning and General Plan Maps, and a Mitigated Negative Declaration for the development of a 0.92 acre site located at 11752 Beach Blvd. ("Project Site"), with 17 three-story condominium units and associated site improvements ("Project"); and

**WHEREAS**, an Initial Study and a Mitigated Negative Declaration were prepared based on the information received from the applicant as part of the application submittal and in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15071, commencing the environmental review process and preparation of a Mitigated Negative Declaration; and

**WHEREAS**, a Notice of Intent to adopt a Mitigated Negative Declaration was filed and a copy of the Mitigated Negative Declaration was circulated between December 17, 2018 and January 15, 2019; and

**WHEREAS**, the Mitigated Negative Declaration analyzed impacts related to the proposed zone change and map amendments, and development proposal including Precise Plan of Development PPD-787 and Tentative Tract Map TM17-01; and

**WHEREAS**, on March 6, 2019, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning amendments to Section 20.230.060 of the Stanton Municipal Code, provided comments on the amendment, and voted to forward the proposed ordinance to the City Council with a recommendation in favor of its adoption; and

**WHEREAS**, at least 10 days before the hearing, the City gave public notice of a City Council public hearing to be held to consider Zone Change ZC17-02 inclusive of Amendments to the Zoning and General Plan Maps by posting the public notice at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, providing notice to property owners within a 500 foot radius of the Project Site, and was made available through the agenda posting process; and

**WHEREAS**, on March 6, 2019, the Planning Commission of the City of Stanton conducted a duly noticed public hearing to consider the project. At the conclusion of the public hearing, the Planning Commission recommended approval of the project to the City Council; and

**WHEREAS**, on March 26, 2019, the City Council considered the staff report, recommendations by staff, and public testimony regarding Precise Plan of Development PPD-787, Tentative Tract Map TM17-01, Zone Change ZC17-02 inclusive of Amendments to the Zoning and General Plan Maps, and a Mitigated Negative Declaration, at which hearing members of the public were afforded the opportunity to comment upon ZC17-02.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA.** The requirements of the California Environmental Quality Act have been satisfied in that the City Council approved and adopted an Initial Study, Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Program for the Project, including the ZC17-02, in Resolution No. 2019-07.

**SECTION 2. Findings.** The following findings are made in support of Zone Change ZC17-02 and amendments to the General Plan and Zoning Maps:

1. The amendment is internally consistent with all other provisions of the General Plan and Zoning Code.

*The development is consistent with the Stanton General Plan. The development would implement Strategy LU-3.1.2 to encourage infill and mixed-use development within feasible development sites. The project would be developed on two underutilized properties and provide for a greater range and balance of residential densities. The development would also be consistent with Goal CD-1, which is to promote an attractive streetscape and public right-of-way, especially along major primary and secondary corridors, which is consistent with the desired vision and image of Stanton. The architectural details and complementary building materials and colors result in a cohesive design which is appropriate for the project's prominent location on Beach Boulevard. In addition, with the construction of a parkway planter on Beach Blvd., the public right-of-way will be improved with an attractive streetscape and enhanced pedestrian atmosphere. The project is consistent with the zoning standards for the General Mixed-Use Overlay for both parcels, and no modifications or variances are being requested. The project is consistent with the provisions of the General Plan as it would fall within the intent and purpose of the General Mixed Use Overlay. In addition, with the zone change, the project is proposed to meet all the requirements for development within the GLMX Overlay; therefore, it is internally consistent.*

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

*The amendment would change the zoning and General Plan designation of the subject parcel from RE (Residential Estate) zone to CG (Commercial General) zone with a General Mixed-Use Overlay in order for the parcel to be developed as part of a 17 unit condominium subdivision in conjunction with the neighboring parcel to the*

*west. As part of this development proposal, the proposed site design incorporates a safe and convenient pedestrian scaled sidewalk along the full perimeter of the site, and the project has been designed to ensure appropriate parking has been provided on the property, and not impact residential streets in the vicinity of the project. Surrounding uses include a motel, commercial uses, and residential units. The development of the residential subdivision as proposed will not limit the ability for the surrounding properties to maintain their allowed uses.*

3. If an amendment to the Land Use Element, the affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public service utilities, to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

*The subject parcel is zoned RE with a Low Density Residential general plan designation. In order for the property to be developed in conjunction with the western parcel adjacent to Beach Blvd., the amendment to a CG (Commercial General) zone with a General Mixed-Use Overlay would be necessary. As the subject parcel is completely land locked with no access to a public street, in order for the parcel to be developed consistent with the existing zoning, access to the parcel would need to be provided via the private street, Crager Lane to the north. The amendment would allow for the subject property to be built at a residential density between 25 to 45 dwelling units to the acre. The property is currently zoned RE (Residential Estate), which allows for up to two dwelling units per acre. If the density range were applied for each property under the current zoning, one unit would be eligible for the eastern property, and a total of 14 to 27 housing units would be eligible to be developed on the western property. The applicant is requesting to build a total of 17 units combined on both properties. As the total number of units proposed is still within the density range permitted under the General Mixed Use Overlay, and the maximum number of units permitted while maintaining the separate zoning, the project, inclusive of the up-zoning of the eastern property, the project would be able to be serviced by all utilities, police and fire services, and roadways, as evaluated under the General Plan Environmental Impact Report. As such, there would be no additional improvements necessary to the existing infrastructure to accommodate the new zoning. In addition, the site has been designed to accommodate all parking and vehicle maneuvering areas in order to not create a hazard in the vicinity in which the property is located.*

**SECTION 3.** The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and all documentary evidence presented on the Ordinance.

**SECTION 4.** Zone Change ZC17-02 and amendments to the General Plan and Zoning Maps shall not take effect unless and until the associated MND, Precise Plan of Development PPD-787, and Tentative Tract Map TM17-01 are approved by the City Council; and

**SECTION 5.** The documents related to this Ordinance are on file and available for public review at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The Community Development Director is the custodian of these documents.

**SECTION 6.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 7.** The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

**SECTION 8.** This Ordinance is on file and has been available for public review for at least five days prior to the date of this Ordinance, in the City Clerk's office, at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680.

**SECTION 9.** This ordinance shall be effective thirty days after its adoption.

**PASSED, APPROVED, AND ADOPTED** this 9<sup>th</sup> day of April, 2019.

\_\_\_\_\_  
DAVID J. SHAWVER, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
MATTHEW E. RICHARDSON, CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.  
CITY OF STANTON )

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Ordinance No. 1087 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 26<sup>th</sup> day of March, 2019 and was duly adopted at a regular meeting of the City Council held on the 9<sup>th</sup> day of April, 2019, by the following roll-call vote, to wit:

AYES:	COUNCILMEMBERS:	_____
		_____
NOES:	COUNCILMEMBERS:	_____
ABSENT:	COUNCILMEMBERS:	_____
ABSTAIN:	COUNCILMEMBERS:	_____

\_\_\_\_\_  
CITY CLERK, CITY OF STANTON

# **City Council Item 15D**

***“CITY COUNCIL INITIATED ITEM —  
DISCUSSION REGARDING INCREASING THE  
CITY’S TRANSIENT OCCUPANCY TAX (TOT)”***

## **City Council Initiated Item.**

***(This item does not contain a staff report)***



# **City Council Item 15E**

***“CITY COUNCIL INITIATED ITEM —  
DISCUSSION REGARDING the creation of a  
BUSINESS IMPROVEMENT DISTRICT”***

## **City Council Initiated Item.**

***(This item does not contain a staff report)***