

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING OCTOBER 22, 2019

1. **CLOSED SESSION** None.

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

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

3. **PLEDGE OF ALLEGIANCE**

Led by Fire Division Chief Shane Sherwood.

4. **ROLL CALL**

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

Absent: None.

Excused: None.

5. **SPECIAL PRESENTATIONS AND AWARDS**

The City Council presented Certificates of Recognition, honoring the 2019 Citizens' Academy participants for completion of the four week community and leadership development program.

6. **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 balance of the following Consent Calendar items:

CONSENT CALENDAR

6A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED

The City Council/Agency Board/Authority Board waived reading of Ordinances and Resolutions.

6B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated October 3, 2019 and October 10, 2019, in the amount of \$249,341.38.

6C. SEPTEMBER 2019 INVESTMENT REPORT

The Investment Report as of September 30, 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 government 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 September 2019.

6D. SEPTEMBER 2019 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of September 30, 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 September 2019.

6E. SB 2 PLANNING GRANTS PROGRAM FUNDS

The Department of Housing and Community Development (HCD) has issued a Notice of Funding Availability (NOFA) for its Planning Grants Program (PGP) pursuant to provisions of SB 2 (Chapter 364, Statutes of 2017). The City may qualify for funding of up to \$160,000 intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production. An executed resolution authorizing application for PGP funds is required to initiate the application process.

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. 2019-45 authorizing the application for and receipt of SB2 planning grant funding, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING APPLICATION FOR, AND RECEIPT OF, SB 2 PLANNING GRANTS PROGRAM FUNDS".

6F. SEPTEMBER 2019 GENERAL FUND REVENUE AND EXPENDITURE REPORT

The monthly General Fund Revenue and Expenditure Report as of September 2019 has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D)1 and is being provided to City Council.

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 General Fund Revenue and Expenditure Report as of September 2019.

END OF CONSENT CALENDAR

7. PUBLIC HEARINGS

7A. 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 KB HOMES COASTAL, INC.

The Housing Authority owns a certain parcel located at 7455 Katella Avenue. If approved, this Disposition and Development Agreement will provide for the sale of this parcel owned by the Housing Authority to KB Homes for the design and construction of 36 single-family detached residences.

Staff report by Ms. Amy Stonich, Contract City Planner.

Council Member Van inquired about the starting price for the proposed properties.

The public hearing was opened.

No one 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 the Housing Authority conducted a public hearing; and
2. Declared that the action is not a project is exempt from the California Environmental Quality Act ("CEQA") under Section 15060(c)(3) and 15378(b); and
3. Approved Resolution Number 2019-46, 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 7455 Katella Avenue (APN: 079-371-09) to KB Homes 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 KB HOME COASTAL, INC., FOR THE PROPERTY LOCATED AT 7455 KATELLA AVE. (APN 079-371-09) 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.

7B. CONSIDERATION OF AN ORDINANCE TO ADOPT THE 2019 CALIFORNIA BUILDING AND RELATED MODEL CODES

California law mandates that the City of Stanton adopt the State approved ordinances and regulations that provide the uniform standards for the various aspects of new building and construction. The 2019 California codes have been prepared and will become effective January 1, 2020. This Ordinance will adopt such California building and related model codes together with the amendments suggested by the Stanton Building Official and Fire Chief.

Staff report by Mr. Mark Abbott, Charles Abbott and Associates.

Mayor Shawver questioned staff regarding the need for the City's current municipal code to be reviewed and updated.

The public hearing was opened.

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

Mayor Shawver thanked Mr. Fernando Zarate for his time, dedication, and services to the City.

Motion/Second: Warren/Van
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 conducted a public hearing; and
2. Declared that the project is not subject to CEQA in accordance with 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
3. Introduced Ordinance No. 1094, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AMENDING DIVISION I OF TITLE 16 OF THE STANTON MUNICIPAL CODE PERTAINING TO THE ADOPTION OF THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CONSISTING OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA ADMINISTRATIVE CODE, THE CALIFORNIA GREEN BUILDING

STANDARDS CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE; THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF”; and

4. Set said ordinance for adoption at the November 12, 2019 regularly scheduled City Council meeting.

8. **UNFINISHED BUSINESS** None.

9. **NEW BUSINESS** None.

10. **ORAL COMMUNICATIONS – PUBLIC** None.

11. **WRITTEN COMMUNICATIONS** None.

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

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

- Mayor Pro Tem Ramirez requested that a motor officer patrol the area near a stop sign on Lola Avenue, Stanton.
- Council Member Warren reported on her attendance at St. Polycarp School's Diamond Jubilee celebration which was held on October 18, 2019.
- Council Member Van reported on her attendance at the League of California Cities 2019 Annual Conference & Expo which was held on October 16 – 18, 2019 at the Long Beach Convention Center.
- Mayor Shawver reported on the upcoming Orange County Sanitation Districts, State of the Sanitation District meeting which is scheduled to be held on October 25, 2019.
- Mayor Pro Tem Ramirez reported on a meeting held with the current owner of the Sam's Club property in which they discussed the City's vision for specified site.
- Ms. Zenia Bobadilla, Community Services Manager reported on the upcoming Halloween Festival, which is scheduled to be held on October 26, 2019 at Stanton Central Park.

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

None.

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

None.

12D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING TRAFFIC STUDY ON AND/OR NEAR KATELLA AVENUE AND BRADFORD PLACE

At the October 8, 2019 City Council meeting, Mayor Pro Tem Ramirez requested that this item be agendaized for discussion.

Presentation by Mayor Pro Tem Ramirez.

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

The City Council requested that staff provide the traffic study and findings to the City Council as well as post the traffic study and findings to the City's website.

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

None.

14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

14A. 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.

The City Council presented Fire Division Chief Shane Sherwood with a certificate of recognition and wished him the best of luck on his new post assignment.

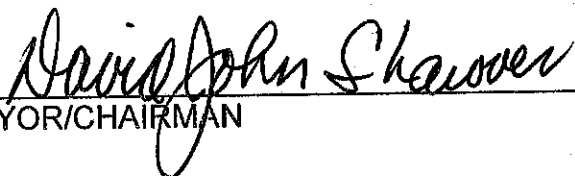
Fire Division Chief Shane Sherwood introduced to the City Council newly appointed Stanton Fire Division Chief Jeff Hoey to the City Council and staff.

Fire Division Chief Jeff Hoey provided the City Council with a brief introduction about himself.

Mayor Shawver introduced to the City Council Orange County Fire Authority Fire Safety Engineer Robert Distaso and Assistant Fire Marshal Eric Elmer.

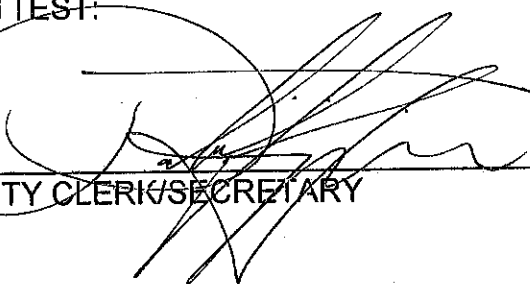
Fire Authority Fire Safety Engineer Robert Distaso and Assistant Fire Marshal Eric Elmer provided the City Council with a brief introduction about themselves.

15. **ADJOURNMENT** in honor and memory of Mr. Edward D. Royce, Sr.
Motion/Second: Shawver/
Motion carried at 7:21 p.m.



MAYOR/CHAIRMAN

ATTEST:



CITY CLERK/SECRETARY