



**AGENDA**  
**CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY**  
**JOINT REGULAR MEETING**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**TUESDAY, MARCH 10, 2020 - 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 / Authority Member Ramirez
  - Council / Authority Member Taylor
  - Council / Authority Member Van
  - Mayor Pro Tem / Vice Chairperson Warren
  - Mayor / Chairman 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-ANTICIPATED LITIGATION**  
**Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)**

Number of Potential Cases: 1

**4B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
**(Pursuant to Government Code Section 54957.6)**

Title: City Manager

**4C. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**  
**Initiation of litigation pursuant to Government Code Section 54956.9 (d) (4)**

Number of Potential Cases: 1

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

**6. ROLL CALL** Agency Member Ramirez  
Agency Member Taylor  
Agency Member Van  
Vice Chairperson 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 February 20, 2020 and February 27, 2020, in the amount of \$10,687,486.02.

- 9C. APPROVAL OF MINUTES**

1. City Council approve Minutes of Special Meeting – February 25, 2020; and
2. City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – February 25, 2020.

- 9D. APPROVAL OF RESOLUTION NO. 2020-01 ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21 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 2020/21.

**RECOMMENDED ACTION:**

1. City Council declare 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. Approve Resolution No. 2020-01, adopting a list of projects to be funded by SB-1 in FY 2020/21.

**9E. ACCEPTANCE OF THE SEWER CONDITION IMPROVEMENT PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The Sewer Condition Improvement Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$289,238.14. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of March 10, 2020 and recommends that the City Council accept the completed work performed on this project.

The original construction contract cost for the Sewer Condition Improvement Project was for \$409,136.00. The 10% contingency was not required since change orders approved at staff level did not exceed the contract amount. The amount saved in this project was \$160,811.46.

**RECOMMENDED ACTION:**

1. City Council declare this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301c - Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and
2. Accept the completion of improvements for the Sewer Condition Improvement Project, as certified by the City Engineer, and affix the date of March 10, 2020 as the date of completion of all work on this project; and
3. Approve the final construction contract amount of \$289,238.14 with Charles King Company; and
4. Direct the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion with the County Recorder of the County of Orange; and
5. Direct City staff, upon expiration of Directs City staff, upon expiration of the thirty-five (35) days from the filing of the "Notice of Completion," to make the retention payment to Charles King Company in the amount of \$14,461.91.

## **9F. GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2019**

The attached General Plan Annual Progress Report for Calendar Year 2019 was prepared as required by State Law for City Council review. The City is required to create an annual report on the status and progress in implementing the housing element of its general plan using forms and definitions adopted by the California Department of Housing and Community Development (HCD) on or before April 1 of each year.

### **RECOMMENDED ACTION:**

1. City Council declare 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. Receive and file General Plan Annual Progress Report, and authorize submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.

### **END OF CONSENT CALENDAR**

- |                                |              |
|--------------------------------|--------------|
| <b>10. PUBLIC HEARINGS</b>     | <b>None.</b> |
| <b>11. UNFINISHED BUSINESS</b> | <b>None.</b> |
| <b>12. NEW BUSINESS</b>        | <b>None.</b> |

### **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:                      None.

**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 5<sup>th</sup> day of March, 2020.

s/ Patricia A. Vazquez, City Clerk/Secretary

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# Item: 9B

## CITY OF STANTON ACCOUNTS PAYABLE REGISTER

February 20, 2020

\$10,493,352.11

February 27, 2020

\$194,133.91

**\$10,687,486.02**

**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.**

  
\_\_\_\_\_  
Finance Director



**MINUTES OF THE CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY OF THE  
CITY OF STANTON  
SPECIAL JOINT MEETING FEBRUARY 25, 2020**

**1. CALL TO ORDER**

The meeting was called to order at 5:00 p.m. by Mayor/Chairman Shawver.

**2. PLEDGE OF ALLEGIANCE**

Led by Mayor/Chairman David J. Shawver.

**3. ROLL CALL**

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

Absent: None.

Excused: None.

**4. CLOSED SESSION**

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

**6. CLOSED SESSION**

The members of the Stanton City Council/Successor Agency/Housing Authority of the City of Stanton proceeded to closed session at 5:00 p.m. for discussion regarding:

**6A. 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)  
8880 Tina Way, Stanton, CA (APN 126-481-06)  
8921 Pacific Avenue, Stanton, CA (APN 126-481-21)  
8971 Pacific Avenue, Stanton, CA (APN 126-481-16)  
8890 Pacific Avenue, Stanton, CA (APN 126-482-07)  
8960 Pacific Avenue, Stanton, CA (APN 126-482-14)

## **DRAFT**

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton  
Jarad L. Hildenbrand, Executive Director, Housing Authority  
Jarad L. Hildenbrand, Executive Director, Successor Agency  
Trachy Family Trust, Owner  
Steven W. Reiss Trust, Owner  
Jennie Trust, Owner  
Trang Trust, Owner  
Triple Star Company, LLC, Owner  
Sky Nguyen / SN Living Trust, Owner  
Steven W. Reiss Trust, Owner  
Ngoc Trieu and Andy Pham, Owner  
David M. Cook and Daphne Chakran, Owner

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

**6B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**  
**Significant exposure to litigation pursuant to Government Code Section 54956.9 (d)**  
**(2)**

Number of Potential Cases: 2

**7. CALL TO ORDER / SPECIAL CITY COUNCIL/SUCCESSOR AGENCY/HOUSING  
AUTHORITY MEETING**

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

The City Council/Successor Agency/Housing Authority reconvened in open session at 6:00 p.m.

The City Attorney/Agency Counsel reported that the Stanton City Council/Successor Agency/Housing Authority met in closed session from 5:00 to 6:00 p.m.

The City Attorney/Agency Counsel reported that there was no reportable action.

**8. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 6:00 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY

# **DRAFT**

## **MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY OF THE CITY OF STANTON JOINT REGULAR MEETING FEBRUARY 25, 2020**

### **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 Ramirez, Council/Authority Member Taylor, Council/Authority Member Van, Mayor Pro Tem/Vice Chairperson Warren, and Mayor/Chairman Shawver.

Absent: None.

Excused: None.

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

### **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)  
8880 Tina Way, Stanton, CA (APN 126-481-06)  
8921 Pacific Avenue, Stanton, CA (APN 126-481-21)  
8971 Pacific Avenue, Stanton, CA (APN 126-481-16)  
8890 Pacific Avenue, Stanton, CA (APN 126-482-07)  
8960 Pacific Avenue, Stanton, CA (APN 126-482-14)

## **DRAFT**

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton  
Jarad L. Hildenbrand, Executive Director, Housing Authority  
Jarad L. Hildenbrand, Executive Director, Successor Agency  
Trachy Family Trust, Owner  
Steven W. Reiss Trust, Owner  
Jennie Trust, Owner  
Trang Trust, Owner  
Triple Star Company, LLC, Owner  
Sky Nguyen / SN Living Trust, Owner  
Steven W. Reiss Trust, Owner  
Ngoc Trieu and Andy Pham, 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-ANTICIPATED LITIGATION** **Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)**

Number of Potential Cases: 2

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

The meetings were called to order at 6:37 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 Ramirez, Agency Member Taylor, Agency Member Van, Vice Chairperson Warren, and Chairman Shawver.

Absent: None.

Excused: None.

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

Led by Ms. Patricia A. Vazquez, City Clerk.

## **DRAFT**

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

- Presentation by Mr. Louis Bronstein, Assistant Director for Federal Government Relations, University of California, Irvine (UCI) provided the City Council with an overview of the university and its impacts on the community/students that they serve.
- Presentation by Community Action Partnership of Orange County (CAPOC), sharing their mission with the City Council and providing information on their current operations.

### **9. CONSENT CALENDAR**

Mayor Shawver requested to pull Item 9C from the Consent Calendar for separate discussion.

Motion/Second: Ramirez/Taylor

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

Council Member Taylor requested to reconsider 9F on the Consent Calendar for separate discussion.

Motion to reconsider:

Motion/Second: Shawver/Van

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 unanimously approved the following Consent Calendar items:

# **DRAFT**

## **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 February 5, 2020 and February 13, 2020, in the amount of \$371,840.31.

### **9D. JANUARY 2020 INVESTMENT REPORT**

The Investment Report as of January 31, 2020 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 January 2020.

### **9E. JANUARY 2020 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of January 31, 2020 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 January 2020.

## **DRAFT**

### **9G. ACCEPTANCE OF THE FY 19/20 CITYWIDE STREET RESURFACING PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The FY 19/20 Citywide Street Resurfacing Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$1,171,113.50. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of February 25, 2020 and recommends that the City Council accept the completed work performed on this project.

The original construction contract cost for the FY 19/20 Citywide Street Resurfacing Project was for \$1,206,869.00. The 10% contingency was not required since change orders approved at staff level did not exceed the contract amount. The amount saved in this project was \$156,442.40.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301c - Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and
2. Accepted the completion of improvements for the FY 19/20 Citywide Street Resurfacing Project, as certified by the City Engineer, and affixed the date of February 25, 2020 as the date of completion of all work on this project; and
3. Approved the final construction contract amount of \$1,171,113.50 with All American Asphalt; and
4. Directed the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion with the County Recorder of the County of Orange; and
5. Directed City staff, upon expiration of Directs City staff, upon expiration of the thirty-five (35) days from the filing of the "Notice of Completion," to make the retention payment to All American Asphalt in the amount of \$58,555.68.

**END OF CONSENT CALENDAR**

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## 9C. APPROVAL OF MINUTES

Motion/Second: Shawver/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/Agency/Authority Board approved Minutes of Regular Joint Meeting – January 14, 2020; and
2. The City Council approved Minutes of Special Meeting – January 23, 2020; and
3. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – January 28, 2020; and
4. The City Council approved Minutes of Special Meeting – February 11, 2020; and
5. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – February 11, 2020.

## 9F. JANUARY 2020 GENERAL FUND REVENUE AND EXPENDITURE REPORT

The monthly General Fund Revenue and Expenditure Report as of January 2020 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.

Motion/Second: Taylor/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 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 January 2020.



## **DRAFT**

**10. PUBLIC HEARINGS** None.

**11. UNFINISHED BUSINESS** None.

**12. NEW BUSINESS** None.

**13. ORAL COMMUNICATIONS – PUBLIC**

Mr. Anthony Rivera, Business Owner, spoke regarding his concerns with the homeless population surrounding his business.

**14. WRITTEN COMMUNICATIONS** None.

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

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

- Mayor Shawver reported on the upcoming 45<sup>th</sup> Annual Cypress College Americana Awards Luncheon, which is scheduled to be held on February 29, 2020.

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

- Mayor Shawver requested to agendaize the annual review of the City Managers contract as stipulated within the City Managers employment agreement.

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

None.

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

None.

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

None.

## **DRAFT**

### **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.

### **18. ADJOURNMENT**      Motion/Second: Shawver/ Motion carried at 7:26 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY

## **CITY OF STANTON**

### **REPORT TO CITY COUNCIL**

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

**DATE:** March 10, 2020

**SUBJECT: APPROVAL OF RESOLUTION 2020-01 ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

#### **REPORT IN BRIEF:**

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 2020/21.

#### **RECOMMENDED ACTION:**

1. Declare 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. Approve Resolution 2020-01, adopting a list of projects to be funded by SB-1 in FY 2020/21.

#### **BACKGROUND:**

SB 1 (Beall) was filed with the Secretary of State on April 28, 2017. This bill established a Road Maintenance and Rehabilitation Account (RMRA) in the State Transportation Fund that is intended to address deferred maintenance on the state highway system and the local street and road systems. The bill also requires the California Transportation Commission (CTC) to adopt criteria to ensure efficient use of these funds. The RMRA funds will be provided to cities on a monthly basis, with distributions totaling \$742,385 in FY 2020/21 to Stanton.

#### **ANALYSIS/JUSTIFICATION:**

The State requires that each year the City adopt a list of projects to be funded with the next year's funding allocation. Staff has worked with our pavement management

consultant NCE to amend our Pavement Management Plan to include the additional funding. The result is that additional streets can be funded each year for rehabilitation. The streets are as follows and are included in the resolution:

Street	From	To
AMY AVE	Santa Rosalia Ave e/s	End
ARROWHEAD ST	Winterwood Ave s/s	City Limit
ASHDALE ST	Cerritos Ave	N CDS
ASHDALE ST	Winston Rd n/s	End
AUBURN WAY	Lambert Way	Grant Way w/s
AUGUSTA WAY	Bradford Pl n/s	End
AUTUMN LN	Briarwood St s/s	End
BELL ST	Cerritos Ave s/s	End
BOCK AVE	Lowden St	Western Ave w/s
CARLA ST	Georgian St e/s	End
CATHERINE AVE	Beach Blvd	Briarwood St w/s
CEDAR ST	Monroe Ave n/s	End
CEDAR ST	Katella Ave n/s	Chester Ave s/s
CEDAR ST	Chester Ave n/s	Central Ave s/s
CEDAR ST	Central Ave n/s	Monroe Ave s/s
COLLEGE DR	College Dr e/s	College Dr s/s
COLLEGE DR	Scripps Way e/s	College Dr
COLLEGE DR	Cerritos Ave n/s	College Dr s/s
COURSON DR	Grandoaks Dr	Cerritos Ave
COURSON DR	Palais	End
COURT AVE/ST	Acacia Ave n/s	Stanford Ave s/s
CUSTER WAY	Bradford Pl w/s	Grant Way e/s
DATE ST	Katella Ave n/s	Summerwood Ln
EILEEN ST	Santa Rosalia e/s	Stanton Ave w/s
FILLMORE ST	City Limit	End
FLOWER ST	Pacific St n/s	Main St s/s
FLOWER ST	Main St n/s	Cerritos Ave s/s
GARRET RD	Syracuse n/s	Mitchell Dr
GEORGIAN ST	Santa Rosalia Ave e/s	End
GRANDOAKS DR	Lexington e/s	Ramblewood Dr w/s
GRANT WAY	Fulton Way n/s	Custer Way s/s
HICKOCK ST	Cody Dr s/s	End
IONA WY	College Dr n/s	End
JOEL AVE	Santa Rosalia e/s	Stanton Ave w/s
LAGUNA CT	Westcliff Dr w/s	End
LAURELTON AVE	Santa Rosalia Ave e/s	City Limit
LEXINGTON DR	Cerritos Ave n/s	Granoaks Dr
LEXINGTON DR	Cerritos Ave s/s	End
LOLA AVE	Dale Ave e/s	MacDuff St w/s

LOLA AVE  
 LOLA AVE  
 LULLABY LN  
 MACDUFF ST  
 MARSHALL WY  
 NAPA WY  
 OAK ST  
 OAKHAVEN ST  
 PACIFIC ST/WY  
 PALAIS RD  
 PALAIS RD  
 ROSE ST  
 ROSE ST  
 ROSE ST  
 ROSE ST  
 RUTHANN AVE  
 SANTA CRUZ AVE/ST  
 SANTA MARIA AVE/ST  
 SANTA PAULA AVE  
 SANTA RITA AVE  
 STANDUSTRIAL ST  
 SYLVAN ST  
 SYRACUSE AVE  
 SYRACUSE AVE  
 TINA WY  
 VIA JARDIN  
 VINEVALE ST  
 WASCO RD  
 WESTCHESTER ST  
 WINTERWOOD AVE

KATELLA AVE EB  
 KATELLA AVE WB  
 BELGRAVE AVE  
 CEDAR ST  
 MARRYAT WAY  
 MITCHELL DR  
 SECOND ST

KENMORE ST  
 KENNELLY LN  
 SHERRILL ST

Vantage e/s  
 MacDuff St e/s  
 Lexington e/s  
 Chanticleer Rd n/s  
 Grant Way  
 College Dr n/s  
 Central Ave n/s  
 Grandoaks Dr  
 Rose St  
 Western Ave  
 Fern Ave e/s  
 Central Ave n/s  
 Katella Ave n/s  
 Chester Ave n/s  
 Monroe Ave n/s  
 Santa Rosalia e/s  
 Santa Gertrudes Ave n/s  
 Santa Gertrudes Ave n/s  
 Santa Rita Ave s/s  
 Santa Cruz Ave  
 Dale Ave w/s  
 Stardust Lane s/s  
 Western Ave e/s  
 Knott Ave e/s  
 Sherrill e/s  
 Via Kannela n/s  
 Cris Ave s/s  
 Lola Ave s/s  
 Grandoaks Dr  
 Briarwood St e/s

Magnolia CL w/o  
 Magnolia Ave  
 Santa Rosalia Ave e/s  
 Chester Ave n/s  
 Bradford Pl s/s  
 Garret e/s  
 Sentry e/s

Kennelly Ln s/s  
 Sherrill St  
 Lola Ave

Sonnet w/s  
 Magnolia Ave w/s  
 End  
 Lola Ave s/s  
 Bradford Pl w/s  
 End  
 End  
 Cerritos Ave  
 Beach Blvd w/s  
 End  
 Sonnet w/s  
 Monroe Ave s/s  
 Chester Ave s/s  
 Central s/s  
 End  
 Stanton Ave  
 Santa Catalina s/s  
 Santa Catalina Ave s/s  
 Chapman Ave n/s  
 Santa Paula Ave  
 End  
 Tina n/s  
 Mitchell Dr  
 Western Ave w/s  
 Magnolia w/s  
 End  
 Pacific Way n/s  
 Chanticleer Rd n/s  
 End  
 Leafwood St

Magnolia  
 Magnolia CL w/o  
 City Limit  
 Central Ave s/s  
 End  
 Syracuse n/s  
 Beach Blvd w/s

Winston St n/s  
 End  
 Winston St

**FISCAL IMPACT:**

The City will simply expend the allocated funding on the specific streets as designated.

**ENVIRONMENTAL IMPACT:**

This project is categorically 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.

**LEGAL REVIEW:**

The City Attorney has reviewed the resolution.

**PUBLIC NOTIFICATION:**

Notifications were performed through normal agenda process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

3 - Provide a quality infrastructure.

Prepared by:



Allan Rigg, P.E., AICP  
Director of Public Works/City Engineer

Approved by:



Jared Hildenbrand  
City Manager

**ATTACHMENTS:**

(1) Resolution 2020-01

# Attachment: A

## RESOLUTION NO. 2020-01

### **RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

**WHEREAS**, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

**WHEREAS**, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

**WHEREAS**, the City must adopt by resolution a list of all projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

**WHEREAS**, the City, will receive an estimated \$742,385 in RMRA funding in Fiscal Year 2020-21 from SB 1; and

**WHEREAS**, this is the third year in which the City is receiving SB 1 funding, and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

**WHEREAS**, the City has undergone a robust public process to ensure public input into our community's transportation project list; and

**WHEREAS**, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

**WHEREAS**, the funding from SB 1 will help the City maintain and rehabilitate two major arterials and sixty-two local streets throughout the City this year and hundreds of similar projects into the future; and

**WHEREAS**, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City streets and roads are in an good condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into an excellent condition; and

**WHEREAS**, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AS FOLLOWS:**

1. The foregoing recitals are true and correct.
2. The City Council finds this Resolution is not subject to the California Environmental Quality Act (CEQA) pursuant to pursuant to State CEQA Guidelines Section 15378(b)(4), which provides that 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 are not CEQA projects, and here the Resolution includes additional potential projects to be covered by SB 1 funding. Further, the City Council finds the Resolution would be exempt from CEQA pursuant to Section 15301, which consists of the maintenance or minor alteration of existing public structures involving negligible or no expansion of use, and Section 15302, which consists of the replacement or reconstruction of existing structures and facilities, and the City Council finds that no exceptions under State CEQA Guidelines section 15300.2 apply that might otherwise negate the application of this exemption. Finally, the City Council finds that State CEQA Guidelines Section 15061(b)(3) exempts those activities for which it can be seen with certainty that there is no potential to result in significant environmental effects. The Resolution has no potential to result in physical change to the environment, directly or indirectly.
3. The following previously proposed and adopted projects may utilize fiscal year 2020-2021 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account:



**Project Name: FY 20/21 Slurry and Reconstruction Project**

**Project Description:** Street arterials and local residential streets will be slurry sealed and/or grinded and overlayed. These streets are heavily commuted daily. The useful life of each street will be extended by 10 years. The project will commence in October 2020 and be completed by April 2021.

**Locations:**

<b>Street</b>	<b>From</b>	<b>To</b>
AMY AVE	Santa Rosalia Ave e/s	End
ARROWHEAD ST	Winterwood Ave s/s	City Limit
ASHDALE ST	Cerritos Ave	N CDS
ASHDALE ST	Winston Rd n/s	End
AUBURN WAY	Lambert Way	Grant Way w/s
AUGUSTA WAY	Bradford Pl n/s	End
AUTUMN LN	Briarwood St s/s	End
BELL ST	Cerritos Ave s/s	End
BOCK AVE	Lowden St	Western Ave w/s
CARLA ST	Georgian St e/s	End
CATHERINE AVE	Beach Blvd	Briarwood St w/s
CEDAR ST	Monroe Ave n/s	End
CEDAR ST	Katella Ave n/s	Chester Ave s/s
CEDAR ST	Chester Ave n/s	Central Ave s/s
CEDAR ST	Central Ave n/s	Monroe Ave s/s
COLLEGE DR	College Dr e/s	College Dr s/s
COLLEGE DR	Scripps Way e/s	College Dr
COLLEGE DR	Cerritos Ave n/s	College Dr s/s
COURSON DR	Grandoaks Dr	Cerritos Ave
COURSON DR	Palais	End
COURT AVE/ST	Acacia Ave n/s	Stanford Ave s/s
CUSTER WAY	Bradford Pl w/s	Grant Way e/s
DATE ST	Katella Ave n/s	Summerwood Ln
EILEEN ST	Santa Rosalia e/s	Stanton Ave w/s
FILLMORE ST	City Limit	End
FLOWER ST	Pacific St n/s	Main St s/s
FLOWER ST	Main St n/s	Cerritos Ave s/s
GARRET RD	Syracuse n/s	Mitchell Dr
GEORGIAN ST	Santa Rosalia Ave e/s	End
GRANDOAKS DR	Lexington e/s	Ramblewood Dr w/s
GRANT WAY	Fulton Way n/s	Custer Way s/s
HICKOCK ST	Cody Dr s/s	End
IONA WY	College Dr n/s	End
JOEL AVE	Santa Rosalia e/s	Stanton Ave w/s
LAGUNA CT	Westcliff Dr w/s	End
LAURELTON AVE	Santa Rosalia Ave e/s	City Limit

LEXINGTON DR  
LEXINGTON DR  
LOLA AVE  
LOLA AVE  
LOLA AVE  
LULLABY LN  
MACDUFF ST  
MARSHALL WY  
NAPA WY  
OAK ST  
OAKHAVEN ST  
PACIFIC ST/WY  
PALAIS RD  
PALAIS RD  
ROSE ST  
ROSE ST  
ROSE ST  
ROSE ST  
RUTHANN AVE  
SANTA CRUZ AVE/ST  
SANTA MARIA AVE/ST  
SANTA PAULA AVE  
SANTA RITA AVE  
STANDUSTRIAL ST  
SYLVAN ST  
SYRACUSE AVE  
SYRACUSE AVE  
TINA WY  
VIA JARDIN  
VINEVALE ST  
WASCO RD  
WESTCHESTER ST  
WINTERWOOD AVE

Cerritos Ave n/s  
Cerritos Ave s/s  
Dale Ave e/s  
Vantage e/s  
MacDuff St e/s  
Lexington e/s  
Chanticleer Rd n/s  
Grant Way  
College Dr n/s  
Central Ave n/s  
Grandoaks Dr  
Rose St  
Western Ave  
Fern Ave e/s  
Central Ave n/s  
Katella Ave n/s  
Chester Ave n/s  
Monroe Ave n/s  
Santa Rosalia e/s  
Santa Gertrudes Ave n/s  
Santa Gertrudes Ave n/s  
Santa Rita Ave s/s  
Santa Cruz Ave  
Dale Ave w/s  
Stardust Lane s/s  
Western Ave e/s  
Knott Ave e/s  
Sherrill e/s  
Via Kannela n/s  
Cris Ave s/s  
Lola Ave s/s  
Grandoaks Dr  
Briarwood St e/s

Granoaks Dr  
End  
MacDuff St w/s  
Sonnet w/s  
Magnolia Ave w/s  
End  
Lola Ave s/s  
Bradford Pl w/s  
End  
End  
Cerritos Ave  
Beach Blvd w/s  
End  
Sonnet w/s  
Monroe Ave s/s  
Chester Ave s/s  
Central s/s  
End  
Stanton Ave  
Santa Catalina s/s  
Santa Catalina Ave s/s  
Chapman Ave n/s  
Santa Paula Ave  
End  
Tina n/s  
Mitchell Dr  
Western Ave w/s  
Magnolia w/s  
End  
Pacific Way n/s  
Chanticleer Rd n/s  
End  
Leafwood St

KATELLA AVE EB  
KATELLA AVE WB  
BELGRAVE AVE  
CEDAR ST  
MARRYAT WAY  
MITCHELL DR  
SECOND ST

Magnolia CL w/o  
Magnolia Ave  
Santa Rosalia Ave e/s  
Chester Ave n/s  
Bradford Pl s/s  
Garret e/s  
Sentry e/s

Magnolia  
Magnolia CL w/o  
City Limit  
Central Ave s/s  
End  
Syracuse n/s  
Beach Blvd w/s

KENMORE ST  
KENNELLY LN  
SHERRILL ST

Kennelly Ln s/s  
Sherrill St  
Lola Ave

Winston St n/s  
End  
Winston St

4. This Resolution shall become effective upon the date of its adoption.

**ADOPTED, SIGNED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

APPROVED AS TO FORM:

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

ATTEST:

I, Patricia Vazquez, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2020-01 has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the Stanton City Council, held on \_\_\_\_\_, and that the same was adopted, signed and approved by the following vote to wit:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
PATRICIA VAZQUEZ, CITY CLERK

## **CITY OF STANTON**

### **REPORT TO CITY COUNCIL**

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

**DATE:** March 10, 2020

**SUBJECT: ACCEPTANCE OF THE SEWER CONDITION IMPROVEMENT PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

#### **REPORT IN BRIEF:**

The Sewer Condition Improvement Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$289,238.14. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of March 10, 2020 and recommends that the City Council accept the completed work performed on this project.

The original construction contract cost for the Sewer Condition Improvement Project was for \$409,136.00. The 10% contingency was not required since change orders approved at staff level did not exceed the contract amount. The amount saved in this project was \$160,811.46.

#### **RECOMMENDED ACTION:**

1. That the City Council declares this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301c - Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and
2. City Council accepts the completion of improvements for the Sewer Condition Improvement Project, as certified by the City Engineer, and affix the date of March 10, 2020 as the date of completion of all work on this project; and
3. Approves the final construction contract amount of \$289,238.14 with Charles King Company; and
4. Direct the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion (Attachment) with the County Recorder of the County of Orange; and
5. Directs City staff, upon expiration of Directs City staff, upon expiration of the

**PUBLIC NOTIFICATION:**

3 - Provide a quality infrastructure

Reviewed by:



---

Allan Rigg, P.E. AICP  
Director of Public Works

Concur:



---

Michelle Bannigan, CPA  
Finance Director

Approved by:



---

Jarad Hildenbrand  
City Manager

**ATTACHMENT:**

(1) Notice of Completion

Recording requested by and  
when recorded mail to:

**Attachment: A**

CITY OF STANTON  
7800 KATELLA AVE.  
STANTON, CA 90680

(Space above this line for Recorder's use)

EXEMPT FROM RECORDING FEES PER  
GOVERNMENT CODE SECTION 6103

### NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion.

**Notice is hereby given that:**

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is the City of Stanton.
3. The full address of owner is 7800 Katella Avenue, Stanton, CA 90680.
4. The nature of the interest or estate of the owner is: Public Right of Way.
5. A work of improvement on the property hereinafter described was completed on March 10, 2020. The work was the Sewer Condition Improvement Project.
6. The name of the contractor for such work of improvement was: Charles King Company.
7. The property on which said work of improvement was completed is in the City of: Stanton, County of Orange, and State of California.

Dated: \_\_\_\_\_, City of Stanton  
Verification for Individual Owner      Allan Rigg, City Engineer

### VERIFICATION

I, the undersigned, say: I am the City Engineer of the City of Stanton, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, 2020, at Stanton, California.

\_\_\_\_\_, City of Stanton  
Allan Rigg, City Engineer

# CITY OF STANTON

Item: 9F

## REPORT TO CITY COUNCIL

**TO:** Honorable Mayor and City Council

**DATE:** March 10, 2020

**SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2019**

### REPORT IN BRIEF:

The attached General Plan Annual Progress Report for Calendar Year 2019 was prepared as required by State Law for City Council review. The City is required to create an annual report on the status and progress in implementing the housing element of its general plan using forms and definitions adopted by the California Department of Housing and Community Development (HCD) on or before April 1 of each year.

### RECOMMENDED ACTION:

1. Declare 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. Receive and file General Plan Annual Progress Report, and authorize submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.

### BACKGROUND:

State law requires the preparation and submittal of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (§ 65400(b)). The purpose of the report is to provide the City Council and the state agencies with information on progress towards implementing the General Plan Housing Element in accordance with adopted goals, policies and action items.

### ANALYSIS/JUSTIFICATION:

The Annual Progress Report contains a summary of actions that occurred during calendar year 2019.

The report has been streamlined by HCD, and the focus has been limited to housing element reporting requirements. Further analysis and background of the issues are covered in more detail in the attached "Progress Report." Specifically, the report identifies the number of housing units constructed; any efforts made to implement the housing

element goals and policies; and a discussion on the efforts made to produce affordable housing projects in the City.

In accordance with housing statutes adopted in 2017, the reporting form includes, development addresses, assessor's parcel numbers and project entitlement approval information. The revised forms also include reporting requirements for circumstances that the City of Stanton has not yet encountered including utilization of the Streamlined Housing Approval Process (AB 35) or a shortfall of housing sites. Therefore, these tables and columns have been left blank in the attached report.

In calendar year 2019, a total of 115 building permits were issued for housing units in the above-moderate category. This equates to approximately 82% of the total RHNA units needed for above-moderate housing production in the current cycle. However, additional affordable units will be needed to meet the total requirement. To date for the current cycle, the City has issued 154 units of the total 313 units required.

Efforts made on the production of affordable housing include the 161-unit affordable housing development for the Tina/Pacific properties which the Department of Finance released to the Housing Authority. Also, Habitat for Humanity has submitted entitlement for six (6) moderate-income units.

**FISCAL IMPACT:**

None.

**ENVIRONMENTAL IMPACT:**

In accordance with the requirements of CEQA, this project has been determined to not be a project under Section 15061(b)(3).

**STRATEGIC PLAN OBJECTIVE ADRESSES:**

6 - Maintain and promote a responsive, high quality and transparent government.

**PUBLIC NOTIFICATION:**

Through the normal agenda posting process.

Prepared By:




Rose Rivera  
Senior Planner

Reviewed by:



Amy Stonich, AICP  
City Planner

Approved by:



Jared L. Hildenbrand  
City Manager

**ATTACHMENTS**

A. General Plan Annual Progress Report for Calendar Year 2019



Please Start Here

General Information	
Jurisdiction Name	City of Stanton
Reporting Calendar Year	2019
Contact Information	
First Name	Rose
Last Name	Rivera
Title	Senior Planner
Email	
Phone	7148904228
Mailing Address	
Street Address	7800 Katella Avenue
City	Stanton
Zipcode	90680

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12\_23\_19

Jurisdiction	City of Stanton
Reporting Year	2019 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" Indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5						6	7	8	9	10		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	360	360	16	0	0	
	131-292-21	11556 Santa Maria St			ADU	R	2/14/2019								1	1	1	0	No	
	131-422-14	8081 Shadow Lane			ADU	R	2/20/2019								1	1	1	0	No	
	131-321-33	11764 Santa Maria St.			ADU	R	4/4/2019								1	1	1	0	No	
	126-472-14	8903 Stardust Lane			ADU	R	4/9/2019								1	1	1	0	No	
	079-753-24	7162 Kermore Lane			SFD	O	4/11/2019								4	4	4	0	No	
	131-063-08	7888 Davmor Ave.			ADU	R	4/17/2019								1	1	1	0	No	
	131-381-10	7714 Vanguard Circle			ADU	R	4/30/2019								1	1	1	0	No	
	126-382-10	10273 Wasco Rd.			ADU	R	7/2/2019								1	1	1	0	No	
	126-344-04	8924 Lola Ave.			ADU	R	7/18/2019								1	1	1	0	No	
	131-311-07	11693 Santa Rosalia St.			ADU	R	7/30/2019								1	1	1	0	No	
	126-391-23	10413 Ashdale St.			ADU	R	8/1/2019								1	1	1	0	No	
	131-373-14	12252 Georglan St.			ADU	R	8/6/2019								1	1	1	0	No	
	079-781-30	10615 Hamden			ADU	R	8/27/2019								1	1	1	0	No	
	131-501-04	12736 Beach Blvd			5+	R	8/28/2019								300	300		0	No	
	131-353-11	12242 Santa Rosalia St.			ADU	R	9/16/2019								1	1		0	No	
	131-242-07	8081 Bever St.			ADU	R	9/26/2019								1	1		0	No	
	131-433-12	8261 Briarwood St			ADU	R	10/3/2019								1	1		0	No	
	079-371-17	10871 Western Ave.			5+	O	11/12/2019								40	40		0	No	
	079-362-21	10941 Oak St.			ADU	R	12/19/2019								1	1		0	No	

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCR Title 26 §6202)

Notes: "\*" indicates an optional field  
Cells in gray contain auto-calculated formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																					
Project Identifier					Unit Types		Affordability by Household Income - Completed Entitlement							Affordability by Household Income - Building Permits							Affordability by Household Income - Certificates of Occupancy							Streamlining									
PHU APN	Contract APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA/SDS/16/17/ADU/RE)	Feature Identifier/Owner	Very Low-Income Restricted	Very Low-Income Non-Denied Restricted	Low-Income Denied Restricted	Low-Income Non-Denied Restricted	Moderate-Income Denied Restricted	Moderate-Income Non-Denied Restricted	Above Moderate-Income	Entitlement Date/Approved	# of Units Issued/Entitled	Very Low-Income Denied Restricted	Very Low-Income Non-Denied Restricted	Low-Income Denied Restricted	Low-Income Non-Denied Restricted	Moderate-Income Denied Restricted	Moderate-Income Non-Denied Restricted	Above Moderate-Income	Building Permits Data/Issued	# of Units Issued/Building Permits	Very Low-Income Denied Restricted	Very Low-Income Non-Denied Restricted	Low-Income Denied Restricted	Low-Income Non-Denied Restricted	Moderate-Income Denied Restricted	Moderate-Income Non-Denied Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Data/Issued	# of Units Issued/Certificates of Occupancy or other forms of readiness	How many of the units were "Extremely Low Income?"	How many of the units were "Moderately Low Income?"	Red Project APN/Contract APN/CC 889134/007 (88.95.00.000000000000)	
Summary Row, Start Data Entry Below:																																					
198-50-2-23	198-50-2-23	19413 ARDENIA CT			ADU	R									1								1/16/2019	1													
137-05-18	137-05-18	8000 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
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137-05-18	137-05-18	815 CHATEAU COURT INLAND 301			ADU	D									1								1/16/2019	1													
137-05-18	137-1																																				



Jurisdiction	City of Stanton	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	#N/A									Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	#N/A	#N/A									#N/A	#N/A
	Non-Deed Restricted		#N/A										
Low	Deed Restricted	#N/A	#N/A									#N/A	#N/A
	Non-Deed Restricted		#N/A										
Moderate	Deed Restricted	#N/A	#N/A									#N/A	#N/A
	Non-Deed Restricted		#N/A										
Above Moderate		#N/A	#N/A									#N/A	#N/A
Total RHNA		#N/A											
Total Units			#N/A									#N/A	#N/A

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		City of Stanton	
Reporting Year		2019 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Policy Area #2 Rehabilitation of Existing Housing Stock: Maintain a housing stock that is conserved in a sound, safe and sanitary condition.	Pursue funding for maintenance and rehabilitation of housing stock, engage in code enforcement activities, and identify partnerships to assist in acquisition and rehabilitation of existing housing units	On-going	The City has continued a proactive code enforcement program to ensure building safety and integrity of residential neighborhoods. In conjunction with non-profit entities, the City has been able to renovate City owned rental units for the use of transitional housing. In addition, the City is also working on identifying funding sources through the Housing Authority to develop new programs to assist in rehab of low income households.
Policy Area #4 Increasing Access to Housing Opportunity: Encourage access to decent and suitable housing opportunities for all Stanton residents.	Promote homeownership opportunities, address the needs of the homeless population, provide opportunities for the development of housing for large families, provide opportunities for housing for persons with disabilities, promote fair housing standards, and provide opportunities for development of extremely low-income households.	On-going	On May 28, 2013, the City of Stanton adopted a new zoning code update. Through the zoning code process, the City has complied with SB2, adopted reasonable accommodation regulations, and revised the definition of "family". In addition, to support large family developments, the City has incentivized construction of homes for large families through the amenity incentives program. A proposed residential project may be allowed to develop up to the maximum applicable density threshold if the project meets previously established amenity options incentives. These incentives defined include development of homes for large families. The City has approved a 120 bed assisted living facility and has provided twelve Housing Authority owned units for transitional housing in the Tina/Pacific neighborhood. Additionally, the City has drafted a new ordinance to comply with the State's new accessory dwelling law.

Policy Area #6 Sustainability: Promote a housing stock that is energy and water efficient and implement sustainable strategies	Promote energy conservation, and green building techniques for residential construction and rehabilitation projects, and encourage energy-efficient design and appliances.	On-going	The City adopted the updated General Plan allowing for mixed-use development along the city's major arterials of Beach Boulevard and Katella Avenue. In addition, by implementing the mixed-use designations the city has increased the amount of acreage available for residential development by 263.5 acres. With the adoption of the new zoning code, the City developed regulations to enhance multifamily housing design, to include additional outdoor open space, higher parking ratios, and additional amenities. Additionally, the City has created twelve units of transitional housing in the Tina/Pacific neighborhood and approved transitional housing for at risk and homeless mothers with children under the age of 5 for the property located at 10862 Oak Street. Currently, the city has a number of housing projects in the pipeline that include townhomes, assisted living units, and single family detached units.
Policy Area #1 Production of New Housing: Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.	Expedite project review, revise fees, streamline process, encourage mixed-use and infill development, promote quality multifamily design, maximize the development potential of vacant and underutilized land, and redevelop the Tina/Pacific neighborhood.	On-going	The City adopted the updated General Plan allowing for mixed-use development along the city's major arterials of Beach Boulevard and Katella Avenue. In addition, by implementing the mixed-use designations the city has increased the amount of acreage available for residential development by 263.5 acres. With the adoption of the new zoning code in 2013, the City developed regulations to enhance multifamily housing design, to include additional outdoor open space, higher parking ratios, and additional amenities.
Policy Area #3 Preservation and Conservation: conservation of the housing stock and preservation of housing opportunities for Stanton's residents	Ensure long term affordability of housing units.	On-going	The City has continued its monitoring of at risk affordable housing units. The earliest conversion of any affordable housing units in the city is November 2022.



Policy Area #5 Expanding Outreach: Increase awareness of and participation in housing programs.	Increase awareness of and participation in housing programs, and consolidate and disseminate information.	On-going	<p>The City has continued to regularly develop forms of comprehensive information resources regarding housing projects, programs, policies, available funding, technical assistance and other related items through appropriate delivery means (i.e. information packets, City webpage, cable TV channel, reader board sign, workshop meetings, etc.). However, the amount of resources and available funding has significantly decreased with the dissolution of the Redevelopment Agencies. The City continues to research available funding through different County, State and Federal sources and directs residents to those sources when requested. For example, in 2018, the City of Stanton utilized its CDBG funding allocation to bring back the Housing Rehabilitation program which assisted homeowners with necessary exterior repairs to their homes in order to maintain the existing housing stock. The program was advertised through fliers made available at City Hall and community centers, on the City website, through social media and City newsletters and brochures.</p>
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Jurisdiction	City of Stanton	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> . HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	City of Stanton	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		115
Total Units		115

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	19
Number of Proposed Units in All Applications Received:	360
Total Housing Units Approved:	16
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas