

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING OCTOBER 8, 2019

**1. CALL TO ORDER / CLOSED SESSION**

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

**2. ROLL CALL**

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

Absent: None.

Excused: None.

**3. PUBLIC COMMENT ON CLOSED SESSION ITEMS** None.

Mr. Matthew E. Richardson, City Attorney reported that the City Council had a last minute addition that needed to be added to the agenda, a request to add real property negotiations concerning price and terms of payment for 7455 Katella Avenue, Stanton, CA 90680 as a closed session item.

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

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: None

The following item was added as a closed session item:

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

Property: 7455 Katella Avenue, Stanton, CA (APN 079-371-09)

Negotiating Parties: Jarad L. Hildenbrand, Executive Director, Stanton Housing Authority  
KB Home

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

#### 4. CLOSED SESSION

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

#### 4A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Pursuant to Government Code Section 54956.8)

Property: 8830 Tina Way, Stanton, CA (APN 126-481-01)  
8840 Tina Way, Stanton, CA (APN 126-481-02)  
8850 Tina Way, Stanton, CA (APN 126-481-03)  
8860 Tina Way, Stanton, CA (APN 126-481-04)  
8870 Tina Way, Stanton, CA (APN 126-481-05)  
8880 Tina Way, Stanton, CA (APN 126-481-06)  
8900 Tina Way, Stanton, CA (APN 126-481-08)  
8910 Tina Way, Stanton, CA (APN 126-481-09)  
8920 Tina Way, Stanton, CA (APN 126-481-10)  
8921 Pacific Avenue, Stanton, CA (APN 126-481-21)  
8961 Pacific Avenue, Stanton, CA (APN 126-481-17)  
8971 Pacific Avenue, Stanton, CA (APN 126-481-16)  
8890 Pacific Avenue, Stanton, CA (APN 126-482-07)  
8900 Pacific Avenue, Stanton, CA (APN 126-482-08)  
8960 Pacific Avenue, Stanton, CA (APN 126-482-14)

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton  
Trachy Family Trust, Owner  
Steven W. Reiss Trust, Owner  
Jennie Trust, Owner  
Trang Trust, Owner  
Binh Ngoc Nguyen and Phuong Thi Pham, Owner  
Triple Star Company, LLC, Owner  
8900 Tina Way, Owner  
Zichuan Li and Ying Zheng, Owner  
Binh Ngoc Nguyen and Phuong Thi Pham, Owner  
Sky Nguyen, Owner  
Binh Ngoc Nguyen and Phuong Thi Pham, Owner  
Steven W. Reiss Trust, Owner  
Ngoc Trieu and Andy Pham, Owner  
Pacific Wu Investments, LLC, Owner  
David M. Cook and Daphne Chakran, Owner

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

**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 REAL PROPERTY NEGOTIATOR**  
**(Pursuant to Government Code Section 54956.8)**

Property: 7455 Katella Avenue, Stanton, CA (APN 079-371-09)

Negotiating Parties:

Jarad L. Hildenbrand, Executive Director, Stanton Housing Authority  
KB Home

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

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

The meetings were called to order at 6:33 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 there was no reportable action.

**6. ROLL CALL**

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

Absent: None.

Excused: None.

**7. PLEDGE OF ALLEGIANCE**

Led by Mr. James J. Wren, Public Safety Services Director.

**8. SPECIAL PRESENTATIONS AND AWARDS**

**8A.** Presentation by the Orange County Transportation Authority, sharing their mission with the City Council and providing information on the Beach Boulevard Corridor Study.

**8B.** Presentation by Mr. Eric O'Donnell, Townsend Public Affairs, providing the City Council with a legislative update.

**9. CONSENT CALENDAR**

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

AYES: 5 (Ramirez, Shawver, Taylor, Van, 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 September 11, 2019 and September 26, 2019, in the amount of \$4,103,467.87.

**9C. APPROVAL OF MINUTES**

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – September 24, 2019.

**END OF CONSENT CALENDAR**

**10. PUBLIC HEARINGS**

**10A. JOINT PUBLIC HEARING – MAKING CERTAIN FINDINGS PURSUANT TO HEALTH AND SAFETY CODE SECTION 33433, ADOPTING THE RELATED SUMMARY REPORT AND APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY OF ORANGE COUNTY**

The Housing Authority owns certain parcels located at 7922 Cerritos Avenue and 10522 Flower Avenue. If approved, this Disposition and Development Agreement will provide for the sale of these two parcels owned by the Housing Authority to Habitat for Humanity of Orange County for the design and construction of a six-unit affordable housing development.

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

The City Council questioned staff regarding the screening process to ensure that Stanton residents have a priority status, marketing strategies to ensure that Stanton residents are notified of this prospect, and allow the City lead-time to notify Stanton residents of this opportunity.

The public hearing was opened.

- Ms. Debi Grand, resident, spoke regarding her concerns with the loss of the parking lot and the potential parking impacts for her and her neighbors.
- Mr. Robert Lewis, resident, spoke regarding his concerns of the loss of monies with the sale of the properties and believes that this topic should be discussed more thoroughly.

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

Motion/Second: Taylor/Ramirez

Motion unanimously carried by the following vote:

AYES: 5 (Ramirez, Shawver, Taylor, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council and Authority Board conducted a public hearing; and
2. Declared that the action is not a project and is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3); and

3. Approved Resolution Number 2019-44, making certain findings pursuant to Health and Safety Code 33433, adopting the Summary Report prepared pursuant to Health and Safety Section 33433, approving the sale of certain real property located at 7922 Cerritos Avenue (A.P.N. 079-331-13) and 10522 Flower Avenue (A.P.N. 079-331-12) to the Habitat for Humanity of Orange County by the Stanton Housing Authority through the Disposition and Development Agreement, entitled:

**"A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON AND THE STANTON HOUSING AUTHORITY APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH HABITAT FOR HUMANITY OF ORANGE COUNTY, FOR THE PROPERTIES LOCATED AT 7922 CERRITOS AVE. AND 10522 FLOWER AVE. (APN's: 079-331-13 AND 079-331-12) AND MAKING CERTAIN FINDINGS PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33433 IN CONNECTION WITH THE SALE OF PROPERTY FORMERLY OWNED BY THE STANTON REDEVELOPMENT AGENCY"; and**

4. Authorized the City Manager/Executive Director to execute any necessary documents to facilitate the sale of the property.
  
11. **UNFINISHED BUSINESS**           None.
  
12. **NEW BUSINESS**               None.
  
13. **ORAL COMMUNICATIONS – PUBLIC**
  - Mr. Daniel Park, Pastor, introduced himself and his church C4 Ministry to the City Council/Community and offered the assistance of his church to volunteer at the City's community events.
  
  - Ms. Judith Palecek, resident representing Bradford East/West, Sunshine, and La Lampara Mobile Home Club spoke regarding their concerns with the increase in traffic and their ability to exit their neighborhoods onto Katella Avenue, Knott Avenue, and Western Avenue.
  
14. **WRITTEN COMMUNICATIONS**       None.

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

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

- Council Member Van reported on the upcoming "Basics of Making Jam" learning session, which is scheduled to be held on October 9, 2019 at the Stanton Family Resource Center.
- Council Member Warren reported on the upcoming Meet on Beach event, connecting seven Orange County cities for the first time to reimagine Beach Boulevard, which is scheduled to be held on November 17, 2019.
- Mayor Shawver spoke regarding his attendance at the International Youth Fellowship in the City of Long Beach.
- Mayor Shawver spoke regarding his attendance at the Los Alamitos Joint Forces Training Base which he took part in welcoming home troop 113 Medical Command Division.

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

- Mayor Pro Tem Ramirez requested to agendize discussion regarding conducting a traffic study along Katella Avenue and Knott Avenue to address resident concerns.
- Council Member Van requested to agendize discussion regarding conducting the Multifamily and Mixed Use Project bus tour.

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

Mayor Shawver requested to agendize discussion regarding a complete review and update of the City's Municipal Code.

**15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING AMENDING THE CURRENT SIGN ORDINANCE**

At the September 24, 2019 City Council meeting, Mayor Shawver requested that this item be agendized for discussion.

Presentation by Mayor Shawver.

The City Council spoke regarding residents and businesses not in favor of larger signs such as 4x4's, concerns with enforcement, resident and business complaints, and requested that staff monitor signage during future election seasons.

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

None.

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

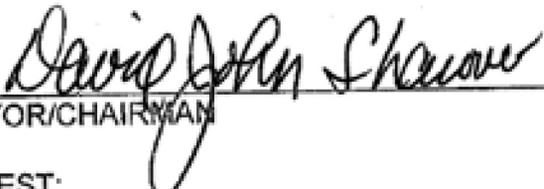
Mr. John Warren, resident, spoke regarding Constable David Ibarra's attendance at the friends and family night opening of the Stanton In-N-Out. Constable Ibarra with deep Stanton roots flew in from Arkansas to attend this monumental event.

**~~17A. ORANGE COUNTY FIRE AUTHORITY~~**

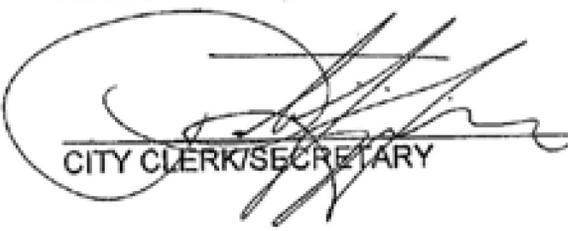
~~At this time the Orange County Fire Authority will provide the City Council with an update on their current operations.~~

- Due to an Orange County Fire Authority emergency this item will be heard at the next regularly scheduled City Council meeting.

**18. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 8:35 p.m.

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

ATTEST:

  
\_\_\_\_\_  
CITY CLERK/SECRETARY