



**AGENDA**  
**CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY**  
**JOINT REGULAR MEETING**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**TUESDAY, OCTOBER 27, 2020 - 6:30 P.M.**

**SAFETY ALERT – NOTICE REGARDING COVID-19**

The President, Governor, and the City of Stanton have declared a State of Emergency as a result of the threat of COVID-19 (aka the “Coronavirus”). The Governor also issued Executive Order N-25-20 that directs Californians to follow public health directives including cancelling all large gatherings. Governor Newsom also issued Executive Order N-29-20 which lifts the strict adherence to the Brown Act regarding teleconferencing requirements and allows local legislative bodies to hold their meetings without complying with the normal requirements of in-person public participation. Pursuant to the provisions of the Governor’s Executive Orders N-25-20 and N-29-20 the October 27, 2020, Joint Regular City Council Meeting will be held telephonically.

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions. To that end, out of an abundance of caution the City of Stanton is eliminating in-person public participation. Members of the public wishing to access the meeting will be able to do so telephonically.

**In order to join the meeting via telephone please follow the steps below:**

1. Dial the following phone number +1 (669) 900-9128 US (San Jose).
2. Dial in the following **Meeting ID: (850 7046 4759)** to be connected to the meeting.

**ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:**

E-Mail your comments to [pvazquez@ci.stanton.ca.us](mailto:pvazquez@ci.stanton.ca.us) with the subject line “PUBLIC COMMENT ITEM #” (*insert the item number relevant to your comment*). Comments received no later than 5:00 p.m. before the meeting (*Tuesday, October 27, 2020*) will be compiled, provided to the City Council, and made available to the public before the start of the meeting. Staff will not read e-mailed comments at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

The Stanton City Council and staff thank you for your continued patience and cooperation during these unprecedented times. Should you have any questions related to participation in the City Council Meeting, please contact the City Clerk’s Office at (714) 890-4245.

***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).*

**1. CLOSED SESSION (6:00 PM)**

- 2. ROLL CALL** Council / Agency / Authority Member Ramirez  
Council / Agency / Authority Member Taylor  
Council / Agency / 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. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
(Pursuant to Government Code Section 54957.6)

Title: Stanton Chief of Police

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

- 6. ROLL CALL** Council / Agency / Authority Member Ramirez  
Council / Agency / Authority Member Taylor  
Council / Agency / Authority Member Van  
Mayor Pro Tem / Vice Chairperson Warren  
Mayor / Chairman Shawver

**7. PLEDGE OF ALLEGIANCE**

**8. SPECIAL PRESENTATIONS AND AWARDS**

- 8A.** Presentation by the Orange County Vector Control District sharing their mission with the City Council and providing information on their current operations.
- 8B.** Presentation of Certificates of Recognition, honoring the 2020 Citizens' Academy participants for completion of the four-week community and leadership development program.

<b>2020 Citizens' Academy Participants</b>	
• Andrea Fox	• Lee Norgaard
• Carlos Guadarrama	• Lorna Wells
• Debi Grand	• Michael Vasquez
• Dezi Ledesma	• Mylinh Ho
• Hanni Phan	• Ray Martinez
• Hoa Nguyen	• Sarah Ochoa
• Jennifer Martinez	• Sean Sullivan
• Jose Flores	• Shelby Gloudeman
• Jose Ortega	• Vince Loera

## **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 September 25, 2020 – October 8, 2020, in the amount of \$618,124.93.

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

City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – October 13, 2020.

**9D. DECLARATION OF SURPLUS PROPERTY PURSUANT TO SURPLUS LAND ACT (GOV'T CODE SECTION 54220 ET. SEQ.) (SEVERAL PARCELS IN TINA-PACIFIC NEIGHBORHOOD); AUTHORIZATION FOR STAFF TO ISSUE NOTICE OF AVAILABILITY (CITY COUNCIL AND STANTON HOUSING AUTHORITY)**

On August 11, 2020, the Stanton Housing Authority (the "Authority") suspended two (2) separate but related Disposition and Development Agreements with Related/Tina Pacific I Development Co., LLC and Related/Tina Pacific II Development Co., LLC (together, the "Developer") – both of which pertained to several improved and unimproved parcels of property on Tina Way and Pacific Avenue (the "Tina-Pacific Neighborhood") within the City's limits. Some of the properties are held in the name of the City and some in the name of the Housing Authority. The City and Authority now desire to market and sell the aforementioned properties (as well as certain other properties which the City and Authority own in fee simple also in the Tina-Pacific Neighborhood) (together, the "Surplus Properties") as surplus land, pursuant to Government Code § 54220 *et seq.* (as amended by AB 1486, the "Surplus Land Act") and apply the proceeds of any and all sales to other affordable housing projects in the City.

**RECOMMENDED ACTION:**

1. City Council and Authority Board declare the Surplus Properties to be "surplus land" as that term is defined and used in the Surplus Land Act; and
2. Authorize staff to issue a Notice of Availability, in a form substantially similar to the one attached, and follow all other procedures set forth in the Surplus Land Act; and
3. Find that the foregoing actions are exempt from environmental review pursuant to the California Environmental Quality Act (Pub. Resources Code § 2100 *et seq.*) and State CEQA Guidelines (Cal. Code Regs. Tit. 14, §15312), which applies to the declaration and sale of surplus government property; and
4. Approve and adopt Resolution No. SHA 2020-04, which memorializes the same, entitled:

**"A JOINT RESOLUTION OF THE CITY OF STANTON, CALIFORNIA AND THE STANTON HOUSING AUTHORITY, DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT CERTAIN PARCELS OF REAL PROPERTY OWNED BY THE CITY AND CERTAIN PARCELS OWNED BY THE HOUSING AUTHORITY LOCATED IN THE TINA-PACIFIC NEIGHBORHOOD ARE SURPLUS LAND AND NOT NECESSARY FOR EITHER THE CITY'S OR THE HOUSING AUTHORITY'S USE, AUTHORIZING CITY AND AUTHORITY STAFF TO ISSUE NOTICES OF AVAILABILITY, FINDING THAT SUCH ACTIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS".**

**9E. RESOLUTION OF THE STANTON CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE CDBG-CV CONTRACT DOCUMENTS**

This resolution authorizes the City Manager or designee to execute the agreement, contract and other documents required by the County of Orange for participation in the CDBG-CV program.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(4) or is otherwise categorically exempt pursuant to Guidelines section 15301; and
2. Adopt Resolution No. 2020-46, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT, CONTRACT DOCUMENTS, AND ANY AMENDMENTS THERETO TO SECURE COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS FUNDING (CDBG-CV)".**

**9F. RESOLUTION OF THE STANTON CITY COUNCIL APPROVING APPLICATION(S) FOR PER CAPITA GRANT FUNDS**

In 2018 voters passed Proposition 68, the \$4 billion "Parks, Environment, and Water Bond Act of 2018". A component of the proposition includes a Per Capita Grant Program. The proposed State template resolution certifies the approval of a project application before submission. The allocation for the City of Stanton, which is based on population, is \$201,976. Staff is proposing the funds be used to support renovations at Stanton Park.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(4) or is otherwise categorically exempt pursuant to Guidelines section 15301; and
2. Adopt Resolution No. 2020-42, approving applications for per capita grant funds, entitled:

**"RESOLUTION OF THE STANTON CITY COUNCIL OF THE CITY OF STANTON APPROVING APPLICATION(S) FOR PER CAPITA GRANT FUNDS".**

**9G. AWARD OF CONTACTLESS PLUMBING FIXTURES TO WEB STAURANT STORE TO CONVERT AND MODIFY PUBLIC FACILITIES TO MITIGATE THE TRANSMISSION OF THE CORONAVIRUS AS IT RELATES TO THE PUBLIC HEALTH ORDERS ISSUED BY FEDERAL, STATE AND LOCAL NOTICES AND TO PURCHASE WITH CORONAVIRUS RELIEF FUNDS**

As an eligible expenditure outlined in the Coronavirus Relief Fund (CRF) guidelines, City staff have identified the need to modify offices and facilities to mitigate the transmission of the Coronavirus by converting plumbing fixtures to contactless ones. After obtaining three quotes, staff recommends that the firm Webstaurant Store be selected to provide the necessary plumbing fixtures.

**RECOMMENDED ACTION:**

1. City Council approve the award to Webstaurant Store for contactless plumbing fixtures to assist in the process of converting and modifying city-wide public facilities to mitigate the transmission of the Coronavirus for the maximum purchase sum of \$35,000; and
2. Declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15301(b) – Existing facilities of both investor and publicly-owned utilities to provide electric power, natural gas, sewerage, or other public utility services; and
3. Authorize the approval to waive the City's purchasing policy of competitive bidding requirement for this procurement.

**END OF CONSENT CALENDAR**

## 10. PUBLIC HEARINGS

### 10A. PUBLIC HEARING TO CONSIDER ZONE CHANGE ZC 20-02 TO AMEND THE ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL AND GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE LAND USE DESIGNATIONS FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 7161 KATELLA AVENUE

The City has initiated Zone Change ZC 20-02 and General Plan Map Amendment GPA 20-01 for the property located at 7161 Katella Avenue to facilitate the transition of the Stanton Inn and Suites site from a motel and emergency housing use to permanent supportive housing. The Planning Commission held a public hearing on October 7, 2020 and recommended City Council adopt Ordinance No. 1106 to amend the City's Zoning Map from CG, Commercial General to RH High Density Residential and approve Resolution No. 2020-45 a General Plan Map Amendment to change the designation from General Commercial to High Density Residential for the property located at 7161 Katella Avenue.

#### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Introduce Ordinance No. 1106, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING ZONE CHANGE ZC 20-02 TO AMEND THE CITY’S ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 7161 KATELLA AVENUE”;** and

3. Adopt Resolution No. 2020-45 approving General Plan Map Amendment GPA 20-01 to change designation from General Commercial to High Density Residential for the property located at 7161 Katella Avenue, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE DESIGNATION FOR PROPERTY LOCATED AT 7161 KATELLA AVENUE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL”;** and

4. Set Ordinance No. 1106 for a second reading at the next regularly scheduled City Council meeting on November 10, 2020.

**11. UNFINISHED BUSINESS          None.**

**12. NEW BUSINESS**

**12A. UPDATE ON TINA-PACIFIC NEIGHBORHOOD AND AMENDMENT TO PROPERTY MANAGEMENT SERVICES CONTRACT WITH QUALITY MANAGEMENT GROUP AND APPROPRIATION OF FUNDS (STANTON HOUSING AUTHORITY)**

On June 9, 2020 the City of Stanton Housing Authority awarded a contract to Quality Management Group to provide property management services for the 31 Housing Authority-owned properties known as Tina-Pacific Neighborhood Development Plan Project (Tina-Pacific Neighborhood). They have worked diligently and would like to provide an update on their services. As anticipated in the original staff report, some items in their approved work plan were not accounted for in the contract budget and an amendment to the contract is being presented for approval. Consequently, staff is requesting an appropriation of \$186,000 from the Housing Authority Fund's (#285) available balance to fund the additional costs.

**RECOMMENDED ACTION:**

1. Stanton Housing Authority Board 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. Authorize the City Manager / Executive Director to approve a Contract Amendment for consultant services for a total amount not to exceed \$286,000 with Quality Management Group for the property management services of the Tina Pacific Neighborhood; and
3. Approve an appropriation of \$186,000 from the Housing Authority Fund's (#285) available balance to fund the additional costs.

**12B. RECONSIDERATION OF COOPERATIVE FUNDING AGREEMENT BETWEEN CITY OF STANTON AND ILLUMINATION FOUNDATION FOR OPERATION OF RECUPERATIVE CARE AND NAVIGATION CENTER AT 3535 WEST COMMONWEALTH AVENUE, FULLERTON, AND HOUSING AUTHORITY BUDGET APPROPRIATION FOR HOMELESS PREVENTION AND RAPID REHOUSING**

Requested is the City Council's reconsideration of the approval of its Cooperative Funding Agreement with Illumination Foundation (IF) for shelter at 3535 West Commonwealth Avenue in the City of Fullerton. The City's Outreach Coordinator began on September 1, 2020 and recommends a new approach for Stanton establishing a presence in the region's coordinated entry system.

**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 action is not subject to CEQA; and
2. Reconsider and repeal the approval of the Cooperative Funding Agreement between the City of Stanton and Illumination Foundation for the Operation of a Recuperative Care and Navigation Center at 3535 W. Commonwealth Avenue, including a repeal of authorization for the City Manager or designee to execute the Cooperative Funding Agreement; and
3. Reconsider and repeal of a \$500,000 appropriation from the Housing Authority Fund (Fund 285) related to the Cooperative Funding Agreement"; and
4. Approve the reallocation of the funding of the Outreach Coordinator position from the General Fund (#101) to the Housing Authority Fund (#285); and
5. Approve an appropriation of \$50,000 from the Housing Authority Fund's (#285) available balance to fund homeless prevention and rapid housing needs as needed.

**12C. REVIEW OF REPLACEMENT OPTIONS FOR PUBLIC WORKS TRUCKS BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

Two of the trucks utilized by Pubic Works have become inoperable and need to be either repaired or replaced. As the recent and needed repairs are quite expensive, it seems time to replace them. Staff has solicited bids for both new and used replacement vehicles and would like City Council direction as to how to proceed.

**RECOMMENDED ACTION:**

1. City Council declare this action is not a project per the California Environmental Quality Act; and
2. Direct staff whether to secure bids for a new or used truck(s).

**12D. PROPOSED 60-YEAR LEASE OF 11870 BEACH BOULEVARD TO JAMBOREE HOUSING CORPORATION FOR USE AS PART OF THE TAHITI MOTEL PERMANENT SUPPORTIVE HOUSING PROJECT**

The attached Lease Agreement commit the City and Jamboree Housing Corporation (JHC) to a 60-year term for the City's lease of 11870 Beach Boulevard. The City's land is adjacent to JHC's Tahiti Motel Permanent Supportive Housing Project and would be used to provide additional community building space.

**RECOMMENDED ACTION:**

1. City Council declare that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3); and
2. Authorize the Mayor to execute the attached Option to Lease Agreement between the City of Stanton and Jamboree Housing Corporation.

### **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 or on a particular item may do so by submitting their comments via E-Mail to [pvazquez@ci.stanton.ca.us](mailto:pvazquez@ci.stanton.ca.us) with the subject line "PUBLIC COMMENT ITEM #" (*insert the item number relevant to your comment*) or "PUBLIC COMMENT NON-AGENDA ITEM #". Comments received by 5:00 p.m. will be compiled, provided to the City Council, and made available to the public before the start of the meeting. Staff will not read e-mailed comments at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

### **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.

**15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING CREATING A NEW FIVE-YEAR STRATEGIC PLAN FOR THE CITY**

At the October 13, 2020 City Council meeting, Council Member Ramirez requested that this item be agendaized for discussion.

- Discussion regarding creating a new five-year strategic plan for the city in the following phases:
  - Receive input from city staff.
  - Create a strong community outreach campaign to engage and obtain community input (*since the city is unable to host neighborhood meetings due to the current pandemic – COVID-19*).
  - Hold a city council study session to receive city council input.
  - Establish a timeframe of 30-45 days to complete the strategic plan.

**RECOMMENDED ACTION:**

City Council provide direction to staff.

**15E. CITY COUNCIL INITIATED ITEM — DISCUSSION ADDRESSING CONCERNS FROM THE CROSSPOINTE VILLAGE COMMUNITY**

At the October 13, 2020 City Council meeting, Mayor Pro Tem Warren requested that this item be agendaized for discussion.

- Discussion addressing concerns from the Crosspointe Village Community:
  - Revisit the parking study.
  - Address concerns with non-working lights.
  - Research the option to install stop signs.
  - Research the option to install crosswalk(s).

**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 SHERIFF'S DEPARTMENT**

At this time the Orange County Sheriff's Department 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 22<sup>nd</sup> day of October, 2020.

s/ Patricia A. Vazquez, City Clerk/Secretary

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# Item: 8B

# CERTIFICATE

## OF RECOGNITION

Presented to

*Andrea Fox*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Carlos Guadarrama*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Debi Grand*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Dezi Ledesma*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Hanni Phan*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Hoa Nguyen*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Jennifer Martinez*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Jose Flores*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Jose Ortega*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Lee Horgaard*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Lorna Wells*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Michael Vasquez*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Mylinh Ho*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Ray Martinez*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Sarah Schoa*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Sean Sullivan*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Shelby Gloudeman*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton





# CERTIFICATE OF RECOGNITION

Presented to

*Vince Loera*

Has successfully completed the City of Stanton's Citizen's Academy. This resident of Stanton has attained the knowledge and skills of City government which may be applied to future civic and community commitments by service on advisory boards, committees or other opportunities afforded this individual to enhance the quality of life in Stanton, California.

Presented this 27<sup>th</sup> Day of October, 2020

  
\_\_\_\_\_  
Mayor, City of Stanton



# Item: 9B

## CITY OF STANTON ACCOUNTS PAYABLE REGISTER

September 25, 2020 - October 8, 2020

Electronic Transaction Nos.	1165 - 1182	\$	140,870.67
Check Nos.	132837 - 132884	\$	477,254.26

TOTAL	\$	618,124.93
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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.

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

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING OCTOBER 13, 2020

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:01 p.m. by Mayor / Chairman Shawver.

**2. 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.

**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 6:02 p.m. for discussion regarding:

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

Property: 10622 Court Avenue, Stanton, CA (APN 126-444-11)  
10662 Court Avenue, Stanton, CA (APN 126-444-12)

Agency Negotiators: Jarad L. Hildenbrand, City Manager, City of Stanton  
Jennifer Lilley, Community & Economic Development Director

Negotiating Parties: City of Stanton  
NTV Construction

Under Negotiation: Price and terms of payment.

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

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

## **DRAFT**

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 6:02 to 6:30 p.m.

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

### **6. 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.

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

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

### **8. SPECIAL PRESENTATIONS AND AWARDS**                      None.

### **9. CONSENT CALENDAR**

Motion/Second:                      Ramirez/Warren

ROLL CALL VOTE:	Council/Agency/Authority Member Ramirez	AYE
	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Van	AYE
	Mayor Pro Tem/Vice Chairperson Warren	AYE
	Mayor/Chairman Shawver	AYE

Motion unanimously carried:

## **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.

# **DRAFT**

## **9B. APPROVAL OF WARRANTS**

The City Council approved demand warrants dated September 11, 2020 – September 24, 2020, in the amount of \$2,328,364.57.

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

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – September 22, 2020.

## **9D. JULY 2020 GENERAL FUND REVENUE AND EXPENDITURE REPORT**

The monthly General Fund Revenue and Expenditure Report for the month ended July 31, 2020, has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D) 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 for the month ended July 31, 2020.

## **9E. AUGUST 2020 GENERAL FUND REVENUE AND EXPENDITURE REPORT**

The monthly General Fund Revenue and Expenditure Report for the month ended August 31, 2020, has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D) 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 for the month ended August 31, 2020.

## **DRAFT**

### **9F. AUGUST 2020 INVESTMENT REPORT**

The Investment Report as of August 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 August 2020.

### **9G. AWARD OF CONTRACT TO DEMOLISH THE BUILDING AT 8931 PACIFIC AVENUE BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AND APPROPRIATION OF FUNDS**

The building located at 8931 Pacific Avenue is in in severe disrepair and is no longer viable. Bids to demolish this building were opened on May 14, 2020. Based on post bid analysis of the two (2) bids received, staff recommends that the bid submitted by AMPCO Contracting, Inc. to be the lowest responsible bid. The cost for completing these services is a maximum of \$95,848. Staff is seeking an appropriation from the Housing Authority Fund (#285) of \$300,000 to fund the cost of this demolition and other demolitions planned during Fiscal Year 2020/21.

1. The City Council declared the work proposed under this scope increase to be categorically exempt under the California Environmental Quality Act, Class 1, Section 153011 (3); and
2. Awarded a construction contract for the FY 19/20 City Buildings Abatement and Demolition Project to the lowest responsible bidder APMCO Contracting, Inc. for the amount \$95,848; and
3. Authorized the City Manager to bind the City of Stanton with APMCO Contracting, Inc. in a contract for the completion of the FY 19/20 City Buildings Abatement and Demolition Project; and
4. Authorized the City Manager to approve contract changes, not to exceed 10%; and
5. Appropriated \$300,000 from the Housing Authority Fund (#285) to fund demolition costs.

## **END OF CONSENT CALENDAR**

## DRAFT

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1104

This Ordinance was introduced at the regular City Council meeting of September 22, 2020.

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

Motion/Second: Taylor/Shawver

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1104, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING ZONING CODE AMENDMENT ZCA 20-01 AMENDING TABLE 2-12 OF CHAPTER 20.230.050 OF THE STANTON MUNICIPAL CODE TO INCREASE THE DENSITY RANGE TO 90 DWELLING UNITS PER ACRE, WITHIN THE SOUTH GATEWAY MIXED-USED (SGMX) OVERLAY ZONE AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT, PUBLIC RESOURCE CODE SECTION 15332, CLASS 32 (INFILL DEVELOPMENT)”**; and

2. The City Council adopted Ordinance No. 1104.

# DRAFT

## 11B. APPROVAL OF ORDINANCE NO. 1105

This Ordinance was introduced at the regular City Council meeting of September 22, 2020.

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

Motion/Second: Shawver/Ramirez

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1105, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF STANTON AND BONANNI DEVELOPMENT FOR CERTAIN REAL PROPERTY LOCATED AT 12331-12435 BEACH BOULEVARD WITHIN THE CITY OF STANTON PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.”; and**

2. The City Council adopted Ordinance No. 1105.

12. NEW BUSINESS None.

## 13. ORAL COMMUNICATIONS – PUBLIC

- Wei Huang, resident, submitted an e-comment in opposition to Proposition 16.
- Ms. Bethany Hernandez, submitted an e-comment in opposition to Proposition 16.

14. WRITTEN COMMUNICATIONS None.

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

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

- Council Member Taylor reported on his virtual attendance at the League of California Cities Annual Conference and Expo, which was held on October 7 - 8, 2020.

## **DRAFT**

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

- Council Member Ramirez requested to agendize discussion regarding creating a new five-year strategic plan for the city in the following phases:
  - Receive input from city staff.
  - Create a strong community outreach campaign to engage and obtain community input (*since the city is unable to host neighborhood meetings due to the current pandemic – COVID-19*).
  - Hold a city council study session to receive city council input.
  - Establish a timeframe of 30-45 days to complete the strategic plan.
- Mayor Pro Tem Warren requested to agendize discussion regarding the Crosspointe Village Community:
  - Revisit the parking study.
  - Address concerns with non-working lights.
  - Research the option to install stop signs.
  - Research the option to install crosswalk(s).

### **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**

- Mr. Jarad L. Hildenbrand, City Manager, reported on the upcoming grand opening of Rodeo 39, which is scheduled to be held on October 17 and 18, 2020.
- Ms. Zenia Bobadilla, Community Services Director reported on the upcoming Spooky Movies Under the Stars event, which is scheduled to be held at Stanton Central Park on Friday, October 23, 2020.
- Ms. Zenia Bobadilla, Community Services Director reported on a Community meeting which was held to obtain community feedback on the Premier Park Playground Project, which was held on September 28, 2020 at Premier Park.

# DRAFT

## 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.

- Fire Division Chief Mike Petro provided the City Council with an update on their current operations.

## 18. ADJOURNMENT      Motion/Second: Shawver/ Motion carried at 6:58 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY

## CITY OF STANTON

### JOINT REPORT TO THE CITY COUNCIL AND HOUSING AUTHORITY

**TO:** Honorable Mayor and City Council and Housing Authority Board of Directors

**DATE:** October 27, 2020

**SUBJECT: DECLARATION OF SURPLUS PROPERTY PURSUANT TO SURPLUS LAND ACT (GOV'T CODE SECTION 54220 ET. SEQ.) (SEVERAL PARCELS IN TINA-PACIFIC NEIGHBORHOOD); AUTHORIZATION FOR STAFF TO ISSUE NOTICE OF AVAILABILITY**

#### REPORT IN BRIEF

On August 11, 2020, the Stanton Housing Authority (the "Authority") suspended two (2) separate but related Disposition and Development Agreements with Related/Tina Pacific I Development Co., LLC and Related/Tina Pacific II Development Co., LLC (together, the "Developer") – both of which pertained to several improved and unimproved parcels of property on Tina Way and Pacific Avenue (the "Tina-Pacific Neighborhood") within the City's limits. Some of the properties are held in the name of the City and some in the name of the Housing Authority. The City and Authority now desire to market and sell the aforementioned properties (as well as certain other properties which the City and Authority own in fee simple also in the Tina-Pacific Neighborhood) (together, the "Surplus Properties") as surplus land, pursuant to Government Code § 54220 *et seq.* (as amended by AB 1486, the "Surplus Land Act") and apply the proceeds of any and all sales to other affordable housing projects in the City.

#### RECOMMENDED ACTION

1. City Council and Authority Board declare the Surplus Properties to be "surplus land" as that term is defined and used in the Surplus Land Act; and
2. Authorize staff to issue a Notice of Availability, in a form substantially similar to the one attached, and follow all other procedures set forth in the Surplus Land Act; and
3. Find that the foregoing actions are exempt from environmental review pursuant to the California Environmental Quality Act (Pub. Resources Code § 2100 *et seq.*) and State CEQA Guidelines (Cal. Code Regs. Tit. 14, §15312), which applies to the declaration and sale of surplus government property; and

4. Approve and adopt Resolution No. SHA 2020-04, which memorializes the same.

## **BACKGROUND**

On or about October 24, 2018 and again on March 13, 2019, the Authority and Developer entered into two (2) separate but related Disposition and Development Agreements (“Phase I DDA” and “Phase II DDA,” respectively; and together, the “DDAs”). Those DDAs have been suspended and the Housing Authority now desires to offer the following properties for sale pursuant to the Surplus Land Act:

	<b>Address</b>	<b>APN</b>	<b>Occupied or Vacant?</b>
1	8970 Tina Way	126-481-15	Vacant
2	8960 Tina Way	126-481-14	Vacant
3	8950 Tina Way	126-481-13	Vacant
4	8940 Tina Way	126-481-12	Vacant
5	8930 Tina Way	126-481-11	Vacant
6	8920 Tina Way	126-481-10	Occupied
7	8910 Tina Way	126-481-09	Occupied
8	8900 Tina Way	126-481-08	Occupied
9	8890 Tina Way	126-481-07	Occupied
10	8870 Tina Way	126-481-05	Occupied
11	8961 Pacific Ave	126-481-17	Occupied
12	8951 Pacific Ave	126-481-16	Occupied
13	8941 Pacific Ave	126-481-19	Occupied
14	8931 Pacific Ave	126-481-20	Vacant
15	8911 Pacific Ave	126-481-22	Occupied
16	8901 Pacific Ave	126-481-23	Vacant
17	8891 Pacific Ave	126-481-24	Occupied
18	8881 Pacific Ave	126-481-25	Vacant
19	8871 Pacific Ave	126-481-26	Occupied
20	8861 Pacific Ave	126-481-27	Occupied
21	8851 Pacific Ave	126-481-28	Vacant/Mobile
22	8841 Pacific Ave	126-481-29	Vacant
23	8970 Pacific Ave	126-482-15	Vacant
24	8950 Pacific Ave	126-482-13	Occupied
25	8940 Pacific Ave	126-482-12	Occupied
26	8930 Pacific Ave	126-482-11	Occupied
27	8920 Pacific Ave	126-482-10	Vacant/Mobile
28	8910 Pacific Ave	126-482-09	Vacant
29	8900 Pacific Ave	126-482-08	Occupied
30	8880 Pacific Ave	126-482-06	Occupied
31	8870 Pacific Ave	126-482-05	Vacant

As referenced above, due to cost issues, the City and Authority determined that the project anticipated in the DDAs was no longer possible and, on August 11, 2020, suspended the DDAs. Pursuant to the agreement suspending the DDAs the Housing Authority is authorized to pursue other projects on the site.

## **ANALYSIS – SURPLUS LAND ACT COMPLIANCE**

The California Surplus Land Act requires all local agencies to prioritize affordable housing, as well as parks and open space, when disposing of surplus land.

New legislation which took effect on January 1, 2020 requires that before a local agency takes any action to dispose of land, the land must be declared either “surplus land” or “exempt surplus land,” as supported by written findings. “Surplus land” means the land owned by a local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use.

### **A. The City and Authority Properties are “Surplus Land”**

The Surplus Land Act defines “agency’s use” as “land that is being used, is planned to be used pursuant to a written plan adopted by the local agency’s governing board for, or is disposed to support ... agency work or operations” and provides the following non-exclusive list of examples of “agency use”: “utility sites, watershed property, land being used for conservation purposes, land for demonstration, exhibition, or educational purposes related to greenhouse gas emissions, and buffer sites near sensitive governmental uses, including, but not limited to, waste water treatment plants.” Govt C. § 54221(c)(1). The Act also *excludes* from the definition of “agency’s use” “commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development.” Govt C. § 54221(c)(2). Moreover, “[p]roperty disposed of for the sole purpose of investment or generation of revenue shall not be considered necessary for the agency’s use.” *Id.*

Here, the City and Authority Properties are “surplus land” because they are not necessary for any of the uses listed in Government Code § 54221(c)(1), and in fact, the Surplus Properties are, in the aggregate, of a relatively large size and no planned city facility or building that the City can financially afford is feasible for the site. The intent and purpose of disposal of the City and Authority Properties is to generate revenue in order to support other City affordable housing projects. This is not considered “necessary for an agency’s use” under the Surplus Land Act.

### **B. The City and Authority Properties are “Surplus Land”**

Upon the Authority’s and the City’s determination that the Properties are surplus land, the procedures set forth in Government Code § 54220 *et seq.* must be followed. Those procedures require that, prior to disposing of such property or participating in negotiations to dispose of such property with a prospective transferee, the City/Authority must first

transmit (via email or certified mail) a written notice of availability of such property, which shall include the location and description of each property (each, a "Notice of Availability") to all of the following:

1. For the purpose of developing low and moderate income housing, any "local public entity," as defined in Health and Safety Code § 50079, within whose jurisdiction the surplus land is located and to "Housing Sponsors," as defined in Health and Safety Code § 50074, that have notified the Department of Housing and Community Development ("HCD") of their interest in surplus land.
2. For open space purposes,
  - a. To the Orange County Parks and Recreation Department (*i.e.*, OC Parks);
  - b. To any regional park authority having jurisdiction within the area in which the Authority Properties are situated; and
  - c. To the State Resources Agency.
3. For the purpose of use by a school district for school facilities construction or open space purposes, to any school district in whose jurisdiction the land is located (*e.g.*, Anaheim Union High School District).
4. To any other public entities with jurisdiction over the parcels of surplus land.

Within sixty (60) days of transmission of the Notices of Availability, if the City/Authority receive correspondence expressing interest from any of the above entities, the City/Authority is required to enter into and participate in good faith negotiations concerning the price and terms of the sale with that entity for a period of ninety (90) days. If the price and terms cannot be agreed upon after 90 days (or if no entity gives notice of interest within the 60-day period), the City/Authority may sell the surplus land without further regard to the Surplus Land Act, except for the restrictions set forth in Government Code § 54233. See Govt C. § 54223(a).<sup>1</sup>

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<sup>1</sup>"If the local agency does not agree to price and terms with an entity to which notice of availability of land was given pursuant to this article, or if no entity to which a notice of availability was given pursuant to this article responds to that notice, and 10 or more residential units are developed on the property, not less than 15 percent of the total number of residential units developed on the parcels shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or affordable rent, as defined in Section 50053 of the Health and Safety Code, to lower income households, as defined in Section 50079.5 of the Health and Safety Code. Rental units shall remain affordable to, and occupied by, lower income households for a period of at least 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of Section 65915. These requirements shall be contained in a covenant or restriction recorded against the surplus land prior to land use entitlement of the project, and the covenant or restriction shall run with the land and shall be enforceable, against any owner who violates a covenant or restriction and each successor in interest who continues the violation, by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5. A local agency shall provide a copy of any restrictions recorded against the property to the Department of Housing and Community Development on a form prescribed by the department." Govt C. § 54233.

A statutorily compliant form of Notice of Availability is attached hereto as **Attachment 1** for your reference and approval.

**FISCAL IMPACT:**

None.

**ENVIRONMENTAL IMPACT:**

The action is exempt from environmental review pursuant to the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) and State CEQA Guidelines (Cal. Code Regs. Tit. 14, §15312) which applies to the declaration and sale of surplus government property. If and when the Surplus Properties are sold to a purchaser and that purchaser proposes a use for the Properties that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

**LEGAL REVIEW:**

The City Attorney's Office has prepared the agenda report and attached form of Notice of Availability and proposed Resolution No. SHA 2020-04.

**PUBLIC NOTIFICATION:**

Through the normal agenda process.

Prepared by:

Reviewed by:

s/ HongDao Nguyen

s/ Jarad L. Hildenbrand

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HongDao Nguyen  
City Attorney

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Jarad Hildenbrand  
City Manager

Attachments:

1. Form of Notice of Availability
2. Proposed Resolution No. SHA 2020-04

**\*\*\*PLACE ON CITY LETTERHEAD\*\*\***

**[INSERT DATE]**, 2020

## NOTICE OF AVAILABILITY OF SURPLUS LAND

TO: Whom It May Concern (Via Electronic Mail)

RE: **Notice of Availability of Surplus Land in the City of Stanton Pursuant to California Government Code Section 54220 *et seq.* (the “Surplus Land Act”)**

Pursuant to the provisions of the Surplus Land Act (California Government Code Section 54220 *et seq.*) (the “Act”), the City of Stanton (“City”) hereby notifies those entities designated in Section 54222 of the Act of the availability for lease or purchase of the City- and Housing Authority-owned land identified in Exhibit 1 attached hereto and incorporated herein by reference (the “Development Site”), for the purposes authorized in the Act, which land the City has declared surplus by Resolution No. 2020-04, dated October 27, 2020, and prior to the disposition of the Development Site by the City, consistent with the Act and the City’s policies or procedures.

The Development Site is in the Tina Pacific Neighborhood. The Tina Pacific Neighborhood is generally located in the northeast quadrant of the City of Stanton, at the intersection of Magnolia and Pacific Aves. More specifically, the project site is bounded by Magnolia Ave. to the east, Sherrill St. to the west, an alleyway south of Pacific Ave. to the south, and Tina Way to the north and consists of thirty-one (31) parcels totaling approximately 5.35 acres (233,041 square feet). Of the 31 parcels, 18 are currently occupied by residential tenants; the remaining parcels are vacant and most all improvements have been demolished. Ideally, the City desires to establish a long-term, fair market value ground lease or sale (as determined by an appraisal) of the Development Site. However, the City is willing to consider alternatives.

If you have any questions regarding the Development Site, you may contact the City’s representative, Jarad Hildenbrand, City Manager, at the telephone number or email address listed below) or by responding to the cover email accompanying this transmittal.

If interested in purchasing or leasing the City- and Housing Authority-owned land for an authorized purpose under the Act, you must notify the City in writing of your interest in purchasing or leasing the land within **60 days** of the date of this Notice of Availability. Written notices of interest must be sent, if at all, to, and must be received by, **[INSERT DATE]**, 2020 within said 60-day period at the following address. The receipt of an email or notice by regular mail by way of the United States Postal Service is acceptable. If by regular mail, we suggest that you send it via certified mail with return receipt requested.

Please send written notices of interest to:

City of Stanton  
Attn: Jarad Hildenbrand  
7800 Katella Ave.  
Stanton, CA 90680  
(714) 890-4277  
[jhildenbrand@ci.stanton.ca.us](mailto:jhildenbrand@ci.stanton.ca.us)

Exhibit 1  
Development Site Properties

	Owner	Property Address	City State Zip	APN	Acres	Lot Area	Lot Width	Lot Depth	Zoning	General Plan Designation	Current Use
1	SHA	8970 Tina Way	Anaheim CA, 92804	126-481-15	0.16	6970	72	105	RH	High Density Res	Vacant
2	SHA	8960 Tina Way	Anaheim CA, 92804	126-481-14	0.17	7405	72	105	RH	High Density Res	Vacant
3	SHA	8950 Tina Way	Anaheim CA, 92804	126-481-13	0.17	7405	72	105	RH	High Density Res	Vacant
4	SHA	8940 Tina Way	Anaheim CA, 92804	126-481-12	0.17	7405	72	105	RH	High Density Res	Vacant
5	SHA	8930 Tina Way	Anaheim CA, 92804	126-481-11	0.17	7405	72	105	RH	High Density Res	Vacant
6	City	8920 Tina Way	Anaheim CA, 92804	126-481-10	0.17	7405	72	105	RH	High Density Res	MF
7	City	8910 Tina Way	Anaheim CA, 92804	126-481-09	0.17	7405	72	105	RH	High Density Res	MF
8	City	8900 Tina Way	Anaheim CA, 92804	126-481-08	0.17	7405	72	105	RH	High Density Res	MF
9	City	8890 Tina Way	Anaheim CA, 92804	126-481-07	0.17	7405	72	105	RH	High Density Res	MF
10	City	8870 Tina Way	Anaheim CA, 92804	126-481-05	0.17	7405	72	105	RH	High Density Res	MF
11	City	8961 Pacific Ave	Anaheim CA, 92804	126-481-17	0.17	7405	72	104	RH	High Density Res	MF
12	SHA	8951 Pacific Ave	Anaheim CA, 92804	126-481-16	0.17	7405	72	104	RH	High Density Res	MF
13	City	8941 Pacific Ave	Anaheim CA, 92804	126-481-19	0.17	7405	72	104	RH	High Density Res	MF
14	SHA	8931 Pacific Ave	Anaheim CA, 92804	126-481-20	0.17	7405	72	104	RH	High Density Res	Vacant
15	SHA	8911 Pacific Ave	Anaheim CA, 92804	126-481-22	0.17	7405	72	104	RH	High Density Res	MF
16	City	8901 Pacific Ave	Anaheim CA, 92804	126-481-23	0.17	7405	72	104	RH	High Density Res	Vacant
17	City	8891 Pacific Ave	Anaheim CA, 92804	126-481-24	0.17	7405	72	104	RH	High Density Res	MF
18	City	8881 Pacific Ave	Anaheim CA, 92804	126-481-25	0.17	7405	72	104	RH	High Density Res	Vacant
19	City	8871 Pacific Ave	Anaheim CA, 92804	126-481-26	0.17	7405	72	104	RH	High Density Res	MF
20	City	8861 Pacific Ave	Anaheim CA, 92804	126-481-27	0.17	7405	72	104	RH	High Density Res	MF
21	SHA	8851 Pacific Ave	Anaheim CA, 92804	126-481-28	0.17	7405	72	104	RH	High Density Res	Mobile
22	SHA	8841 Pacific Ave	Anaheim CA, 92804	126-481-29	0.21	9148	80	115	RH	High Density Res	Vacant
23	SHA	8970 Pacific Ave	Anaheim CA, 92804	126-482-15	0.22	9583	90	105	RH	High Density Res	Vacant
24	SHA	8950 Pacific Ave	Anaheim CA, 92804	126-482-13	0.17	7405	72	105	RH	High Density Res	MF
25	SHA	8940 Pacific Ave	Anaheim CA, 92804	126-482-12	0.17	7405	72	105	RH	High Density Res	MF
26	SHA	8930 Pacific Ave	Anaheim CA, 92804	126-482-11	0.17	7405	72	105	RH	High Density Res	MF
27	SHA	8920 Pacific Ave	Anaheim CA, 92804	126-482-10	0.17	7405	72	105	RH	High Density Res	Mobile
28	SHA	8910 Pacific Ave	Anaheim CA, 92804	126-482-09	0.17	7405	72	105	RH	High Density Res	Vacant
29	City	8900 Pacific Ave	Anaheim CA, 92804	126-482-08	0.17	7405	72	105	RH	High Density Res	MF
30	City	8880 Pacific Ave	Anaheim CA, 92804	126-482-06	0.17	7405	72	105	RH	High Density Res	MF
31	SHA	8870 Pacific Ave	Anaheim CA, 92804	126-482-05	0.17	7405	72	105	RH	High Density Res	Vacant

## RESOLUTION NO. SHA 2020-04

**A JOINT RESOLUTION OF THE CITY OF STANTON, CALIFORNIA AND THE STANTON HOUSING AUTHORITY, DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT CERTAIN PARCELS OF REAL PROPERTY OWNED BY THE CITY AND CERTAIN PARCELS OWNED BY THE HOUSING AUTHORITY LOCATED IN THE TINA-PACIFIC NEIGHBORHOOD ARE SURPLUS LAND AND NOT NECESSARY FOR EITHER THE CITY'S OR THE HOUSING AUTHORITY'S USE, AUTHORIZING CITY AND AUTHORITY STAFF TO ISSUE NOTICES OF AVAILABILITY, FINDING THAT SUCH ACTIONS ARE EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING RELATED ACTIONS**

**WHEREAS**, the City of Stanton, California ("City") is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

**WHEREAS**, the City's Housing Authority ("Authority") is a political and public body subordinate to the City and subject to its authority; and

**WHEREAS**, the City and the Authority are owners in fee simple of thirty-one (31) parcels of real property on Tina Way and on Pacific Avenue (the "Tina-Pacific Neighborhood"), as more particularly identified in the accompanying staff report and on Exhibit 1 to the form of Notice of Availability (defined below), attached to the staff report as Attachment 1 and made a part hereof (the "City Properties" and the "Authority Properties," respectively, and together, the "Surplus Properties"); and

**WHEREAS**, under the Surplus Land Act, Government Code Sections 54220-54233 ("Act"), surplus land is land owned in fee simple by the City and by the Authority for which the City must take formal action in a regular public meeting declaring the land is surplus and not necessary for the City's or for the Authority's use, as the case may be. The land must be declared either surplus land or exempt surplus land; and

**WHEREAS**, the Surplus Properties, in the aggregate, are approximately 5.35 acres in size and are a mix of residential properties occupied by renters and vacant land on which all improvements have been demolished; and

**WHEREAS**, the Surplus Properties that are vacant are not currently being used by either the City or the Authority; and

**WHEREAS**, City staff has evaluated the City Properties, and Authority staff has evaluated the Authority Properties for their potential to be used for City or Authority work or operations, as applicable, including municipal buildings and as parks or open spaces; and

**WHEREAS**, City and Authority staff have determined that the Surplus Properties are not suitable for the City's or the Authority's use, as applicable; and

RESOLUTION NO. 2020-04

Page 1 of 4

**WHEREAS**, both the City and the Authority desire to declare that their respective Surplus Properties are surplus land and not necessary for their respective use.

**WHEREAS**, the Act requires that before the City Council disposes of the Surplus Properties or engages in negotiations to dispose of the Surplus Properties, the City and the Authority must send a written notice of availability of their respective Surplus Properties (each, a "Notice of Availability") to certain designated entities; and

**WHEREAS**, the accompanying staff report provides supporting information upon which the declaration and findings set forth in this Resolution are based.

**NOW, THEREFORE, THE CITY OF STANTON AND THE HOUSING AUTHORITY OF THE CITY OF STANTON, DO HEREBY JOINTLY RESOLVE AS FOLLOWS:**

**Section 1.** The Recitals set forth above are true and correct, are a substantive part of this Resolution, and are incorporated into this Resolution by this reference.

**Section 2.** The actions herein are exempt from environmental review pursuant to the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) ("CEQA") and State CEQA Guidelines (Cal. Code Regs. Tit. 14, §15312) which applies to the declaration and sale of surplus government property. If and when the Surplus Properties are sold to a purchaser and that purchaser proposes a use for the Surplus Properties that requires a discretionary permit and CEQA review, that future use and project will be analyzed at the appropriate time in accordance with CEQA.

**Section 3.** The City and the Authority hereby jointly declares that their respective Surplus Properties are surplus land and not necessary for their respective use. The basis for this declaration is that the Surplus Properties are, in the aggregate, of a relatively large size and no planned City or Authority facility or building that the City or Authority can financially afford is feasible for the site.

**Section 4.** City and Authority staff are hereby authorized and directed to send a notice of availability, substantially in the form attached hereto as Exhibit "B" and made a part of hereof, with respect to their particular Surplus Properties to the entities designated in Government Code Section 54222 ("Designated Entities") by electronic mail or by certified mail.

**Section 5.** The officers and staff of the City and the Authority are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken are hereby ratified and confirmed. Such actions include negotiating in good faith in accordance with the requirements of the Act with any of the Designated Entities that timely submit a written notice of interest to purchase or lease the Surplus Properties in compliance with the Act.

**Section 6.** The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The City Clerk is the custodian of the record of proceedings.

**Section 7.** Within five (5) working days after the passage and adoption of this Resolution, the Housing Authority hereby authorizes and directs staff to prepare, execute and file with the Orange County Clerk a Notice of Exemption pursuant to CEQA Guidelines Section 15062 relating to this action.

This Resolution shall take effect immediately upon its adoption.

**ADOPTED, SIGNED AND APPROVED** this 27<sup>th</sup> day of October, 2020.

---

DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

---

HONGDAO NGUYEN, CITY ATTORNEY

ATTEST:

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. SHA 2020-04 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 October 27, 2020, and that the same was adopted, signed and approved by the following vote to wit:

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

\_\_\_\_\_

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

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

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

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

## CITY OF STANTON

### REPORT TO THE CITY COUNCIL

**TO:** Honorable Mayor and City Council

**DATE:** October 27, 2020

**SUBJECT: RESOLUTION OF THE STANTON CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE CDBG-CV CONTRACT DOCUMENTS**

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

This resolution authorizes the City Manager or designee to execute the agreement, contract and other documents required by the County of Orange for participation in the CDBG-CV program.

#### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(4) or is otherwise categorically exempt pursuant to Guidelines section 15301; and
2. City Council adopt Resolution No. 2020-46.

#### **BACKGROUND:**

The United States Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the President signed it into law on March 27, 2020 authorizing \$2.2 trillion in a variety of stimulus measures to prevent, prepare for, and respond to the COVID-19 pandemic. Included in that legislation are \$2 billion for the Emergency Solutions Grant (referred to as "ESG-CV") and \$2 billion for the Community Development Block Grant (referred to as "CDBG-CV") programs, of which, the City of Stanton will receive \$278,181 in CDBG-CV funds.

#### **ANALYSIS:**

The City of Stanton has established a Small Business Assistance Program (SBAP), hereafter called "The SBAP". The SBAP is designed to address the adverse impacts of the COVID-19 to the economy, including jobs and businesses. SBAP grants will support small businesses undergoing financial hardship due to a loss or reduction in revenue directly related to COVID-19. Grant funds may be used to cover the cost of commercial rent and/or commercial utilities of the qualified business.

The City has \$278,181 in federal Community Development Block Grant (CDBG) funding under the Coronavirus Emergency Relief and Economic Security (CARES-CV) for business stabilization grants of up to a maximum of \$7,500 per eligible businesses.

The attached resolution authorizes the City Manager to any agreements or certifications to conduct the COVID-19 Small Business Relief Program.

**FISCAL IMPACT:**

The City will be allocated \$278,181 in CDBG-CV funding to administer the Small Business Assistant Program.

**ENVIRONMENTAL IMPACT:**

The proposed Resolution is not a “project” for purposes of the California Environmental Quality Act (CEQA), as that term is defined by CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(4). The Resolution allows the City to seek grant funding from the State, and there is no potential for causing a significant effect on the environment. In the event that the action is subject to CEQA, the Resolution is categorically exempt pursuant to a Class 1 exemption for existing facilities because it potentially involves the repurposing of an existing park involving negligible or no expansion of use, and none of the exceptions to the categorical exemptions apply. (State CEQA Guidelines, § 15301.)

**PUBLIC NOTIFICATION:**

Through normal agenda process.

**STRATEGIC PLAN:**

2 – Promote a Strong Local Economy  
5 – Provide a High Quality of Life

Approved by:

s/ Jarad L. Hildenbrand

---

Jarad L. Hildenbrand City Manager

Attachments:

A. Resolution No. 2020-46

# Attachment: A

## RESOLUTION NO. 2020-46

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT, CONTRACT DOCUMENTS, AND ANY AMENDMENTS THERETO TO SECURE COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS FUNDING (CDBG-CV)**

**WHEREAS**, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed in March 2020 authorized Community Development Block Grant Coronavirus (CDBG-CV) Funds made available from the United States Department of Housing and Urban Development (HUD) to be allocated to prevent, prepare for, and respond to the COVID-19 Pandemic; and

**WHEREAS**, the City of Stanton is a subrecipient and CDBG-CV funding in the amount of \$278,181; and

**WHEREAS**, in response to the growing effects of the COVID-19 Pandemic, the City Council wishes to implement the CDBG-CV Funding to assist small businesses with the COVID-19 Small Business Assistance Program to avoid job loss caused by business closures related to social distancing by providing short-term working capital assistance to small businesses to enable retention of jobs held by low- and moderate-income persons in Stanton.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The CDBG-CV funds shall be used for a Fiscal Year 2020-21 COVID-19 Small Business Assistance Program in accordance with the statutes and regulations of the CDBG-CV and HUD.

**SECTION 2.** The City Manager or designee is authorized to sign any agreements or certifications to conduct the COVID-19 Small Business Assistance Program.

**SECTION 3.** This Resolution is effective on the day of its adoption.

**ADOPTED, SIGNED AND APPROVED** this 27<sup>th</sup> day of October 2020.

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DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
HONGDAO NGUYEN, CITY ATTORNEY

ATTEST:

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2020-46 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 October 27, 2020, and that the same was adopted, signed and approved by the following vote to wit:

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

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

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

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

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

## CITY OF STANTON

### REPORT TO THE CITY COUNCIL

**TO:** Honorable Mayor and City Council

**DATE:** October 27, 2020

**SUBJECT: RESOLUTION OF THE STANTON CITY COUNCIL APPROVING APPLICATION(S) FOR PER CAPITA GRANT FUNDS**

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

In 2018 voters passed Proposition 68, the \$4 billion “Parks, Environment, and Water Bond Act of 2018”. A component of the proposition includes a Per Capita Grant Program. The proposed State template resolution certifies the approval of a project application before submission. The allocation for the City of Stanton, which is based on population, is \$201,976. Staff is proposing the funds be used to support renovations at Stanton Park.

#### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act (“CEQA”) pursuant to CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(4) or is otherwise categorically exempt pursuant to Guidelines section 15301; and
2. Adopt Resolution No. 2020-42, approving applications for per capita grant funds.

#### **BACKGROUND:**

Proposition 68 (Prop 68) was placed on the ballot via Senate Bill 5 and approved by voters in 2018. Prop 68 authorized \$4 billion in general obligation bonds for state and local parks, environmental protection and restoration projects, water infrastructure projects, and flood protection projects. Through Prop 68, State funds were appropriated for the Per Capita Grant Program and made available for local park rehabilitation, creation, and improvement grants to local governments on a per capita basis.

On June 1, 2019, the City submitted the Per Capita Allocation Questionnaire to determine our grant allocation. According to the Per Capita Program guidelines, projects submitted must be for recreational purposes, either acquisition or development. Additionally, grantees must use Per Capita Program grant funds to supplement existing expenditures, rather than replace them. All projects not serving a severely disadvantaged community require a 20% match.

The Parks, Recreation and Community Services Commission reviewed options for this program and recommended improvements to Stanton Park to best benefit from these funds. Items identified include replacement of the existing restrooms/snack shack, fitness equipment rehabilitation and entryway signs. Using the provided tool from the Office of Grants and Local Services (OGALS), the Per Capita Match Calculator, the project at Stanton Park serves a severely disadvantaged community and a match is not required.

On June 24, 2020, the State notified the City of Stanton of the allocation amount of \$201,976.

### **ANALYSIS:**

In order to receive the allocation, the City is required to submit a resolution approving the filing of the project application. The resolution follows the State-prepared template as provided in the program guidelines. The resolution needs to be submitted to the State no later than December 31, 2020. Following the City Council's approval, an application packet will be prepared and submitted identifying the selected project scope. The resolution delegates the authority to the City Manager to sign and submit the application.

The application packet needs to be submitted no later than June 20, 2021. Payments may be requested after the project is awarded and the contract is encumbered. The project scope is required to be completed by March 31, 2024.

### **FISCAL IMPACT:**

The City will be allocated \$201,976 through the Per Capita Grant Program. There is no required match at the proposed site of Stanton Park.

### **ENVIRONMENTAL IMPACT:**

The proposed Resolution is not a "project" for purposes of the California Environmental Quality Act (CEQA), as that term is defined by CEQA guidelines (Guidelines) sections 15061(b)(3), and 15378(b)(4). The Resolution allows the City to seek grant funding from the State, and there is no potential for causing a significant effect on the environment. In the event that the action is subject to CEQA, the Resolution is categorically exempt pursuant to a Class 1 exemption for existing facilities because it potentially involves the repurposing of an existing park involving negligible or no expansion of use, and none of the exceptions to the categorical exemptions apply. (State CEQA Guidelines, § 15301.)

### **PUBLIC NOTIFICATION:**

Through normal agenda process.

### **STRATEGIC PLAN:**

5 – Provide a High Quality of Life

Prepared By:

s/ Zenia Bobadilla

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Zenia Bobadilla  
Community Services Director

Approved by:

s/ Jarad L. Hildenbrand

---

Jarad L. Hildenbrand City Manager

Attachments:

A. Resolution No. 2020-42

# Attachment: A

Resolution Number 2020-42

## RESOLUTION OF THE STANTON CITY COUNCIL OF THE CITY OF STANTON APPROVING APPLICATION(S) FOR PER CAPITA GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program, setting up necessary procedures governing application(s); and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the grantee's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

WHEREAS, the grantee will enter into a contract(s) with the State of California to complete project(s);

NOW, THEREFORE, BE IT RESOLVED that the Stanton City Council hereby:

1. Approves the filing of project application(s) for Per Capita program grant project(s); and
2. Certifies that said grantee has or will have available, prior to commencement of project work utilizing Per Capita funding, sufficient funds to complete the project(s); and
3. Certifies that the grantee has or will have sufficient funds to operate and maintain the project(s), and
4. Certifies that all projects proposed will be consistent with the park and recreation element of the City of Stanton general or recreation plan (PRC §80063(a)), and
5. Certifies that these funds will be used to supplement, not supplant, local revenues in existence as of June 5, 2018 (PRC §80062(d)), and
6. Certifies that it will comply with the provisions of §1771.5 of the State Labor Code, and
7. (PRC §80001(b)(8)(A-G)) To the extent practicable, as identified in the "Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and Other Public Lands and Waters," dated January 12, 2017, the City of Stanton will consider a range of actions that include, but are not limited to, the following:
  - (A) Conducting active outreach to diverse populations, particularly minority, low-income, and disabled populations and tribal communities, to increase awareness within those communities and the public generally about specific programs and opportunities.
  - (B) Mentoring new environmental, outdoor recreation, and conservation leaders to increase diverse representation across these areas.
  - (C) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.
  - (D) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.
  - (E) Expanding the use of multilingual and culturally appropriate materials in public communications and educational strategies, including through social media strategies, as appropriate, that target diverse populations.

(F) Developing or expanding coordinated efforts to promote youth engagement and empowerment, including fostering new partnerships with diversity-serving and youth-serving organizations, urban areas, and programs.

(G) Identifying possible staff liaisons to diverse populations.

8. Agrees that to the extent practicable, the project(s) will provide workforce education and training, contractor and job opportunities for disadvantaged communities (PRC §80001(b)(5)).

9. Certifies that the grantee shall not reduce the amount of funding otherwise available to be spent on parks or other projects eligible for funds under this division in its jurisdiction. A one-time allocation of other funding that has been expended for parks or other projects, but which is not available on an ongoing basis, shall not be considered when calculating a recipient's annual expenditures. (PRC §80062(d)).

10. Certifies that the grantee has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Procedural Guide; and

11. Delegates the authority to the City Manager, or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope(s); and

12. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Approved and adopted the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

I, the undersigned, hereby certify that the foregoing Resolution Number \_\_\_\_\_ was duly adopted by the Stanton City Council following a roll call vote:

Ayes:

Noes:

Absent:

(Clerk)

# CITY OF STANTON

## REPORT TO CITY COUNCIL

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

**DATE:** October 27, 2020

**SUBJECT: AWARD OF CONTACTLESS PLUMBING FIXTURES TO WEB STAURANT STORE TO CONVERT AND MODIFY PUBLIC FACILITIES TO MITIGATE THE TRANSMISSION OF THE CORONAVIRUS AS IT RELATES TO THE PUBLIC HEALTH ORDERS ISSUED BY FEDERAL, STATE AND LOCAL NOTICES AND TO PURCHASE WITH CORONAVIRUS RELIEF FUNDS**

### REPORT IN BRIEF:

As an eligible expenditure outlined in the Coronavirus Relief Fund (CRF) guidelines, City staff have identified the need to modify offices and facilities to mitigate the transmission of the Coronavirus by converting plumbing fixtures to contactless ones. After obtaining three quotes, staff recommends that the firm Webstaurant Store be selected to provide the necessary plumbing fixtures.

### RECOMMENDED ACTION:

1. City Council approve the award to Webstaurant Store for contactless plumbing fixtures to assist in the process of converting and modifying city-wide public facilities to mitigate the transmission of the Coronavirus for the maximum purchase sum of \$35,000; and
2. Declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15301(b) – Existing facilities of both investor and publicly-owned utilities to provide electric power, natural gas, sewerage, or other public utility services; and
3. Authorize the approval to waive the City's purchasing policy of competitive bidding requirement for this procurement.

### BACKGROUND:

On February 26, 2020, the County Health Officer declared a local health emergency based on an imminent and proximate threat to public health from the introduction of a novel Coronavirus named COVID-19 in Orange County. On March 2, 2020 the Board of Supervisors adopted Resolution No. 2020-11 ratifying the local health emergency declared by the County's Health Officer. On March 4, 2020 the Governor of the State of

California declared a state of emergency to exist in California as a result of the threat of COVID-19.

On March 13, 2020, the President of the United States issued a proclamation on declaring a national emergency concerning the COVID-19 outbreak and on March 14, 2020, the City of Stanton City Council issued a proclamation on declaring a local emergency.

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

In response to the City Council's declaration of a local emergency, all city and public facilities were closed to the public canceling all public in person meetings, events and reservations. Realignment of City's way of doing business were made and preparations for readiness including identifying gaps were initiated. On March 27, 2020, the President of the United States signed into law the Coronavirus Aid, Relief and Economic Security (CARES) Act establishing the Coronavirus Relief Fund. The City of Stanton is a subrecipient to the Coronavirus Relief Fund and entered into an agreement as such with the State of California for eligible expenses incurred by the City.

The City has been surveying public facilities to disinfect public areas and its facilities; to modify offices and facilities to mitigate the transmission of the Coronavirus related to the public health orders. The City has been working through the process to obtain the plumbing fixtures to convert them to contactless fixtures for the modification of the offices and public facilities to mitigate COVID-19.

After reviewing quotes from three vendors, staff recommends the City Council award Webstaurant Store without the City's purchasing policy of a competitive bidding process. The federal guidelines for use of funds to initiate a competitive bidding process is \$150,000 for all services and goods; moreover, the first of six installments of CRF financial assistance was received on July 30, 2020 with eligible costs that are incurred only during March 1, 2020 to December 30, 2020. In this particular procurement, obtaining quotes from three different vendors afford the City to be flexible in meeting competitive pricing and the ability to expend cost in the federally guided timeframe.

#### **FISCAL IMPACT:**

Funds for this project was not accounted in our budget as of March 27, 2020 but are available in Fund 256 – CARES Fund. The appropriation to authorize the use of \$35,000 from this fund balance to cover the costs of the project is within the guidelines of eligible expenditure in the CARES Act as they are necessary expenditures incurred due to the public health emergency with respect to COVID-19; were not accounted for in the budget most recently approved by the City Council as of March 27, 2020 and will have been incurred during the period that begins on March 1, 2020 and ends on December 30, 2020.

This project will have no impact on the General Fund.

**ENVIRONMENTAL IMPACT :**

The project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15301(b) – Existing facilities of both investor and publicly-owned utilities to provide electric power, natural gas, sewerage, or other public utility services.

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

3 – Provide a quality infrastructure.

Prepared by:

s/ Scott Jensen

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Scott Jensen  
Public Works Supervisor

Reviewed by:

s/ Soo Elisabeth Kang

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Soo Elisabeth Kang  
Assistant to the City Manager

Concur:

s/ Michelle Bannigan

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Michelle Bannigan  
Finance Director

Approved by:

s/ Jarad L. Hildenbrand

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Jarad L. Hildenbrand  
City Manager

**Attachments:**

(1) Memo: Procurement of Bids for Contactless Plumbing Fixtures



**TO:** Jarad Hildenbrand

**FROM:** Scott Jensen

**DATE:** October 19, 2020

**SUBJECT:** Procurement of Bids for Contactless Plumbing Fixtures

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As an eligible expenditure outlined in the Coronavirus Relief Fund guidelines, City staff initiated a procurement of three bids for Contactless Plumbing Fixtures to modify all public facilities to mitigate the transmission of the novel Coronavirus in the City of Stanton.

As shown in the attachment, the summary of the three bids are as follows:

Items for Bid:

1. Fixture: Touchless flush valve urinals  
Quantity: Nine
2. Fixture: Touchless flush valve toilets  
Quantity: Thirty
3. Fixture: Touchless faucets  
Quantity: Thirty

Bidders:

1. Web Staurant Store
  - Touchless flush valve urinals: \$3,316.86
  - Touchless flush valve toilets: \$12,299.70
  - Touchless faucets: \$9,455.10
  - TOTAL: \$27,265.43
2. Zoro
  - Touchless flush valve urinals: \$3,564.81
  - Touchless flush valve toilets: \$11,882.70
  - Touchless faucets: \$10,410.30
  - TOTAL: \$28,120.37
3. Grainger
  - Touchless flush valve urinals: \$4,626.00
  - Touchless flush valve toilets: \$15,360.00
  - Touchless faucets: \$13,320.00
  - TOTAL: \$33,306.00

Staff recommendation is to Web Staurant Store to be awarded to provide the necessary plumbing fixtures appropriating \$35,000 from the Coronavirus Relief Funds Account for the modification of public facilities.


## Touchless plumbing fixtures Covid 19:

Touchless flush valves urinals (9)

Touchless flush valves toilets (30)

Touchless faucets (30)

1. WebStaurantstore.com Cost =\$27,265.43 ✓
2. Zoro Cost=\$28,120.37
3. Grainger Cost=\$36,220.28

 Zurn ZER6003PL-WS1-CPM AquaSense Exposed Diaphragm Low Consumption Urinal Flush Valve with E-Z Flush Battery Powered Sensor - 1 Gallon Per Flush ✕


plus Free Shipping

Qty: 9

TOTAL:

**\$3,316.86**

#1

 Zurn ZER6000AV-WS1-CCP AquaSense AV Exposed Diaphragm Low Consumption Toilet Flush Valve with Battery Powered Automatic Sensor - 1.6 Gallons Per Flush ✕

plus Free Shipping

Qty: 30

TOTAL:

**\$12,299.70**

 Zurn Z6913-XL AquaSense Deck Mount Sensor Faucet with 6 5/16" Spout (1.5 GPM), Battery-Powered ✕


plus Free Shipping

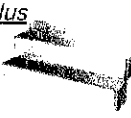
Qty: 30

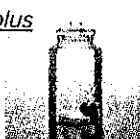
TOTAL:

**\$9,455.10**

## Recommended Products

plus  Acopa 10 oz. Highball / Beer Glass - 12/Case  
\$14.49/Case

plus  Regency Stainless Steel Double Tier Speed Rail - 15"  
\$52.99/Each

plus  Acopa 1 Gallon Glass Beverage Dispenser  
\$12.49/Each

plus 

Subtotal

**\$25,071.66**

+ tax

Save with fast & FREE shipping on all eligible items

Ship To: 90680

Free Common Carrier

\$0.00

Free Common Carrier W/ Liftgate

\$45.00 ?

[Ships via Common Carrier](#) | [Questions about shipping](#) | [When will I receive my order?](#)

Coronavirus Update: Zoro is committed to keeping our customers and employees safe. Get Details.

Customer Service From Real People.  
We're here to help! Call (855) 289-9676

#2

## Shopping Cart (69 Items)

1.6 gpf, Toilet Automatic Flush Valve, Chrome, 1 in IPS



In Stock ⓘ

\$11,882.70

-	30	+
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View More Info ▼

1.0 gpf, Urinal Automatic Flush Valve, Chrome, 3/4 in IPS



In Stock ⓘ

\$3,564.81

-	9	+
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View More Info ▼

Sensor 4" Mount, Commercial 1 Hole Mid Arc Bathroom Faucet



In Stock ⓘ

\$10,410.30

-	30	+
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View More Info ▼

## Order Totals

Subtotal (69 Items)

\$25,857.81

Shipping

\$0.00

Final Shipping & Tax calculated in checkout.

Items: 69 | Total: \$25,857.81

## You May Also Like

Checkout



\$315.17

Add to Cart

ZURN

Sensor Single Hole  
Mount, Commercial 1  
Hole Mid Arc Bathroom  
Faucet



Cart

[Proceed to Checkout](#)

#3

## Order Summary

ack

You are eligible for **FREE Standard Ground shipping!**

Subtotal **\$33,306.00**

Estimated Standard Shipping **FREE**

Estimated Total **\$33,306.00**

Availability, shipping, tax & promotions are not final until you complete your order.

[+ Add Promotional Code](#)

Cart

Review

## Delivery Method

☒ Shipping

☐ Pickup

## Check Availability

90680

## My Products

[Show Reference Information](#) | [Clear Cart](#)


**ZURN**  
Exposed, Top  
Spud, Automatic  
Flush Valve, For  
Use With  
Category Toilets,  
1.6 Gallons per  
Flush

Item # **2VEH9**  
Price  
**\$512.00 / each**

## Availability

**▲ 2** expected to  
arrive **Fri. Oct 02.**  
Balance expected to  
arrive by end of  
**Nov, 2020.**

Qty

30

[Update](#)  
[Remove](#)

TOTAL

**\$15,360.00**

## Availability

**▲** Backordered,  
expected to arrive by  
end of Dec, 2020.

Qty

30

[Update](#)  
[Remove](#)

TOTAL

**\$13,320.00**

ZURN  
 Chrome, Mid Arc,  
 Bathroom Sink  
 Faucet, Motion  
 Sensor Faucet  
 Activation, 1.5  
 gpm

Item # 468D09  
 Price  
 \$444.00 / each



ZURN  
 Exposed, Top  
 Spud, Automatic  
 Flush Valve, For  
 Use With  
 Category Urinals,  
 1.5 Gallons per  
 Flush

Item # 2VEJ1  
 Price  
 \$514.00 / each

Availability  
 ▲ 3 expected to  
 arrive **Fri. Oct 02.**  
 Balance expected to  
 arrive by end of  
**Nov, 2020.**

Qty—  
 9  
 Update  
 Remove

Estimated Total **\$33,306.00**

Availability, shipping, tax & promotions are not  
 final until you complete your order.

⊕ Add Promotional Code

Proceed to Checkout

### Order Summary

*You are eligible for FREE Standard Ground  
 shipping!*

Subtotal **\$33,306.00**

Estimated Standard Shipping **FREE**

If you changed multiple quantities, Update All.

## Products You Have Recently Viewed

# **CITY OF STANTON**

## **REPORT TO THE CITY COUNCIL**

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

**DATE:** October 27, 2020

**SUBJECT: PUBLIC HEARING TO CONSIDER ZONE CHANGE ZC 20-02 TO AMEND THE ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL AND GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE LAND USE DESIGNATIONS FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 7161 KATELLA AVENUE**

### **REPORT IN BRIEF:**

The City has initiated Zone Change ZC 20-02 and General Plan Map Amendment GPA 20-01 for the property located at 7161 Katella Avenue to facilitate the transition of the Stanton Inn and Suites site from a motel and emergency housing use to permanent supportive housing. The Planning Commission held a public hearing on October 7, 2020 and recommended City Council adopt Ordinance No. 1106 to amend the City's Zoning Map from CG, Commercial General to RH High Density Residential and approve Resolution No. 2020-45 a General Plan Map Amendment to change the designation from General Commercial to High Density Residential for the property located at 7161 Katella Avenue.

### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Introduce Ordinance No. 1106, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING ZONE CHANGE ZC 20-02 TO AMEND THE CITY’S ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 7161 KATELLA AVENUE”;** and

3. Adopt Resolution No. 2020-45 approving General Plan Map Amendment GPA 20-01 to change designation from General Commercial to High Density Residential for the property located at 7161 Katella Avenue, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE DESIGNATION FOR PROPERTY LOCATED AT 7161 KATELLA AVENUE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL”; and**

4. Set Ordinance No. 1106 for a second reading at the next regularly scheduled City Council meeting on November 10, 2020.

**BACKGROUND:**

On October 7, 2020, the Planning Commission held a public hearing to consider a Zoning Map Amendment and General Plan Map Amendment for the properties located at 7161 and 7165 Katella Avenue. The Zoning Map Amendment and General Plan Map Amendment was initiated for The Stanton Inn and Suites property located at 7161 Katella Avenue to facilitate the transition from motel and emergency housing to permanent supportive housing. The property located at 7165 Katella Avenue was included for continuity purposes only and no change was proposed to the existing building or use. After careful consideration and recommendation from the Planning Commission 7165 Katella Avenue is not considered for further consideration.

**7161 KATELLA:** Earlier this year, to address homeless and vulnerable individuals and families impacted by COVID, the California Department of Housing and Community Development (HCD) directed funds to “Project Roomkey”. Using State Funds as well as Federal Coronavirus Relief Funds (CRF), local agencies could temporarily use hotels, motels and vacant apartment units for those facing homelessness during the pandemic. Stanton Inn and Suites, located at 7161 Katella Avenue, has been leased out by the County of Orange as part of this program.

In an effort to address long-term solutions for California’s homeless and housing crisis, HCD has allocated \$600 million in grant funding to local public entities to purchase and rehabilitate hotels, motels and vacant apartment buildings for the purpose of converting them into interim or permanent long-term housing. The County of Orange, along with its co-applicant, Jamboree Housing, submitted three applications for motel sites in the City of Stanton for conversion to permanent supportive housing. The City has been involved in the application process, and on September 22, 2020 the City Council approved a funding commitment from the Housing Authority for this project.

Stanton Inn and Suites is located at 7161 Katella Avenue on property zoned Commercial General with a General Plan designation of General Commercial. This zoning and General Plan designation does not support residential land uses. The property is surrounded on the north, south and east sides by residential zoning and immediately to the east is an adult residential care facility. In order to facilitate the transition from Project Roomkey to permanent supportive housing, a Zone Change and General Plan Map Amendment are necessary.

The proposed redevelopment of the Stanton Inn and Suites will include the immediate necessary repairs to the two buildings that comprise the motel so they may be occupied within 30 days of acquisition and operated as interim housing. Property Management/Services and intensive on-site support will be provided by American Family Housing during the transition and throughout the operation as a permanent supportive housing site.



**Figure 1: Existing Properties**

### **ANALYSIS/JUSTIFICATION:**

The subject property, 7161 Katella Avenue, is generally located north of Katella Avenue and east of Knott Street. The property is surrounded by residential zoning and residential neighborhoods to the North and South and commercial uses on commercial zoned properties to the East and West, please see Table 1. The zone change, from Commercial General to High Density Residential, is compatible with the existing neighborhood and surrounding developments.

Direction	Zoning	General Plan Land Use	Existing Developments
North	Single-Family Residential (RL)	Low Density Residential	Single Family residential homes
South	High Density Residential (RH)	High Density Residential	Bradford Residential Development

East	Commercial General (CG)	General Commercial	Alternative Resource Day Program
West	Commercial General (CG)	General Commercial	Katella Square Commercial Center

**Table 1: Surrounding Zoning and Land Use Designation**

**DENSITY:** The High Density Residential zone designation is characterized in the General Plan by a variety of multi-family and care uses that include supportive housing and adult day care homes, consistent with the proposed conversion of the motel to supportive housing.

Per the Zoning Code, the maximum density for the High Density Residential zone is 18 dwelling units per acre. The General Plan considered the zone to accommodate between 41 to 64 persons per acre.

Stanton Inn and Suites currently has a total of 72 rooms that would be converted to supportive housing units. A strict interpretation of the Code means there would be 72 units to the acre, as the Code does not distinguish between a motel room and, for example, a three-bedroom home.

However, as part of the 2019 housing package Assembly Bill No. 1763 (AB 1763) provides a City may not apply any density limit to a development project if it is comprised of 100 percent affordable housing units for lower income individuals or households and the development is within 1/2 mile of a major transit stop, as defined in the statute.

All 72 units of the motel conversion will be affordable housing for lower income individuals, and the project is within 1/2 mile of a major transit stop. So notwithstanding the density limits in the City's Zoning Code and General Plan, this project is allowed to have 72 rooms under AB 1763.

**GENERAL PLAN GOALS:** The proposed High Density Residential designation is consistent with the intent of the land use to allow for a variety of housing types along arterial highways with provisions for affordable housing. The proposal is also consistent with the General Plan Housing Element Actions and Goals listed below:

- Action H-4.1.2(c): encourage the conversion of hotel/motels to permanent housing through activities such as in-kind technical assistance, modified development standards or other incentives.
- Action H-4.1.7(b): modify Zoning Code to permit transitional and supportive housing.

- Action H-4.1.4: encourage housing types that are suitable for community care facilities, supportive housing and assisted living for special needs groups such as seniors and disabled person.
- Goal H-1.1 Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.
- Goal H-2.1 A housing stock that is conserved in a sound, safe and sanitary condition
- Goal H-3.1 Retention of existing housing stock and housing opportunities for Stanton residents.
- Goal H-4.1 Access to decent and suitable housing opportunities for all Stanton residents.

#### **FISCAL IMPACT:**

No fiscal impact is anticipated.

#### **ENVIRONMENTAL IMPACT:**

The project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities). The key consideration for this exemption is whether the project involves negligible or no expansion of use. The request is to change the Zoning and General Plan maps only, and the existing uses will remain substantially the same. Therefore, the Existing Facilities exemption is applicable to the proposed project.

#### **PUBLIC NOTIFICATION:**

Notice of Public Hearing was mailed to all property owners within a five hundred-foot radius of the subject property and made public through the agenda-posting process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

Objective 2: Promote a Strong Local Economy.

Prepared by:

Approved by:

s/ Jennifer A. Lilley

s/ Jarad L. Hildenbrand

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Jennifer A. Lilley, AICP  
Community and Economic  
Development Director

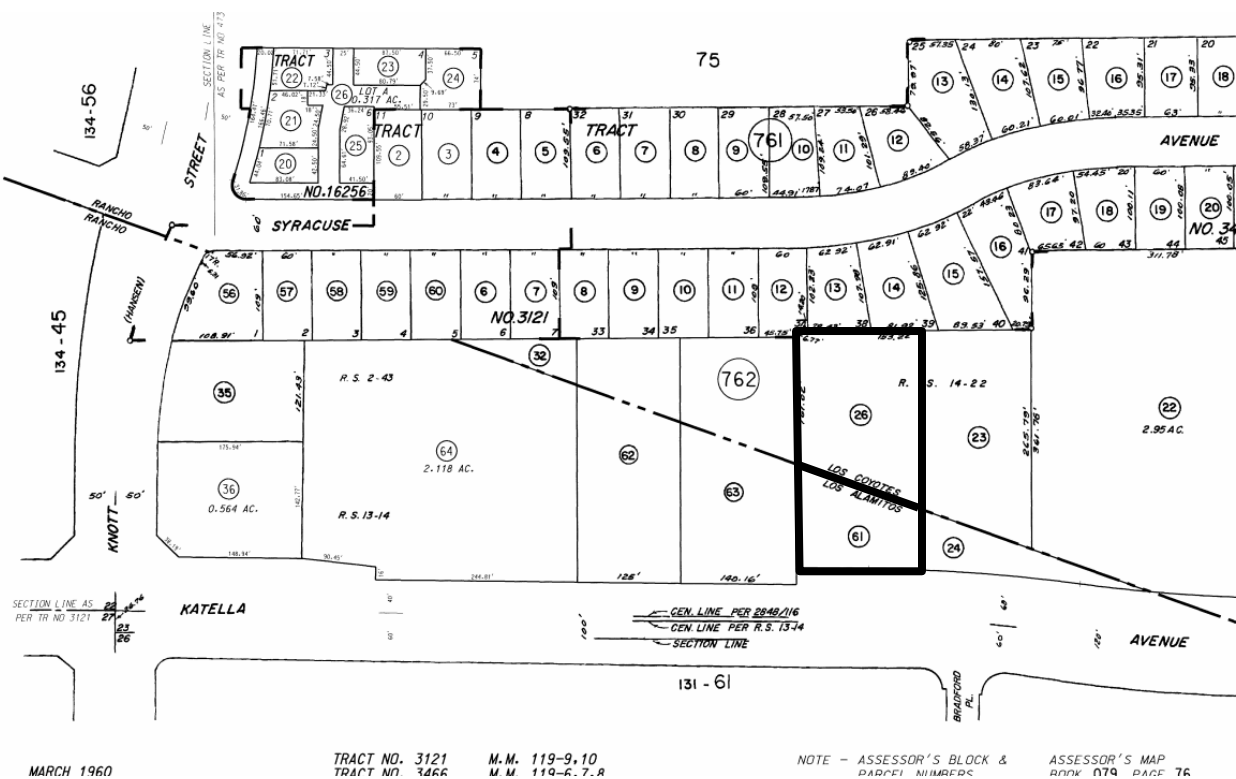
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Jarad L. Hildenbrand  
City Manager

**Attachment:**

- A. Vicinity Map
- B. Ordinance No. 1106
- C. Resolution No. 2020-45
- D. Planning Commission Staff Report
- E. Proposed Zoning and General Plan Map Amendments

7161 Katella Avenue  
Vicinity Map



## ORDINANCE NO. 1106

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING ZONE CHANGE ZC 20-02 TO AMEND THE CITY'S ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL FOR PROPERTY LOCATED AT 7161 KATELLA AVENUE**

**WHEREAS**, Government Code, Section 65800 *et seq.* authorizes the City of Stanton ("City") to adopt and administer zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

**WHEREAS**, the City has initiated a Zone Change amending the City's Zoning Map for property located at 7161 Katella Avenue ("Project Site), to facilitate the transition of the Stanton Inn and Suites site from a motel and emergency housing use to permanent supportive housing. ("Project"); and

**WHEREAS**, the RH, High Density Residential Zone, allows supportive housing and transitional housing subject to development standards; and

**WHEREAS**, on September 24, 2020, the City gave public notice that the Planning Commission would conduct a public hearing to consider the Project by posting at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500 foot radius of the Project Site, posting the notice on the City's webpage, and making the notice available through the agenda posting process; and

**WHEREAS**, on October 7, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, findings and recommendations regarding Section 20.610.060 of the Stanton Municipal Code, public testimony and comments on the proposed zone change and voted to forward the proposed change to the City Council with a recommendation in favor of adoption; and

**WHEREAS**, on October 15, 2020 the City gave public notice that the City Council would conduct a public hearing consider the Project by posting at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500 foot radius of the Project Site, posting the notice on the City's webpage, and making the notice available through the agenda posting process; and

**WHEREAS**, all legal prerequisites prior to the adoption of this Ordinance have occurred.

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

**SECTION 1.** The proposed project is exempt from review under the California Environmental Quality Act for the following reasons:

1. The Project is categorically exempt from CEQA pursuant to a Class 1 exemption for existing facilities. (State CEQA Guidelines, § 15301.) The Project qualifies for the Class 1 exemption because the project involves the repurposing of an existing private facility involving negligible or no expansion of use. Moreover, none of the exceptions to the categorical exemptions applies because: the proposed project is not located in a particularly sensitive environment. The improvements will be installed on an existing motel that will be repurposed for residential living in an urbanized/developed area. The cumulative impact of successive projects of this same type in the same place over time would not be significant because these types of repurposing projects are limited in size and number; there is a finite number of existing motel/hotel square footage that can be repurposed into emergency/transitional housing. Repurposing the transient use to a more permanent/transitional housing use does not involve unusual circumstances. The project is not located in an officially designated state scenic highway. Thus, the proposed project would not have an impact in this regard. Similarly, the project is not located on a site designated pursuant to Government Code section 65962.5. Finally, the proposed project does not involve any improvements, modifications, or other changes to an historical resource. Therefore, none of the circumstances outlined in Title 14, California Code of Regulations, section 15300.2 applies and the categorical exemption is appropriate.

**SECTION 2.** In accordance with the requirements as set forth in Section 20.610.060 of the Stanton Municipal Code for Zoning Map Amendments, the City Council hereby make the following findings:

1. a. The proposed amendment is consistent with the General Plan and any applicable Specific Plan;

The City of Stanton General Plan Land Use Designation for the subject property is General Commercial. General Plan Strategy LU-1.1.1 encourages land use which maximizes economic development and enhances the quality of life. The designation of General Commercial is intended to allow a full range of commercial activities. Hotels and Motels are allowed but residential land uses are not supported. Rezoning the property to high density residential continues the development pattern adjacent to the property while supporting adjacent commercial zoning to the west and supporting various housing needs for the community, particularly low-income individuals and households. There is a shortage of affordable housing across the State.

General Plan Action H-2.1.1.(a), Action H-4.1.2 (c) and Action H-4.1.2 (d) sets forward strategies to rehabilitate existing housing stock, convert motel units to permanent residential units and monitor zoning requirements for constraints impeding extremely low and very low income families from much needed housing. This rezoning effort will ensure the Stanton Inn and Suites will

transition from a motel and temporary housing for a vulnerable population to transitional, and ultimately permanent supportive housing. The proposed Zone Change is consistent with the intent and purpose of the General Plan and these goals. AB1763 requires a density bonus to be provided for a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households.

General Plan Action H-4.1.4 of the Housing Element of the General Plan encourages housing types that are suitable for community care facilities, supportive housing and assisted living for special needs groups such as seniors and disabled persons.

General Plan Action H-4.1.2 (c) of the Housing Element of the General Plan directs the City to encourage the conversion of hotel/motels to permanent housing through activities such as in-kind technical assistance, modified development standards or other incentives.

General Plan Action H-4.1.7 (b) of the Housing Element of the General Plan indicates the City will modify Zoning Code to permit transitional and supportive housing.

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

The Zone Change allows for the transition of the motel use from temporary housing for vulnerable residents to include permanent supportive housing. The Zone Change allows by right the supportive housing land use and ensures these vulnerable residents will have safe, healthy housing and services to improve their quality of life. The High-Density Residential designation allows similar uses as found in the Zoning designations to the north, south and east of the site and is compatible with the Commercial zoning to the west. The Zone Change would promote the public interest, health, safety, convenience, and welfare of the City as it will provide for additional housing resources to serve the vulnerable population in the community.

2. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code.

The Amendment to the Zoning Map to change the zone for this property from Commercial to High Density Residential is consistent with the development standards, policies and procedures included in the provisions of the Zoning Code. This map change does not create any inconsistencies or change any provisions of the Zoning Code.

3. The affected site is physically suitable in terms of design, location, shape, size operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire

protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the requested zone designation and 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.

No changes are proposed to the site design, buildings, access, parking, services or other features of the site. The affected site is built with a motel. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/o development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

No changes are proposed to the site design, buildings, access, parking, services or other features of the site. The property will not have any negative impact given the Zoning Map Amendment changing the zone for the subject property.

**SECTION 3.** The City Council adopts Zoning Map Amendment No. ZC-20-02, a true and accurate depiction of which is attached hereto as Exhibit "A," and incorporated herein by reference. The City Council's actions are made upon review of the Planning commission recommendation, the Staff Report, all oral and written comments and all documentary evidence presented on the Ordinance.

**SECTION 4.** The Ordinance for Zone Change ZC 20-01 shall not take effect and shall become null and void unless and until the associated General Plan Amendment GPA 20-01 is approved by the City Council.

**SECTION 5.** The documents and materials associated with this Ordinance that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The City Clerk is the custodian of the record of proceedings.

**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 shall be effective thirty first day following the adoption.

**PASSED, APPROVED, AND ADOPTED** this 10<sup>th</sup> day of November, 2020

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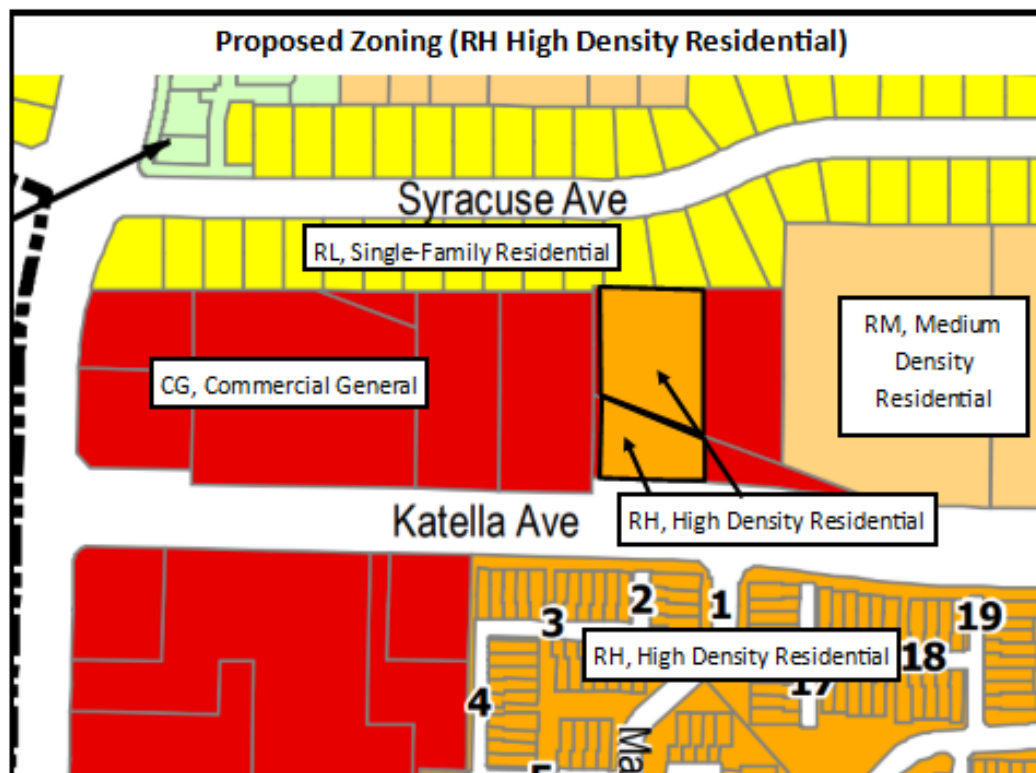
DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

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HONGDAO NGUYEN, CITY ATTORNEY

**ZONING MAP AMENDMENT NO. ZC 20-02**



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. 1106 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on October 27, 2020, and was duly adopted at a regular meeting of the City Council held on November 10, 2020, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: \_\_\_\_\_  
NOES: COUNCILMEMBERS: \_\_\_\_\_  
ABSENT: COUNCILMEMBERS: \_\_\_\_\_  
ABSTAIN: COUNCILMEMBERS: \_\_\_\_\_

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

# Attachment: C

## RESOLUTION NO. 2020-45

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE DESIGNATION FOR PROPERTY LOCATED AT 7161 KATELLA AVENUE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL.**

**WHEREAS**, Government Code, Section 65800 *et seq.* authorizes the City of Stanton (“City”) to adopt and administer zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

**WHEREAS**, the Stanton General Plan includes statements of intent for each land use designation which describe the type and intensity of development allowed in a given area; and

**WHEREAS**, the City has initiated a General Plan Map Amendment for property located at 7161 Katella Avenue (“Project Site), to facilitate the transition of the Stanton Inn and Suite site from a motel and emergency housing use to permanent supportive housing (“Project”); and

**WHEREAS**, the RH, High Density Residential Zone, allows supportive housing and transitional housing subject to development standards; and

**WHEREAS**, on October 7, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, findings and recommendations regarding Section 20.610.060 of the Stanton Municipal Code, public testimony and comments on the proposed general plan map amendment and voted to forward the proposed change to the City Council with a recommendation in favor of adoption; and

**WHEREAS**, on October 15, 2020, the City gave public notice that the City Council would conduct a public hearing to consider the Project by posting at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500 foot radius of the Project Site, posting the notice on the City’s webpage, and making the notice available through the agenda posting process; and

**WHEREAS**, all legal prerequisites prior to the adoption of this Resolution have occurred.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES HEREBY FIND:**

**SECTION 1.** The proposed project is exempt from review under the California Environmental Quality Act for the following reasons:

1. Separate and independent from the above-cited statutory exemption, the Project is categorically exempt from CEQA pursuant to a Class 1 exemption for existing

facilities. (State CEQA Guidelines, § 15301.) The Project qualifies for the Class 1 exemption because the project involves the repurposing of an existing private facility involving negligible or no expansion of use. Moreover, none of the exceptions to the categorical exemptions applies because: the proposed project is not located in a particularly sensitive environment. The improvements will be installed on an existing motel that will be repurposed for residential living in an urbanized/developed area. The cumulative impact of successive projects of this same type in the same place over time would not be significant because these types of repurposing projects are limited in size and number; there is a finite number of existing motel/hotel square footage that can be repurposed into emergency/transitional housing. Repurposing the transient use to a more permanent/transitional housing use does not involve unusual circumstances. The project is not located in an officially designated state scenic highway. Thus, the proposed project would not have an impact in this regard. Similarly, the project is not located on a site designated pursuant to Government Code section 65962.5. Finally, the proposed project does not involve any improvements, modifications, or other changes to an historical resource. Therefore, none of the circumstances outlined in Title 14, California Code of Regulations, section 15300.2 applies and the categorical exemption is appropriate.

**SECTION 2.** In accordance with the requirements as set forth in Section 20.610.060 of the Stanton Municipal Code for General Plan Amendments the City Council hereby makes the following findings:

1. The proposed amendment is internally consistent with all other provisions of the General Plan;

The Change of Zone and General Plan Map Amendment are consistent with the High-Density Residential Designation and do not create internal inconsistencies in the General Plan.

The City of Stanton General Plan Land Use Designation for the subject property is General Commercial. General Plan Strategy LU-1.1.1 encourages land use which maximizes economic development and enhances the quality of life. The designation of General Commercial is intended to allow a full range of commercial activities. Hotels and Motels are allowed but residential land uses are not supported. Rezoning the property to high density residential continues the development pattern adjacent to these property while supporting adjacent commercial zoning to the west and supporting various housing needs for the community, particularly low-income individuals and households. There is a shortage of affordable housing across the State.

General Plan Action H-2.1.1.(a), Action H-4.1.2 (c) and Action H-4.1.2 (d) sets forward strategies to rehabilitate existing housing stock, convert motel units to permanent residential units and monitor zoning requirements for constraints impeding extremely low and very low income families from much needed

Resolution No.2020-45

October 27, 2020

Pg. 2

housing. This rezoning effort will ensure the Stanton Inn and Suites will transition from a motel and temporary housing for a vulnerable population to transitional and ultimately permanent supportive housing. The proposed Zone Change is consistent with the intent and purpose of the General Plan and these goals. AB 1763 requires a density bonus to be provided to a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households. AB 1763 also provides a City may not apply any density limit to a development project if it is comprised of 100 percent affordable housing units for lower income individuals or households and the development is within 1/2 mile of a major transit stop, as defined in the statute.

All 72 units of the motel conversion will be affordable housing for lower income individuals, and the project is within 1/2 mile of a major transit stop. So notwithstanding the density limits in the City's Zoning Code and General Plan, this project is allowed to have 72 rooms under AB 1763.

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

The General Plan Map Amendment allows for the transition of the motel use from temporary housing for vulnerable residents to include permanent supportive housing. The General Plan Map Amendment allows by right the supportive housing land use and ensures these vulnerable residents will have safe, healthy housing and services to improve their quality of life. The High-Density Residential designation allows similar uses as found in the Zoning designations to the north, south and east of the site and is compatible with the Commercial zoning to the west. The General Plan Map Amendment would promote the public interest, health, safety, convenience, and welfare of the City as it will provide for additional housing resources to serve the vulnerable population in the community.

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 (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/o development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

No changes are proposed to the site design, buildings, access, parking, services or other features of the site. The property will not have any negative impact given the Zone Change. The Land Use Element is not proposed to be modified and the change in land use designation is consistent with the existing land uses

found on the proposed property, adjacent land uses and the available services necessary for the site.

4. The City may reduce, require, or permit the reduction of, the residential density for any lot to, or allow development of any lot at, a lower residential density, as defined in Government Code Section 65863, only if the following two additional findings are first made:
  - a. The reduction is consistent with the adopted General Plan, including the Housing Element; and
  - b. The remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing need in compliance with pursuant to Government Code Section 65584.

The amendment is a change in General Plan designation only and does not affect the reduction of residential density to any lot. Therefore, this finding is not applicable.

**SECTION 3. General Plan Map Amendment:** Based on the foregoing, the City Council adopts General Plan Map Amendment No. GPA 20-01, a true and accurate depiction of which is attached hereto as Exhibit "A," and incorporated herein by reference. The Council's action is made upon review of the Planning Commission recommendation, the Staff Report, all oral and written comments, and all documentary evidence presented on the Resolution. This Resolution No. 2020-45 shall not become effective unless and until Ordinance No 1106 is adopted and becomes effective.

**SECTION 4. Custodian and Location of Records.** The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The City Clerk is the custodian of the record of proceedings.

**SECTION 5. Certification.** The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

**ADOPTED, SIGNED AND APPROVED** by the City Council of the City of Stanton at a regular meeting held on October 27, 2020 by the following vote, to wit:

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DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

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HONGDAO NGUYEN, CITY ATTORNEY

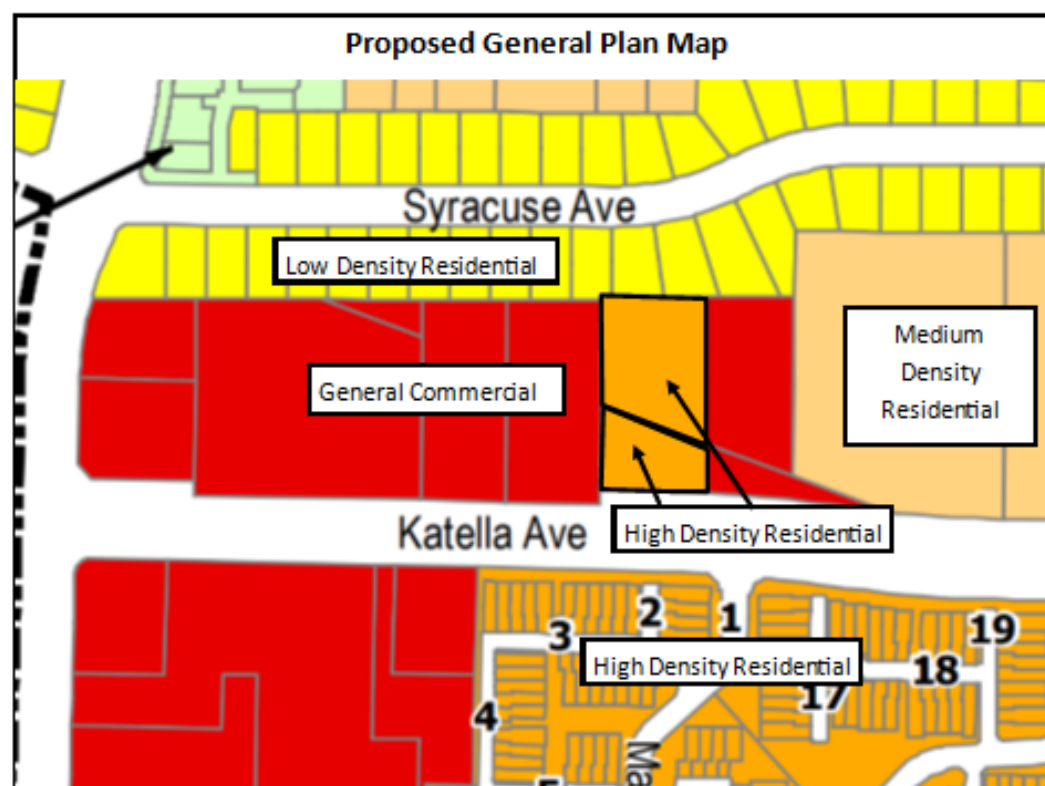
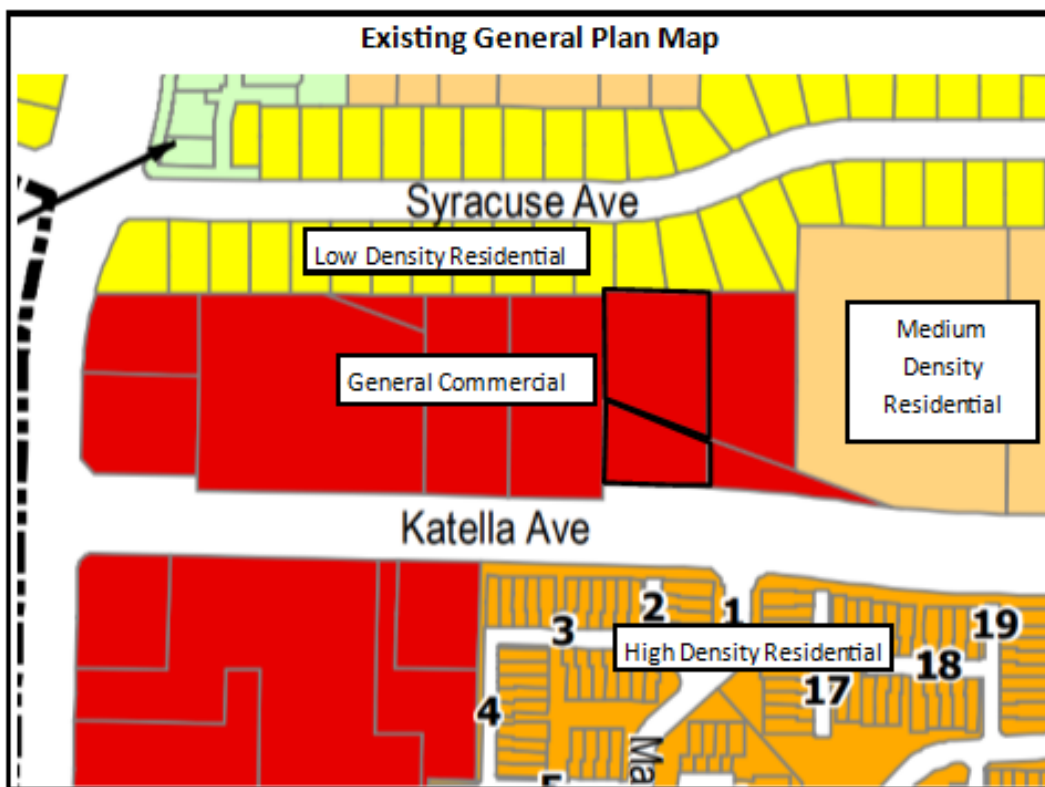
ATTEST:

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PATRICIA A. VAZQUEZ, CITY CLERK

## EXHIBIT "A"

### General Plan Map Amendment No. GPA 20-01



I, Patricia A. Vazquez, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2020-45 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 October 27, 2020, and that the same was adopted, signed and approved by the following vote to wit:

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

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

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

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

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



## **CITY OF STANTON REPORT TO THE PLANNING COMMISSION**

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**TO:** Chair and Members of the Planning Commission

**DATE:** October 7, 2020

**SUBJECT:** PUBLIC HEARING TO CONSIDER ZONE CHANGE ZC 20-02 TO AMEND THE ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL AND GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE LAND USE DESIGNATIONS FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR PROPERTIES LOCATED AT 7161 AND 7165 KATELLA AVENUE.

### **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project is Categorically Exempt per California Environmental Quality Act, Section 15301, Class 1 Existing Facilities.
- Adopt Resolution No. 2528 recommending the City Council approve Ordinance No. 1106 to amend the City's Zoning Map from CG, Commercial General to RH, High Density Residential for properties located at 7161 and 7165 Katella Avenue.
- Adopt Resolution No. 2529 recommending the City Council approve a General Plan Map Amendment No. GPA 20-01 to change designations from General Commercial to High Density Residential for properties located at 7161 and 7165 Katella Avenue.

### **BACKGROUND**

**7161 KATELLA:** Earlier this year, to address homeless and vulnerable individuals and families impacted by COVID, the California Department of Housing and Community Development (HCD) directed funds to "Project Roomkey". Using State Funds as well as Federal Coronavirus Relief Funds (CRF), local agencies could temporarily use hotels,

motels and vacant apartment units for those facing homelessness during the pandemic. Stanton Inn and Suites, located at 7161 Katella Avenue, has been leased out by the County of Orange as part of this program.

In an effort to address long-term solutions for California's homeless and housing crisis, HCD has allocated \$600 million in grant funding to local public entities to purchase and rehabilitate hotels, motels and vacant apartment buildings for the purpose of converting them into interim or permanent long-term housing. The County of Orange, along with its co-applicant, Jamboree Housing, submitted three applications for motel sites in the City of Stanton for conversion to permanent supportive housing. The City has been involved in the application process, and on September 22, 2020 the City Council approved a funding commitment from the Housing Authority for this project.

Stanton Inn and Suites is located at 7161 Katella Avenue on property zoned Commercial General with a General Plan designation of General Commercial. This zoning and General Plan designation does not support residential land uses. The property is surrounded on the north, south and east sides by residential zoning and immediately to the east is an adult residential care facility. In order to facilitate the transition from Project Roomkey to permanent supportive housing, a Zone Change and General Plan Map Amendment are necessary.

The request to amend the Zoning Map and the General Plan Map include properties generally located north of Katella and east of Knott Street. Stanton Inn and Suites is located at 7161 Katella Avenue and includes two parcels (APN's 079-762-26 and 079-762-61) totaling 1.02 acres. The proposed redevelopment of the Stanton Inn and Suites will include the immediate necessary repairs to the two buildings that comprise the motel so they may be occupied within 30 days of acquisition and operated as interim housing. Property Management/Services and intensive on-site support will be provided by American Family Housing during the transition and throughout the operation as a permanent supportive housing site.

**7165 KATELLA:** The second property is located at 7165 Katella Avenue and includes two parcels (APN's 079-762-23 and 079-762-24) totaling 0.96 acres. This property is being included in the zone change and general plan review to ensure consistency in the zoning pattern and the long range goals of the City for this neighborhood. This property is not a part of the Project Homekey plan and this rezoning is not intended to make this site eligible for consideration for this program in the future.

The property is currently developed with an adult day care, residential facility operated by Alternative Resource Day Program, within the existing 17,443 square foot two-story building. No changes are proposed to this site or building. The change in zone and general plan ensures the use is consistent with zoning, and the Minor Use Permit to operate the adult day care facility is not affected by this change.



Figure 1: Existing Properties

## **ANALYSIS/JUSTIFICATION**

The subject properties, 7161 Katella Avenue and 7165 Katella Avenue, are generally located north of Katella Avenue and east of Knott Street. The properties are surrounded by residential zoning and residential neighborhoods to the North, East and South and commercial uses on commercial zoned property to the West, please see Table 1. The zone change, from Commercial General to High Density Residential, is compatible with the existing neighborhood and surrounding developments.

Direction	Zoning	General Plan Land Use	Existing Developments
North	Single-Family Residential (RL)	Low Density Residential	Single Family residential homes
South	High Density Residential (RH)	High Density Residential	Bradford Residential Development
East	Medium Density Residential (RM)	Medium Density Residential	La Lampara Mobile home Park
West	Commercial General (CG)	General Commercial	Katella Square Commercial Center

Table 1: Surrounding Zoning and Land Use Designation

The property located at 7165 Katella Avenue is being included in the zone change and General Plan amendment so that its land use designations conform with its actual use. The property is currently designated Commercial General but it is currently a residential use and is surrounded by residential land uses and zoning. Excluding it from this rezone could be detrimental to the property. Rezoning the property to High Density Residential brings the use of the property into alignment with the zoning and General Plan since Commercial Zones are not intended for residential land uses. This adult day care center was approved on May 21, 2014 by Minor Use Permit 14-02 to allow the use to operate on this property. The change of zone more clearly identifies the intention of the City for this property to be a transition from the adjacent residential to the commercial to the west rather than to continue the commercial to the east along Katella. As part of this rezone, the existing use will continue to be allowed, though The rezone and General Plan update for this property is not intended to be an extension of the HomeKey project.

**DENSITY:** The High Density Residential zone designation is characterized in the General Plan by a variety of multi-family and care uses that include supportive housing and adult day care homes, consistent with the proposed conversion of the motel to supportive housing at 7161 Katella Avenue and the continued use of the adult day care center at 7165 Katella Avenue.

Per the Zoning Code, the maximum density for the High Density Residential zone is 18 dwelling units per acre. However, a strict use of units per acre to evaluate density can underestimate population as the more bedrooms, greater square footage and other increases in other habitable spaces (i.e., offices, dens, etc.), the more people can occupy a unit and increase overall density. The General Plan considered the zone to accommodate between 41 to 64 persons per acre.

Stanton Inn and Suites currently has a total of 72 rooms that would be converted to supportive housing units. A strict interpretation of the Code means that there would be 72 units to the acre, as the Code does not distinguish between a motel room and, for example, a three-bedroom home.

However, as part of the 2019 housing package, Governor Newsom signed a number of bills relating to affordable housing. Among them was Assembly Bill No. 1763 (AB 1763), which provides that a city may not apply any density limit to a development project if it is comprised of 100 percent affordable housing units for lower income individuals or households and the development is within 1/2 mile of a major transit stop (as defined in the statute).

Here, all 72 units of the motel would become affordable housing for lower income individuals, and the project is within 1/2 mile of a major transit stop. So notwithstanding the density limits in the City's Zoning Code and General Plan, this project is allowed to have 72 units per acre under AB 1763.

**GENERAL PLAN GOALS:** The proposed High Density Residential designation is consistent with the intent of the land use to allow for a variety of housing types along arterial highways with provisions for affordable housing. The proposal is also consistent with the General Plan Housing Element Actions and Goals listed below:

- Action H-4.1.2(c): encourage the conversion of hotel/motels to permanent housing through activities such as in-kind technical assistance, modified development standards or other incentives.
- Action H-4.1.7(b): modify Zoning Code to permit transitional and supportive housing.
- Action H-4.1.4: encourage housing types that are suitable for community care facilities, supportive housing and assisted living for special needs groups such as seniors and disabled person.
- Goal H-1.1 Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.
- Goal H-2.1 A housing stock that is conserved in a sound, safe and sanitary condition
- Goal H-3.1 Retention of existing housing stock and housing opportunities for Stanton residents.
- Goal H-4.1 Access to decent and suitable housing opportunities for all Stanton residents.

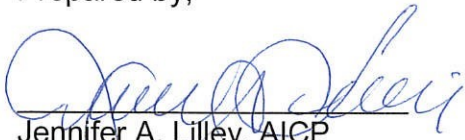
### **ENVIRONMENTAL IMPACT**

The project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities). The key consideration for this exemption is whether the project involves negligible or no expansion of use. The request is to change the Zoning and General Plan maps only, and the existing uses will remain substantially the same. Therefore, the Existing Facilities exemption is applicable to the proposed project.

### **PUBLIC NOTIFICATION**

Notice of Public Hearing was mailed to all property owners within a five hundred-foot radius of the subject property and made public through the agenda-posting process.

Prepared by,

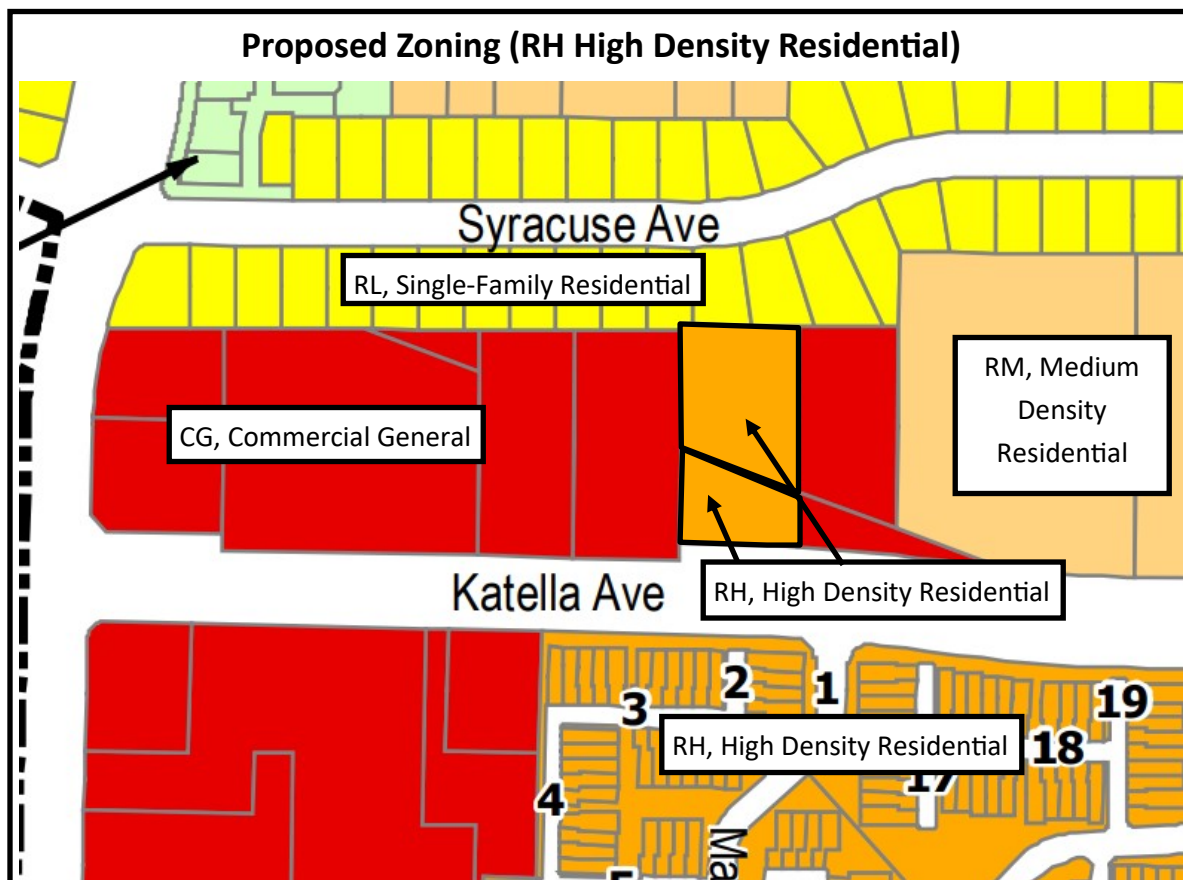
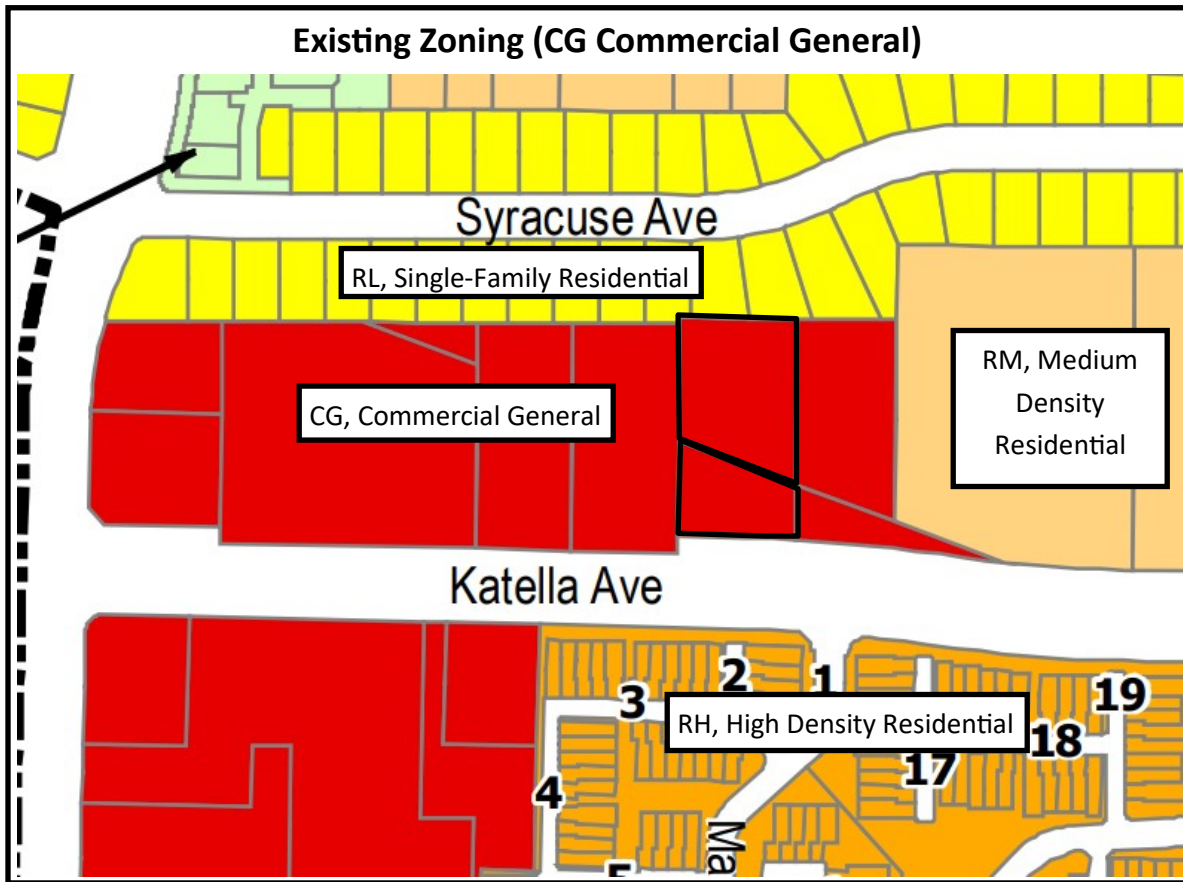
  
Jennifer A. Lilley, AICP

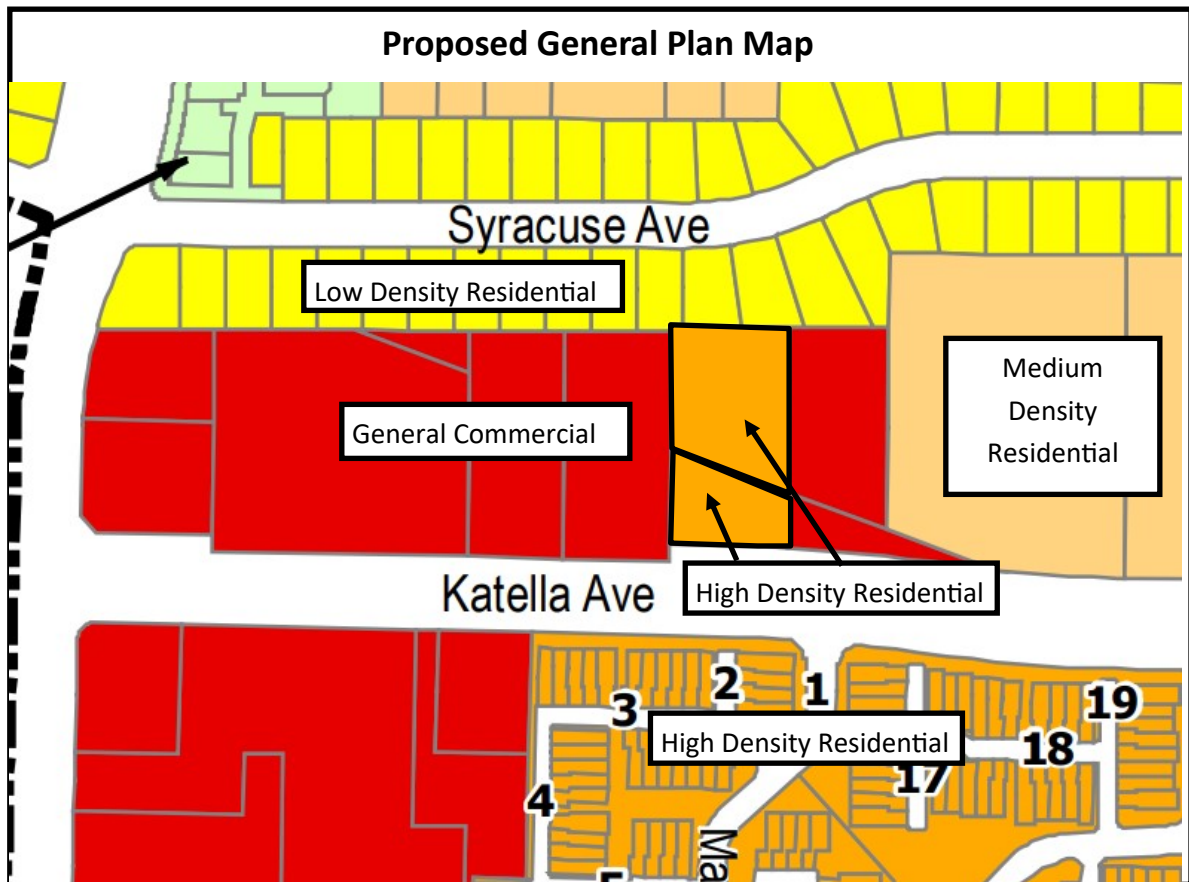
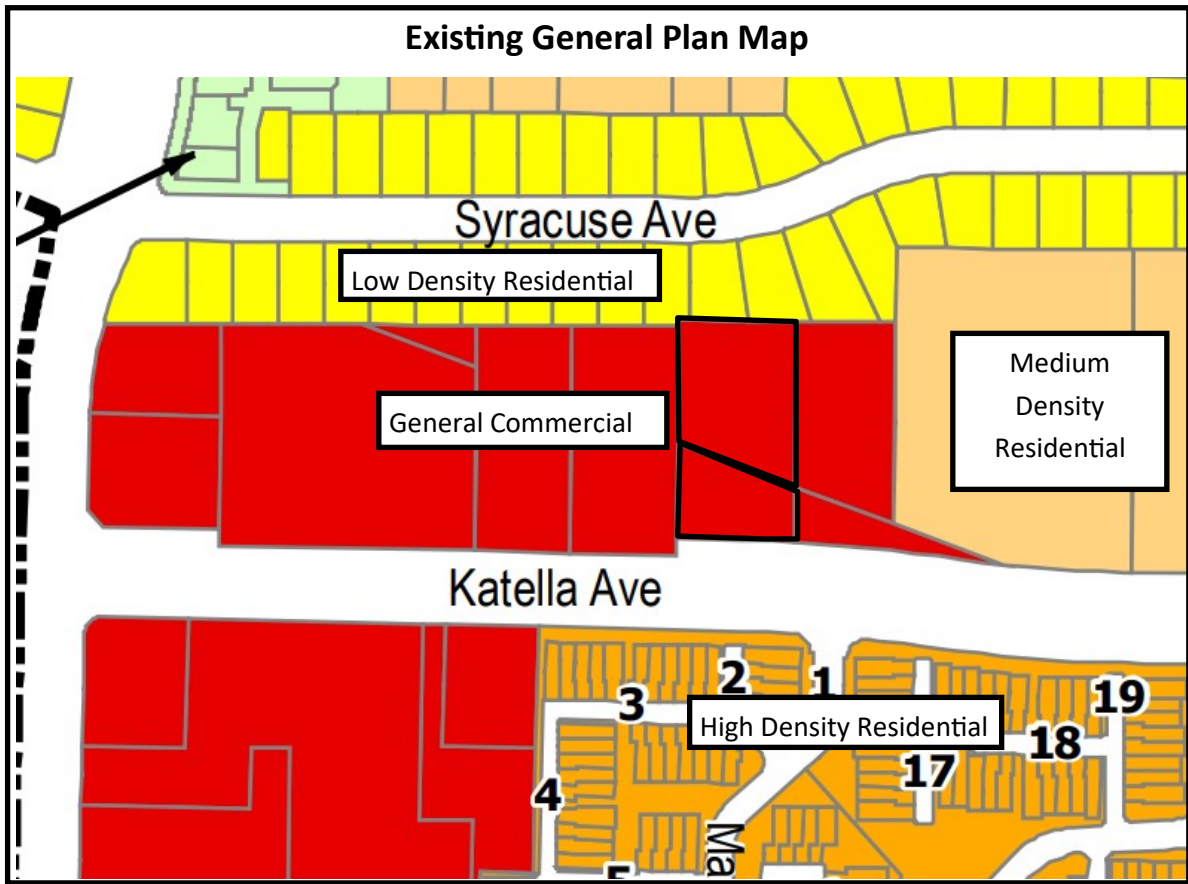
Community and Economic Development Director

**ATTACHMENTS**

- A. PC Resolution No. 2528 – Zone Change No. ZC 20-02
- B. PC Resolution No. 2529 – General Plan Map Amendment No. GPA 20-01
- C. Vicinity Map
- D. Proposed Zone Change and General Plan Map Amendment

# Attachment: E





## **CITY OF STANTON**

### **REPORT TO THE STANTON HOUSING AUTHORITY**

**TO:** Honorable Chair and Members of the Successor Agency

**DATE:** October 27, 2020

**SUBJECT: UPDATE ON TINA-PACIFIC NEIGHBORHOOD AND AMENDMENT TO PROPERTY MANAGEMENT SERVICES CONTRACT WITH QUALITY MANAGEMENT GROUP AND APPROPRIATION OF FUNDS**

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

On June 9, 2020 the City of Stanton Housing Authority awarded a contract to Quality Management Group to provide property management services for the 31 Housing Authority-owned properties known as Tina-Pacific Neighborhood Development Plan Project (Tina-Pacific Neighborhood). They have worked diligently and would like to provide an update on their services. As anticipated in the original staff report, some items in their approved work plan were not accounted for in the contract budget and an amendment to the contract is being presented for approval. Consequently, staff is requesting an appropriation of \$186,000 from the Housing Authority Fund's (#285) available balance to fund the additional costs.

#### **RECOMMENDED ACTION:**

1. Stanton Housing Authority 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. Authorize the City Manager to approve a Contract Amendment for consultant services for a total amount not to exceed \$286,000 with Quality Management Group for the property management services of the Tina Pacific Neighborhood; and,
3. Approve an appropriation of \$186,000 from the Housing Authority Fund's (#285) available balance to fund the additional costs.

## **BACKGROUND:**

The Tina-Pacific Neighborhood is an approximately 10.27-acre site located to the west of the intersection of Magnolia Avenue and Pacific Avenue. Over the past decade, the Housing Authority has acquired a total of 31 of 40 parcels in the Tina-Pacific Neighborhood. Of these properties, 19 contain four-plex buildings (76 units) and 12 are vacant. The Housing Authority's intent of purchasing the properties was to combine all parcels and redevelop the property for affordable housing.

However, due to extenuating circumstances and challenges now, including the current COVID-19 pandemic; the increased cost of relocation services required by the City for the project; and the increased value of the remaining properties to be acquired, the City has ceased acquisition and eminent domain proceedings.

In order to ensure the maintenance of the buildings and health and safety of the residents, on June 9, 2020 the Stanton Housing Authority entered a contract with Quality Management Group (Quality) to manage the Housing Authority-owned properties.

## **ANALYSIS/JUSTIFICATION:**

Quality has spent the past few months arranging for inspections of each unit, new leases for all tenants, identifying repairs required for the health and safety of the residents, and collecting rents. A summary of their findings is attached to this report as Attachment A.

In regards to the condition of the units and repairs needed due to health and safety concerns, the units are in better shape than anticipated. The cost for health and safety repairs is only \$33,940 (Attachment B).

Rent collection has also been very positive. In September Quality collected \$57,306 (Attachment C). Only three units have not paid their September rents.

The original maximum contract amount only included a monthly management fee and a one-time setup fee. The fee for monthly management was approved at \$85 per unit for 76 units ( $\$6,460 \times 12 \text{ months} = \$77,520$ ). The approved one-time intake and setup fee for property management was \$7,500.

Separate allocations need to be made to fund the Operational Budget for repairs and maintenance as well as property management salaries.

The revised budget for Quality Management is as follows:

Monthly Management Fee	\$77,520
Setup Fee	\$7,500
Lighting	\$10,800
Debris Cleanup	\$9,352
Health and Safety Repairs	\$45,000
Salaries	\$108,000
Total	\$258,172

In order to modify the original contract amount, a contract amendment has been prepared (Attachment D). In order to all identified items the budget has been established at \$260,000, with the City Manager able to authorize an additional \$26,000 if needed.

There are additional needs identified by Quality such as landscaping and security patrols. These would be separate contracts directly with the City and will be addressed at a later date.

**FISCAL IMPACT:**

The proposed budget for Fiscal Year 2020-21 included \$100,000 for property management of the Tina-Pacific Neighborhood. A budget adjustment of \$186,000 is needed to fund these services.

**ENVIRONMENTAL IMPACT:**

In accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15378(b)(5).

**LEGAL REVIEW:**

The City Attorney has prepared the contract amendment.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

1. Provide a Safe Community
4. Provide a High Quality of Life

**PUBLIC NOTIFICATION:**

Notifications and advertisement were performed as prescribed by law.

Prepared by:

s/ Allan Rigg

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

Concur:

s/ Michelle Bannigan

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Michelle Bannigan, CPA  
Finance Director

Approved by:

s/ Jarad L. Hildenbrand

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Jarad Hildenbrand  
City Manager

**Attachments:**

- A. Quality Management Update
- B. Inspection Report with Repair Costs
- C. Rent Collection Statement for September
- D. First Amendment to Contract with Quality

# Attachment A



Quality  
MANAGEMENT GROUP

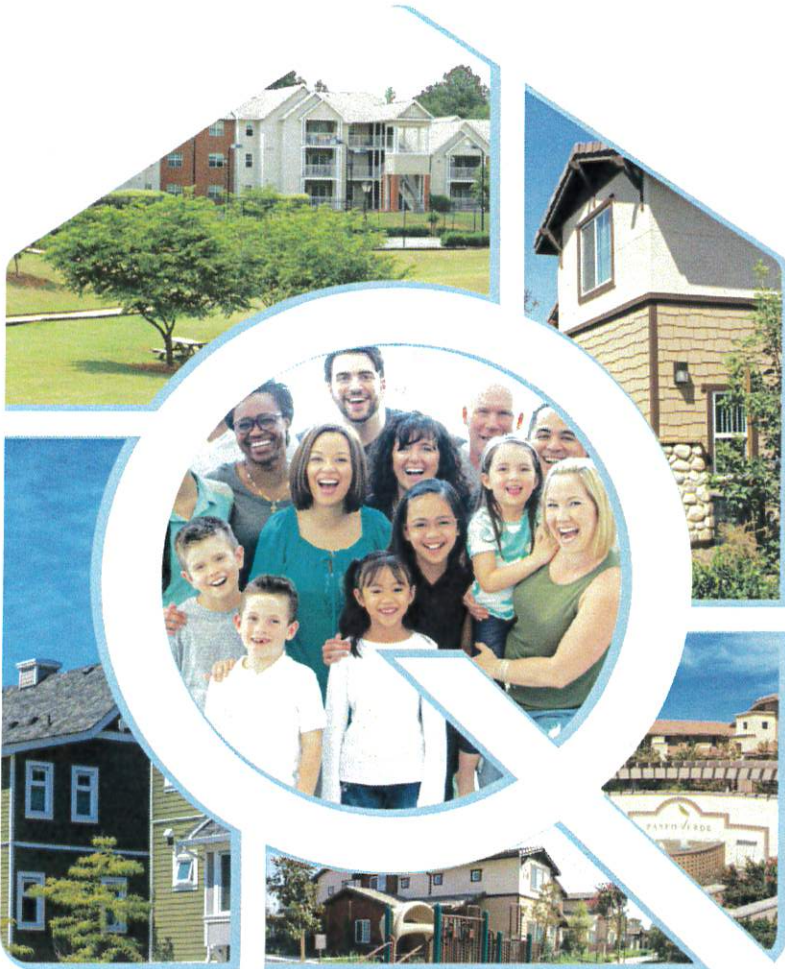
# Tina Pacific Development

CITY OF STANTON

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Tim Johnson

OCTOBER 27, 2020





**Quality**  
MANAGEMENT GROUP

## Transition & Stabilization Plan

- City of Stanton and Quality Management Group collaborated on an initial approach and transition for the first 150 days
- Property Transition – August 10, 2020
- Transition & Stabilization Plan Goals
  - Establish Partnership with City
  - Address Immediate Health & Safety Issues
  - Bring Property Into Compliance
  - Establish Regular Operations & Develop Response Systems



**Quality**  
MANAGEMENT GROUP

## Administrative Support

- Transition Agreement includes Administrative Support
- All Levels of Quality Management Group Focused on Project
  - Stabilization
  - Management
  - Health & Safety
  - Financials & Budgeting
  - Capital Asset Management



Quality

MANAGEMENT GROUP

- Occupancy
  - 76 Units, 51 Occupied
  - Outdated Tenant List
- Existing Tenant Applications
  - Update/Re-Establish Authorized Tenant List
  - 42 Applications Completed, 9 Remain



**Quality**  
MANAGEMENT GROUP

## Current Site Issues

- Deteriorating Infrastructure
- Break-Ins
- Graffiti/Vandalism
- Dumping
- Unauthorized Access
- Large Gatherings



**Quality**  
MANAGEMENT GROUP

## Transition & Stabilization Plan Update

- Interior Inspections Conducted
  - September 22, 2020
  - 43 Units Inspected
  - 33 To be Inspected
    - 7 occupied but not accessible
    - 26 Vacant



**Quality**  
MANAGEMENT GROUP

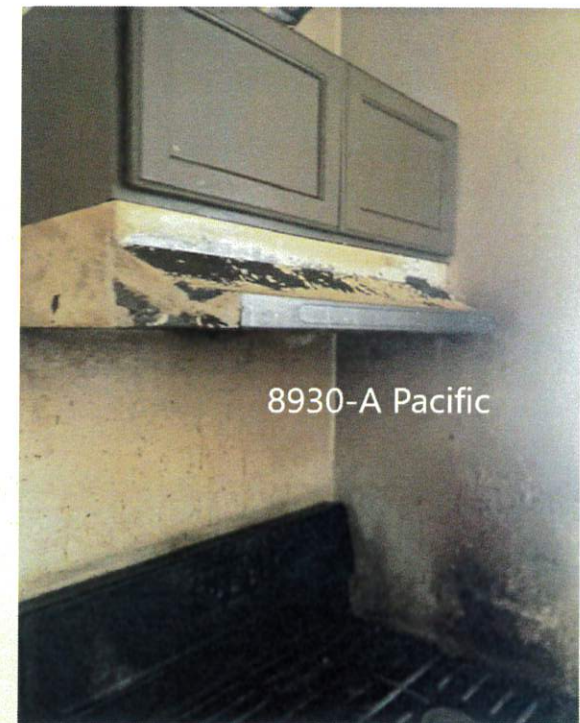
## Transition & Stabilization Plan Update

- Interior Inspection Findings:
  - Wall/Ceiling Damage
  - Missing Carbon Monoxide or Smoke Detectors
  - Lack of Water Heater Ventilation
  - Broken/Damaged Cabinets
  - Excessive Storage on Patios
  - Unauthorized Walls & Patio Covers



Quality  
MANAGEMENT GROUP

## Wall/Ceiling Damage





Quality  
MANAGEMENT GROUP

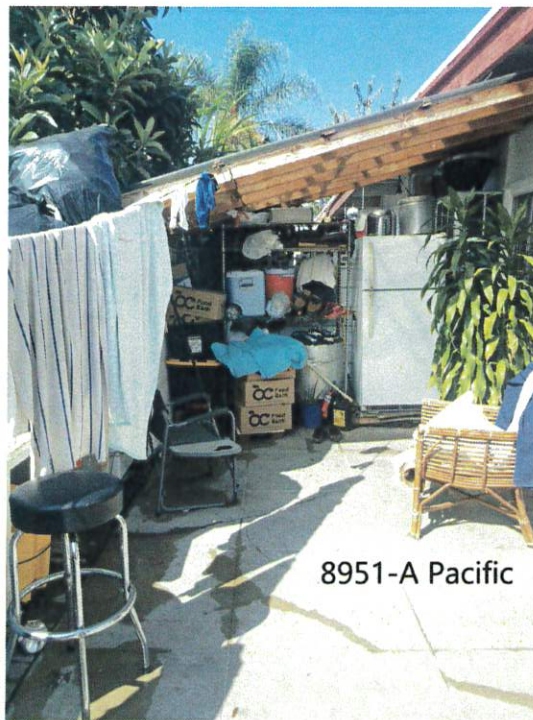
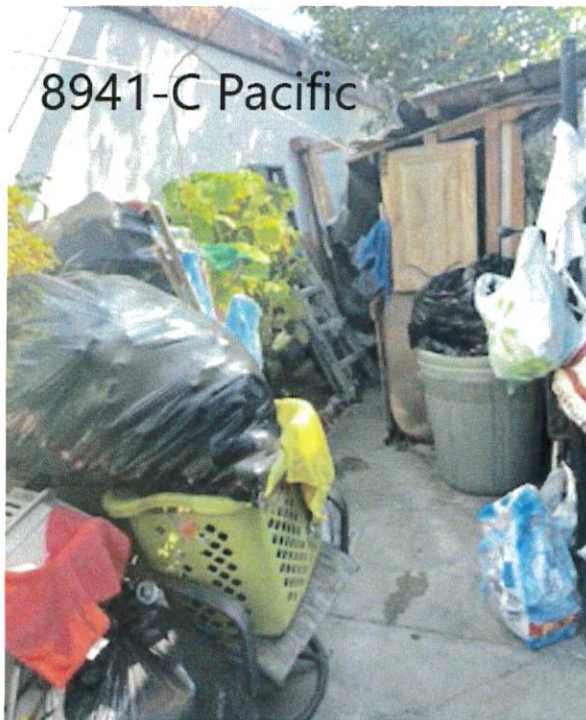
## Broken/Damaged Cabinets





Quality  
MANAGEMENT GROUP

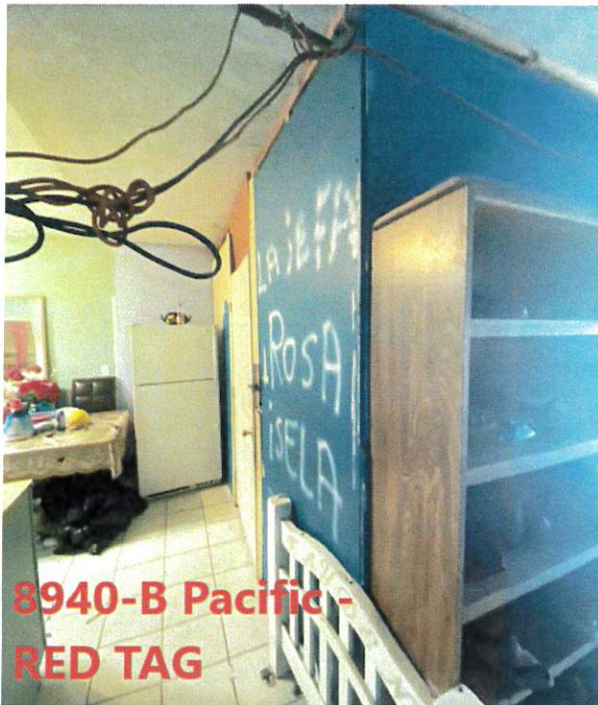
## Excessive Storage on Patios





Quality  
MANAGEMENT GROUP

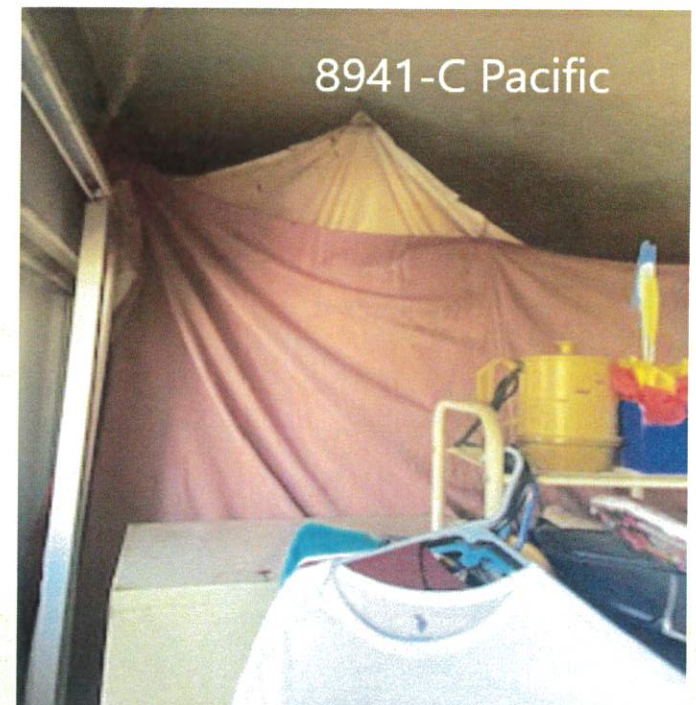
## Unauthorized Walls/Patio Covers



8940-B Pacific -  
RED TAG



8870-A Tina



8941-C Pacific



**Quality**  
MANAGEMENT GROUP

## Health & Safety Findings

- Immediate Health & Safety Improvement Budget - \$45,000
- Additional Roof Repairs Needed - \$150,000
  - Should be completed before winter months
  - Damaged and rotted framing, joists
  - Delays will result in more costly repairs later



**Quality**  
MANAGEMENT GROUP

## Next Steps

### Additional Improvements Needed

- Lighting - \$10,800
- Landscaping
  - Initial Clean Up - \$9,352
  - Monthly Maintenance - \$4,960
- Debris Removal
- Security Services - \$8,736/Month
- Unauthorized Tenant Removal

# Attachment B

## Tina Pacific Inspection

[illegible]

8940	Pacific Ave	D	Vacant									
8941	Pacific Ave	A	Florencio Salmeron			Cabinets - Evidence of pest leaks	Ceiling/Wall finishes & trimwork - peeling separating at seams. Heat not working		No smoke detector, Closet doors - need repair	Closet doors - need replaced	No CO or smoke detectors, Entry patio - Makeshift cover	\$4,520
8941	Pacific Ave	B	Vacant									
8941	Pacific Ave	C	Agripina Lopez				Ceiling/Wall finishes & trimwork - Makeshift sheeting Heat not working	Ceiling/Wall finishes & trimwork - Drywall soft Tub/Shower - discoloration around tiles			No CO or smoke detectors	\$1,020
								Entrance - holes			Patio - Exposed wires	
8941	Pacific Ave	D	Vacant									
8950	Pacific Ave	A	Luz Lopez			Light covers missing Faucet unoperable Hot water heater - no vent	Bars do not open	Bars do not open	Bars do not open		No CO or smoke detectors	\$595
8950	Pacific Ave	B	Juan Carlos Sierra					Bars do not open			No CO or smoke detectors, Patio - Bars do not open	\$120
8950	Pacific Ave	C	Olga Ramirez			Hole under kitchen sink	Bars do not open		Bars do not open	Bars do not open	No CO or smoke detectors	\$345
						Res stove - advised to remove plastic from valve, Hot water heater - no vent						
8950	Pacific Ave	D	Julian Loyola			Garbage disp not working, Hot water heater - no vent	Bars on windows				No CO or smoke detectors, Patio/Balcony - Surge protector outside	\$420
8951	Pacific Ave	A	Concepcion Guzman			Range hood/filter - replace, Hot water heater - no vent			Closet doors - Bedroom door hanging out		No CO or smoke detectors, Numerous refrigerators, Exterior GFCI outlet - Electrical issues	\$840
8951	Pacific Ave	B	Jose Martinez			Range hood/filter - replace					No CO or smoke detectors, Numerous refrigerators, Exterior GFCI outlet - Electrical issues	\$615
8951	Pacific Ave	C	Juliana Tlaseca				Bars do not open	Bars do not open	Bars do not open		No CO or smoke detectors	\$120
8951	Pacific Ave	D	Micela Morroquin			No range hood, Cabinets - Under sink repair, Oven not working					No CO or smoke detectors	\$815
8961	Pacific Ave	A	Wilfredo Lopez			Closet - Replace hall door	Hole behind water heater	Heat not working			No CO or smoke detectors	\$720
8961	Pacific Ave	B	Glady Miranda				No garbage disposal		Electrical - outlets are loose		No CO or smoke detectors	\$820
8961	Pacific Ave	C	Frank Cruz			Electrical - Outlets not working, Range hood filter - replace, Sink clogged	Heat not working				No CO or smoke detectors	\$1,085
8961	Pacific Ave	D	Vacant									
8870	Tina Way	A	Sergio Garcia			Light not working	Skylight leak, Electrical - Outlet not working, Range hood filter - replace		Toilet flapper - replace, Tub reglaze		No CO or smoke detectors, Landscape valve leak, Bedroom Door- repair	\$765
8870	Tina Way	B	Vacant									
8870	Tina Way	C	Julie Ruiz Gomez								No CO or smoke detectors	\$120
8870	Tina Way	D	Van Ngoc Tran								No CO or smoke detectors	\$120
8890	Tina Way	A	Alma Cortez			Ceiling peeling Light fixture - replace Range hood filter - replace No garbage disposal Faucet - taped up, replace Stove not working - replace		Ceiling/wall finishes & trimwork - Discoloration			No CO or smoke detectors	\$1,165
8890	Tina Way	B	Nohermi Ramos			No garbage disposal					No CO or smoke detectors	\$820
8890	Tina Way	C	Juan Dominguez	Inaccessible								
8890	Tina Way	D	Vacant									
8900	Tina Way	A	Feleli Latu	Inaccessible								
8900	Tina Way	B	Richard Tavahe			Ceiling is peeling Range hood & filter - Need replace Garbage disposal needs repair Stove - replace	Light fixture - No light Range hood & filter - Need replace	Ceiling/wall finishes & trimwork - Discoloration Bathroom faucet - Replace			No CO or smoke detectors	\$1,165
8900	Tina Way	C	Laine Tavahe			Range hood & filter - Need replace	Range hood & filter - Need replace	Ceiling/wall finishes & trimwork - Discoloration			No CO or smoke detectors	\$315
8900	Tina Way	D	John Letele			Ceiling/wall finishes & trimwork - peeling throughout Range hood & filter - replace	Ceiling/wall finishes & trimwork - very bad condition Heat not working	Ceiling/Wall finishes & trimwork - Drywall soft	Ceiling caving in	Ceiling bad	No CO or smoke detectors Patio - Dog feces	\$1,415

							Cabinets - falling apart Behind sink wall - soft Stove - replace ASAP						
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8910	Tina Way	A	Vicente Sanchez				Ceiling peeling Range hood & filter - replace Garbage disposal - repair	Heat not working	Ceiling/wall finishes & trimwork - Discoloration Exhaust fan cover missing Basin faucet - clogged Toilet is loose			No CO or smoke detectors Replace front door lock	\$1,235
8910	Tina Way	B	Vickie Alexander				Sink - faucet loose, Garbage disposal - repair					No CO or smoke detectors	\$470
8910	Tina Way	C	Jade Jordan				Garbage disposal - repair, Breaker box cover needs repair Hot water heater very old	Heat not working	Ceiling/wall finishes & trimwork - Discoloration			No CO or smoke detectors	\$1,120
8910	Tina Way	D	Vacant										

8920	Tina Way	A	Maira Guillen				Ceiling peeling					No CO or smoke detectors	\$120
8920	Tina Way	B	Evangelina Ayala						Tub valve leak				\$120
8920	Tina Way	C	Griselda Hernandez				Garbage disposal - repair	No heater				No CO or smoke detectors	\$920
8920	Tina Way	D	Guillermo Hernandez				Ceiling/wall finishes & trimwork - Past leak, drywall by stove, Garbage disposal - repair	Heat not working	Ceiling/wall finishes & trimwork - Some areas, soft patches, Tub faucet, tub filler & shower head - Need repair			No CO or smoke detectors, Resident says had rat problem, but may also have permits	\$1,095

Total Cost of Health & Safety Items \$3,940

# Attachment C

**Statement (12 months)**

Period = Oct 2019-Sep 2020

Book = Accrual ; Tree = ysl\_is

		Oct 2019	Nov 2019	Dec 2019	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Aug 2020	Sep 2020	Total
3100-00	RENTAL INCOME													
3110-00	Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,306.00	57,306.00
3899-00	NET RENTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,306.00	57,306.00
5999-00	TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,306.00	57,306.00
8010-00	NET OPERATING INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,306.00	57,306.00
8699-00	CASH FLOW	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,306.00	57,306.00

## Attachment D

**CITY OF STANTON**  
**FIRST AMENDMENT TO**  
**AGREEMENT FOR PROPERTY MANAGEMENT CONSULTANT SERVICES**

**1. PARTIES AND DATE.**

This First Amendment to the Agreement for Consultant Services ("First Amendment") is entered into on the \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Stanton (hereinafter referred to as the "City") and Quality Management Group, Inc. (hereinafter referred to as the "Consultant"). City and Consultant are sometimes collectively referred to herein as the "Parties."

**2. RECITALS.**

2.1 Agreement. The Parties entered into that certain Agreement for property management consultant services dated June 9, 2020 ("Agreement").

2.2 First Amendment. The Parties now desire to amend the Agreement in order to supplement the scope of services to be provided by Consultant and to increase the total compensation under the Agreement.

**3. TERMS.**

3.1 Scope of Services. The Agreement is hereby amended to include the scope of services set forth in Exhibit "A," attached hereto and incorporated herein by reference.

3.2 Compensation. Section 5 of the Agreement is hereby amended in its entirety and restated to read as follows:

**"5. PAYMENT**

(a) Consultant shall receive compensation, including authorized reimbursements, for all services rendered under this First Amendment at the rates set forth in Exhibit "B," attached hereto and incorporated herein by reference. The City agrees to pay Consultant monthly, in accordance with the payment rates and terms and the schedule of payment as set forth herein, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed **Two Hundred and Fifty Thousand Dollars (\$260,000.00)** for the total term of the Agreement unless additional payment is approved as provided in this Agreement.

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement that are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and Consultant at the time City's written authorization is given to Consultant for the performance of said services. The City Manager may approve additional work not to exceed ten percent (10%) of the amount of the Agreement, but in no event shall such sum exceed Twenty Six Thousand Dollars

(\$25,000.00). Any additional work in excess of this amount shall be approved by the City Council.

(c) Consultant will submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice."

3.3 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment to Agreement on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

**CITY OF STANTON**

**QUALITY MANAGEMENT GROUP, INC.**

By: \_\_\_\_\_

Jarad Hildenbrand  
City Manager

By: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_

Patricia Vazquez  
City Clerk

By: \_\_\_\_\_

**APPROVED AS TO FORM:**

By: \_\_\_\_\_

Best Best & Krieger LLP  
City Attorney

**EXHIBIT "A"**  
**TO FIRST AMENDMENT TO**  
**AGREEMENT FOR PROPERTY MANAGEMENT CONSULTANT SERVICES**

**EXHIBIT A**

**Scope of Work**

Property management services shall include, but are not limited to, the following:

1. Take in service calls from tenants and respond accordingly with the appropriate dispatcher such as a handy-man, plumber, public works, etc.
2. Issue an itemized monthly invoice to the City for the prior month's services, fees, and charges.
3. Establish a cohesive plan for collecting rent from tenants pursuant to existing rent statements and lease agreements.
4. Respond to the needs of tenants 24/7, 7 days a week. Such needs include, but are not limited to, landscaping, property maintenance, and parking control issues.
5. Maintain a log of any and all information received that a tenant will be vacating or has vacated a project unit and shall provide that information to the City on a regular basis.
6. Coordinate the transfer of utility services after property purchases and coordinate the disconnection of utilities after properties have vacated and before demolition occurs.
7. Notify the City in writing, and the appropriate law enforcement authorities, in the event any injuries, damages, illegal entry, illegal occupancy, or disturbances occur at any time.
8. Act as the liaison between tenants and City Staff, including verbal communication and the ability to adapt to a language as requested, including English, Spanish and Vietnamese.
9. Create and send correspondence letters to tenants regarding City operations.
10. Contact tenants regarding late rent payments, including late fees assessed, payment plan setup, and follow-ups. Initiate eviction proceedings should the need arise.

**Exhibit B**

**Rates of Compensation**

<b>Annual Management Fee</b>	<b>\$77,520</b>
<b>One-time Setup Fee</b>	<b>\$7,500</b>

**Maximum budget amount for the following:**

<b>Lighting</b>	<b>\$10,800</b>
<b>Debris Cleanup</b>	<b>\$9,352</b>
<b>Health and Safety Repairs</b>	<b>\$45,000</b>
<b>Annual Salaries</b>	<b>\$108,000</b>
<b>Total</b>	<b>\$258,172</b>

## CITY OF STANTON

### REPORT TO CITY COUNCIL

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

**DATE:** October 27, 2020

**SUBJECT: RECONSIDERATION OF COOPERATIVE FUNDING AGREEMENT BETWEEN CITY OF STANTON AND ILLUMINATION FOUNDATION FOR OPERATION OF RECUPERATIVE CARE AND NAVIGATION CENTER AT 3535 WEST COMMONWEALTH AVENUE, FULLERTON, AND HOUSING AUTHORITY BUDGET APPROPRIATION FOR HOMELESS PREVENTION AND RAPID REHOUSING**

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

Requested is the City Council's reconsideration of the approval of its Cooperative Funding Agreement with Illumination Foundation (IF) for shelter at 3535 West Commonwealth Avenue in the City of Fullerton. The City's Outreach Coordinator began on September 1, 2020 and recommends a new approach for Stanton establishing a presence in the region's coordinated entry system.

#### **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 action is not subject to CEQA; and
2. Reconsider and repeal the approval of the Cooperative Funding Agreement between the City of Stanton and Illumination Foundation for the Operation of a Recuperative Care and Navigation Center at 3535 W. Commonwealth Avenue, including a repeal of authorization for the City Manager or designee to execute the Cooperative Funding Agreement; and
3. Reconsider and repeal of a \$500,000 appropriation from the Housing Authority Fund (Fund 285) related to the Cooperative Funding Agreement"; and
4. Approve the reallocation of the funding of the Outreach Coordinator position from the General Fund (#101) to the Housing Authority Fund (#285); and

5. Approve an appropriation of \$50,000 from the Housing Authority Fund's (#285) available balance to fund homeless prevention and rapid housing needs as needed.

## **DISCUSSION:**

On August 25, 2020, the City Council authorized the City Manager and City Attorney to negotiate the final details of a Cooperative Funding Agreement with the Illumination Foundation for its private recuperative care and navigation center at 3535 West Commonwealth Avenue in the City of Fullerton.

In short, the proposed Cooperative Funding Agreement contains the following components:

- \$500,000 one-time financial contribution for tenant improvements;
- Priority navigation shelter bed access for Stanton;
- At least one unoccupied navigation shelter bed available for Stanton, unless the center was at capacity.
- Stanton to pay a daily rate of \$60 per navigation shelter bed for each approved person when occupied;
- For the term of 10-years.

The final deal points have not been agreed upon by each part; however, based on the City of Stanton Outreach Coordinator's assessment, the City's needs could be served with another approach.

The City Council recently approved the classification of Outreach Coordinator and appropriated General Funds for the establishment of this position. The newly classified Outreach Coordinator started on September 1, 2020 and recommends a installing a presence in the region's coordinated entry system.

By reconsidering and repealing the Cooperative Funding Agreement (CFA) with Illumination Foundation, the City no longer has priority access and the one-bed reservation but re-allocates the earmarked funding from the Housing Authority Fund. More on this is discussed below. Despite losing priority access, the City still has access to the private facility without the CFA, and will still be responsible for paying the daily rate upon use. The one-time \$500,000 contribution has not been paid and is not due.

Under Health and Safety Code ("HSC") Section 34176, the State Department of Finance ("DOF") issued a decision letter in January 2013 that confirmed the Housing Authority holds all affordable housing assets of the Former Agency as listed in a certain housing asset transfer schedule prepared by the Housing Authority and submitted to the DOF in July 2012. Therefore, under the Dissolution Law, all housing assets of the housing successor are held and administered by the Housing Authority in an account called the Low to Moderate Income Housing Asset Fund ("LMIHAF") and subject to the requirements of Sections 34176 and 34176.1, as amended.

HSC Section 34176.1 authorizes the Housing Authority as successor agency to spend up to two hundred fifty thousand dollars (\$250,000) per fiscal year for homeless prevention and rapid rehousing services for individuals and families who are homeless or would be homeless but for this assistance, including the provision of short-term or medium-term rental assistance, contributions toward the construction of local or regional homeless shelters, housing relocation and stabilization services including housing search, mediation, or outreach to property owners, credit repair, security or utility deposits, utility payments, rental assistance for a final month at a location, moving cost assistance, and case management, or other appropriate activities for homelessness prevention and rapid rehousing of persons who have become homeless.

The agreement with Illumination Foundation that provided \$250,000 will be accrued to the prior Fiscal Year (FY 2019/20 for expenses incurred as of April 1, 2020 for the construction of the shelter), and \$250,000 will be appropriated to the current Fiscal Year to build out the facility and funding operating costs. By repealing its approval of the agreement, the City can reallocate this funding. The City can instead fund the Outreach Coordinator position from the Housing Authority Fund, as opposed to the General Fund, and then appropriate a \$50,000 line item budget for homeless prevention and rapid rehousing services. This saves the General Fund \$83,175 and the Housing Authority Fund approximately \$366,825.

With a budget of \$50,000, the City's Outreach Coordinator can address the various needs presented by the City's homeless population daily and actively work towards placing homeless individuals and families into temporary or permanent housing as it becomes available.

#### **FISCAL IMPACT:**

The Housing Authority Fund (Low and Moderate Income Housing Fund) has sufficient cash on hand to fund the Outreach Coordinator position (\$83,175) as well as a \$50,000 line item budget for homeless prevention and rapid rehousing. Future years' allocation will be discussed during the annual budget process.

#### **ENVIRONMENTAL IMPACT:**

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

#### **PUBLIC NOTIFICATION:**

Public notice for this item was made through the regular agenda process.

## **STRATEGIC PLAN:**

- 1 - Provide for a Safe Community
- 5 – Provide a High Quality of Life
- 6 – Maintain and Promote a Responsive, High Quality and Transparent Government

Prepared by:

s/ Jarad L. Hildenbrand

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Jarad Hildenbrand  
City Manager

Reviewed By:

s/ Damian Fonseca

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Damian Fonseca  
Outreach Coordinator

Finance:

s/ Michelle Bannigan

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Michelle Bannigan, CPA  
Finance Director

Approved By:

s/ Jarad L. Hildenbrand

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Jarad Hildenbrand  
City Manager

## CITY OF STANTON

### REPORT TO CITY COUNCIL

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

**DATE:** October 27, 2020

**SUBJECT: REVIEW OF REPLACEMENT OPTIONS FOR PUBLIC WORKS TRUCKS BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

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

Two of the trucks utilized by Public Works have become inoperable and need to be either repaired or replaced. As the recent and needed repairs are quite expensive, it seems time to replace them. Staff has solicited bids for both new and used replacement vehicles and would like City Council direction as to how to proceed.

#### **RECOMMENDED ACTIONS:**

1. City Council declare this action is not a project per the California Environmental Quality Act; and
2. Direct staff whether to secure bids for a new or used truck(s).

#### **BACKGROUND:**

The Public Works crew needs to use full-sized pickup trucks on a daily basis. In 2007 the City used AQMD funds to purchase two of the trucks in the current fleet. The City could use these funds as the Chevrolet Silverado trucks were hybrids and qualified as an eligible expenditure.

Due to the early technology used in the hybrid systems, there have been repeated repairs to the hybrid systems including several replacements of batteries. As these trucks are used for construction activities they have also suffered significant wear and tear. The crew has been very tolerant of the condition of these trucks, but it is becoming an issue with functionality and morale.

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

The need for replacing these trucks has become dire as staff has been hoping that manufacturers would start building electric pickup trucks that could be purchased using the same AQMD funds that were used for the existing trucks. However the rollout of

these has been delayed repeatedly and they do not seem to be available anytime soon.

Staff has researched either purchasing new or used trucks. The price for a new equipped Chevrolet truck is \$47,000, or \$94,000 for two. The price for a used equipped truck with around 100,000 miles is \$24,000, or \$48,000 for two.

Staff would like direction how to proceed as this is a significant purchase and there are recent significant economic concerns. If the purchase of a vehicle(s) is approved, staff will obtain competitive bids and return to the City Council for approval.

**FISCAL IMPACT:**

Funds for these services are available from the Fleet Maintenance Fund.

**ENVIRONMENTAL IMPACT:**

This action is not a project per the California Environmental Quality Act.

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

3 – Provide a quality infrastructure.

**PUBLIC NOTIFICATION:**

Notifications and advertisement were performed as prescribed by law.

Prepared by:

s/Allan Rigg

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

Concur:

s/ Michelle Bannigan

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Michelle Bannigan, CPA  
Finance Director

Approved by:

s/ Jarad L. Hildenbrand

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Jarad Hildenbrand  
City Manager

## **CITY OF STANTON**

### **REPORT TO THE CITY COUNCIL**

**TO:** Honorable Mayor and City Council

**DATE:** October 27, 2020

**SUBJECT: PROPOSED 60-YEAR LEASE OF 11870 BEACH BOULEVARD TO JAMBOREE HOUSING CORPORATION FOR USE AS PART OF THE TAHITI MOTEL PERMANENT SUPPORTIVE HOUSING PROJECT**

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

The attached Lease Agreement commit the City and Jamboree Housing Corporation (JHC) to a 60-year term for the City's lease of 11870 Beach Boulevard. The City's land is adjacent to JHC's Tahiti Motel Permanent Supportive Housing Project and would be used to provide additional community building space.

#### **RECOMMENDED ACTION**

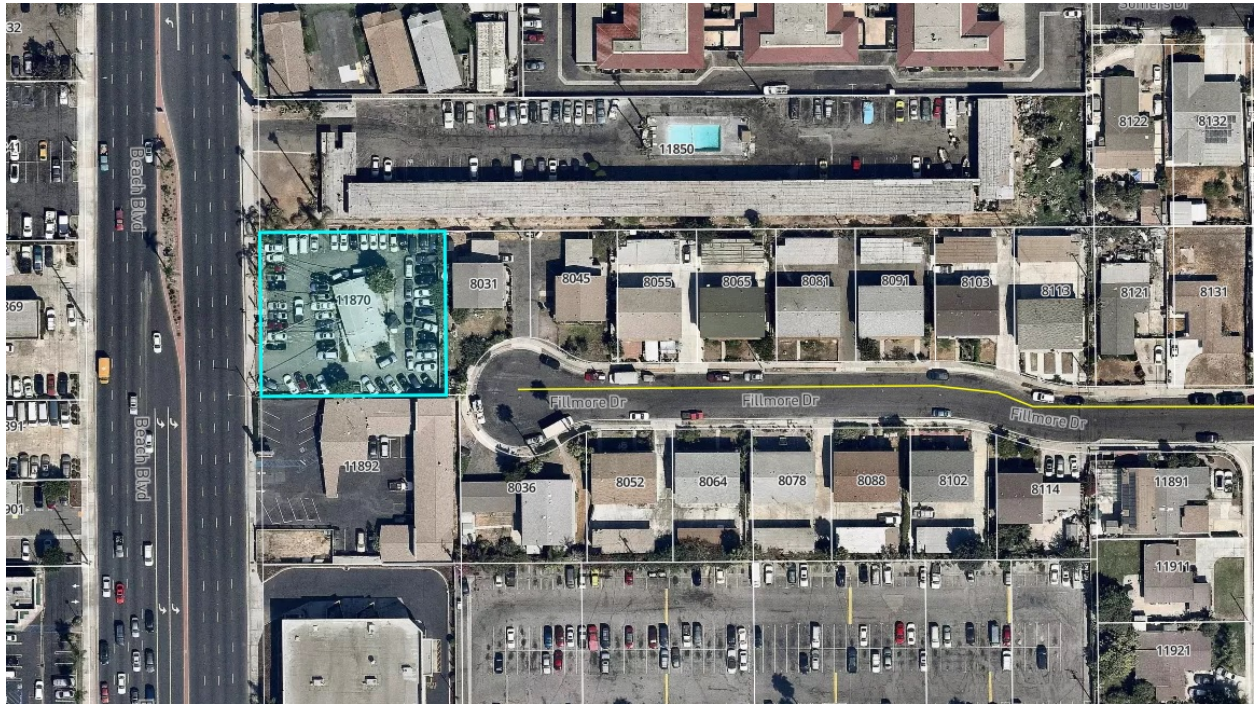
1. City Council declare that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3); and
2. Authorize the Mayor to execute the attached Option to Lease Agreement between the City of Stanton and Jamboree Housing Corporation.

#### **BACKGROUND:**

The City closed escrow on the subject property in February 2020. The purchase allowed the City to control the site, evaluate development options, and continue the revitalization of Beach Boulevard. Currently, and in conjunction with Project Homekey, staff recommends a long-term lease to Jamboree Housing Corporation (JHC).

As you know, the state has awarded \$23.1 million to the County of Orange and nonprofit affordable housing developer, Jamboree Housing Corporation (JHC), to turn two motels in Stanton into permanent supportive housing. A third application is pending. One of those motels is Tahiti Motel, a 60-room unit at 11850 Beach Boulevard. The City owns the adjacent lot to the south, 11870 Beach Boulevard. Currently, this lot is vacant and underutilized. The plan, tentatively, is to use the lot to provide additional community building space. Immediately to the south of the City's lot is 11892 Beach Boulevard - the Riviera Motel. The Riviera Motel, a 20-room motel, is the third potential Project Homekey

site that remains under negotiation. The County is seeking an additional \$2 million in Project Homekey funds for this conversion.



As drafted, the basic terms of the lease are as follows:

- The term of the lease is for 60 years.
- JHC to pay the City \$10.00 upon execution of the lease.
- The annual rent shall be \$1.00.
- The tenant will be responsible to construct any improvements on the Property after receiving all necessary permits, approvals and authorizations.

The City and Jamboree Housing Corporation would formally enter a Ground Lease when JHC closes escrow on the Tahiti Motel on 11/11.

#### **FISCAL IMPACT:**

The City acquired the lot for \$890,000. JHC will pay the City \$10.00 upon execution of the Option to Lease agreement and the annual rent shall be \$1.00.

#### **ENVIRONMENTAL IMPACT:**

The proposed lease is exempt from CEQA pursuant to CEQA Guideline Section 15061(b)(3). Any future reuse or redevelopment of the site will be subject to separate review for compliance with CEQA.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed the staff report and lease agreement.

**PUBLIC NOTIFICATION:**

Through the normal agenda process.

Prepared by:

s/ Jarad L. Hildenbrand

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Jarad L. Hildenbrand  
City Manager

Attachments:

1. Option to Lease Agreement

## OPTION TO LEASE AGREEMENT

THIS OPTION TO LEASE (this “**Agreement**”) is entered into as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (the “**Effective Date**”), by and between the CITY OF STANTON (“**Optionor**”), and JHC-BEACH2 LLC, a California limited liability company (“**JHC**”). Optionor and JHC are sometimes referred to collectively herein as the “**Parties**.”

### RECITALS

A. Optionor currently owns fee title to that certain real property consisting of approximately 0.21 acres located in the City of Stanton (“**City**”), County of Orange (“**County**”), State of California, as more particularly described on Exhibit “A” attached hereto (the “**Property**”).

B. Optionor and JHC desire to enter into this Agreement to provide for Optionor to grant to JHC and for JHC to obtain from Optionor an option to lease the Property upon the terms more particularly set forth in this Agreement.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED IN THIS AGREEMENT, THE PARTIES AGREE AS FOLLOWS:

### AGREEMENT

#### 1. Grant of Option.

(a) Option. Optionor hereby grants to JHC the option (the “**Option**”) to lease the Property on the terms and conditions set forth in this Agreement.

(b) Lease Form. Prior to the exercise of the Option, Optionor and JHC shall agree on the final form, terms and conditions of the lease for the Property (“**Lease**”), which Lease shall incorporate the basic terms set forth on Exhibit “B” attached hereto. Upon the mutual agreement of the final form, terms and conditions of the Lease, the Parties shall attach the form of the Lease, to this Agreement as a substitute Exhibit “B”. If Optionor and JHC do not agree in writing on the form, terms and conditions of the Lease prior to the expiration of the Term (as hereinafter defined), this Agreement and the Option shall automatically terminate, without the need of any notice or documentation, and neither party shall have any further rights or obligations hereunder.

#### 2. Term of Option; Termination.

(a) Term. The term of the Option shall be for a period commencing on the Effective Date and ending at 5:00 p.m. (California time) on the date which is twelve (12) months after the Effective Date of this Agreement (the “**Term**”). Notwithstanding the foregoing, JHC shall have the right to extend the Option Term for a period of ninety (90) days by providing written notice to the Optionor prior to the expiration of the Term.

(b) Exercise of Option. At any time during the Term after agreement of the form, terms and conditions of the Lease, JHC may exercise the Option by giving written notice to Optionor of its exercise of the Option (the “**Option Notice**”). Promptly after the exercise of the Option, JHC and Optionor shall execute and deliver the Lease.

(c) Expiration. The Option shall expire at 5:00 p.m. (California time) on the last day of the Term. If the expiration date of the Term falls on a Saturday, Sunday or other day on which banks are not generally open in the State of California, then the expiration date shall be extended to the next following business day.

3. Option Consideration. The Option is granted in consideration of JHC’s payment to Optionor of the sum of Ten Dollars (\$10.00). JHC shall pay such amount to Optionor upon the execution of this Agreement.

4. Right of Entry on the Property. During the Term, at JHC’s sole cost and expense, JHC and its designated agents, employees, contractors and representatives shall have the right to enter on the Property at all reasonable times and from time to time, for the purpose of conducting any and all procedures, inspections, surveys, tests and investigations as JHC may desire in connection with this Agreement and the Property (or any part thereof), including, without limitation, soils tests, surveys and environmental assessments, except that no invasive testing or boring shall be performed unless Optionor has approved the work plan therefor, which approval will not be unreasonably withheld or delayed. JHC shall indemnify Optionor, its affiliates (and the officers, directors, agents and employees of such affiliates), directors, officers, agents and employees from and against all damage to the Property or injury to persons caused by JHC and/or its agents, employees, contractors or representatives in exercising its rights under this Section 4. As a condition to entering on the Property, JHC shall provide Optionor with not less than one (1) business days’ prior written notice of each such entry and deliver to Optionor a certificate of liability insurance in an amount not less than one million dollars (\$1,000,000.00) combined single limit reasonably acceptable to Optionor.

5. Optionor’s Cooperation in Seeking Permits and Approvals. During the Term, JHC may meet with all City, County, district and other governmental entities to discuss JHC’s proposed development of, and other matters relating to, the development of the Property and may obtain all project approvals that JHC may deem necessary or advisable in connection therewith. Provided Optionor does not incur any liabilities or out-of-pocket costs except those authorized by Optionor and without binding the Property prior to the execution and delivery of the Lease in any way, Optionor agrees to cooperate with JHC in any such matters and execute any and all documents or join in any applications that may be required to obtain all such project approvals in connection with the Property.

6. Notices. All notices or other communications made pursuant to this Agreement shall be in writing and shall be served to the parties at the following addresses (i) mailed by certified mail, postage prepaid, return receipt requested; (ii) sent by express delivery service, charges prepaid with a delivery receipt; (iii) personally delivered with a delivery receipt; or (iv) delivered via facsimile with a follow-up notice as provided below:

Optionor: City of Stanton  
7800 Katella Ave  
Stanton, CA 90680  
Attn: City Manager  
Fax No. (714) 890-1443

With a copy to: Best Best & Krieger, LLP  
18101 Von Karman Ave, Suite 1000  
Irvine, CA 92614  
Attention: HongDao Nguyen  
Fax No. (949) 260-0972

JHC: JHC-Beach2 LLC  
c/o Jamboree Housing Corporation  
17701 Cowan Avenue, Ste. 200  
Irvine, CA 92614  
Attention: Michael Massie  
Fax No. (949) 263-0647

With a copy to: Rutan & Tucker, LLC  
611 Anton Blvd., Suite 1400  
Costa Mesa, CA 92626  
Attention: Patrick D. McCalla  
Fax No. (714) 664-5100

All notices (other than facsimiles) shall be deemed received on the date shown on the delivery receipt as the date of delivery, the date delivery was refused, or the date the notice was returned as undeliverable. All notices delivered via facsimile shall be deemed received upon confirmation of electronic transmission, provided that the applicable notice is confirmed by a follow-up notice using another approved method hereunder within seventy-two (72) hours. Either party may change its address for the purposes of this paragraph by giving prior written notice of the change to the other party in the manner provided in this Section.

7. Assignment of Option. JHC may assign its rights and obligations under this Agreement to a limited partnership in which a limited liability company managed by Jamboree Housing Corporation, a California nonprofit public benefit corporation, is the general partner (“**Partnership**”) without consent of Optionor. Except as provided in the preceding sentence, JHC may not assign its rights or obligations under this Agreement without the prior written consent of Optionor.

8. Binding Effect. This Agreement and its terms and conditions shall be binding upon and inure to the benefit of the parties to this Agreement and their respective successors and permitted assigns.

9. Time. Time is of the essence of this Agreement.

10. Further Documents. Upon the reasonable request of the other party, each party will execute, acknowledge and deliver or cause to be executed, acknowledged and delivered, such further instruments and documents as may be reasonably necessary in order to carry out the intent and purpose of this Agreement, including escrow instructions.

11. Exhibits. All exhibits attached to this Agreement and referred to in this Agreement are incorporated into this Agreement by this reference as though they were fully set forth in this Agreement.

12. Commission. Each party to this Agreement represents to the other party that it has not engaged or used the services of any person, firm or corporation that may claim a broker's commission or finder's fee upon execution of this Agreement, the exercise of the Option or the execution of the Lease, and each party hereto agrees to hold the other party harmless from any loss, damage, expense or liability, including attorney's fees, resulting from any claim by any person, firm or corporation based upon its having acted as broker or finder on behalf of said indemnifying party.

13. Captions. The captions of the sections/paragraphs of this Agreement are for convenience and reference only, and the words contained in the captions shall in no way be held to explain, modify, amplify or aid in the interpretations, constructions or meaning of the provisions of this Agreement.

14. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same Agreement.

15. Attorney's Fees. In any action between JHC and Optionor to enforce or interpret any of the terms of this Agreement, the prevailing party shall be entitled to recover its costs and expenses, including, without limitation, reasonable attorneys' fees and expert witness fees.

16. Entire Agreement. This Agreement contains the entire agreement between the parties respecting the matters set forth herein, and supersedes all prior agreements between the parties respecting such matters.

**[SIGNATURES ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, the parties have executed this Option to Lease as of the Effective Date.

“Optionor”  
CITY OF STANTON

By: \_\_\_\_\_  
Name: David J. Shawver  
Title: Mayor

“JHC”

JHC-BEACH2 LLC, a California limited  
liability company

By: Jamboree Housing Corporation, a California  
nonprofit public benefit corporation

By: \_\_\_\_\_  
Name: Michael Massie  
Title: Chief Development Officer

**EXHIBIT "A"**

THAT PORTION OF LOT 13 IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 11 WEST, AS SHOWN ON A MAP RESURVEY OF THE J.W. BIXBY AND CO'S SUBDIVISION OF A PART OF THE RANCHO LOS ALAMITOS, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, FILED IN BOOK 2 PAGE 43, RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF TRACT NO. 2060, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 61 PAGES 11 TO 14 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.

THENCE SOUTH 89° 57' 40" WEST ALONG THE NORTHERLY LINE OF THE SOUTH 20.00 ACRES OF SAID LOT 13 A DISTANCE OF 490.31 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 0° 12' 10" EAST 123.23 FEET TO THE NORTHERLY LINE OF LAND DESCRIBED IN A DEED BELONGING TO BRUCE M. YARBOROUGH AND WIFE, RECORDED NOVEMBER 3, 1949 IN BOOK 1923 PAGE 119, OF OFFICIAL RECORDS OF SAID ORANGE COUNTY;

THENCE SOUTH 89° 57' 40" WEST 170.00 FEET ALONG SAID NORTHERLY LINE TO THE CENTERLINE OF STANTON ROAD, AS SHOWN ON SAID RECORD OF SURVEY MAP;

THENCE NORTH 0° 12' 10" WEST 123.23 FEET ALONG SAID CENTERLINE TO THE NORTHERLY LINE OF THE SOUTH 20 ACRES OF SAID LOT 13;

THENCE NORTH 89° 57' 40" EAST 170.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE WEST 30.00 FEET.

ASSESSOR'S PARCEL NUMBER: 131-241-21

## **EXHIBIT "B"**

### **TERMS OF LEASE AGREEMENT**

1. The term of the Lease will be for sixty (60) years.
2. The annual rent shall be \$1.00.
3. The Lease shall be on a triple-net basis with tenant being responsible for all expenses of the Property
4. The Lease will permit the tenant to encumber the leasehold estate and will contain customary mortgagee protection provisions reasonably acceptable to the City and JHC's construction and permanent lender.
5. The tenant will be responsible to construct any improvements on the Property after receiving all necessary permits, approvals and authorizations.
6. Optionor shall provide JHC with an ALTA owner's leasehold policy of title insurance with liability in the amount of \$\_\_\_\_\_ showing title to the leasehold estate in the Property created by the Lease vested in JHC free and clear of exceptions and encumbrances except non-delinquent general and special real property taxes and assessments, easements, encumbrances, covenants, conditions, restrictions, rights of way and other matters of record approved by JHC during the due diligence period and the standard preprinted exceptions of exclusions from coverage set forth in the title policy along with such endorsements as may be reasonably requested by JHC. JHC shall have the right to obtain, at its sole cost and expense, an ALTA extended coverage policy of title insurance.
7. JHC shall have a ninety (90) day due diligence period to approve the condition of the Property and any other matters related to the Property including JHC's intended use and development thereof, in JHC's sole and absolute discretion.
8. All items of income and expense related to the Property, including non-delinquent real property taxes and assessments shall be prorated to the commencement date of the Lease.
9. Optionor shall pay one-half (1/2) of the escrow fee, all documentary transfer taxes and all title insurance premiums for that portion of the owner's leasehold title policy which would be incurred for a standard CLTA form of owner's leasehold title insurance policy. JHC shall pay one-half (1/2) of the escrow fee, all title insurance premiums associated with any title insurance coverage required by any lender, that portion of the owner's leasehold title policy premium which is attributable to the additional cost of ALTA extended coverage, if applicable, the cost of any survey of the Property requested by JHC and the cost of any title endorsements requested by JHC and the cost of recording the deed.
10. The Property shall be acquired by JHC in its AS-IS, WHERE-IS condition.

## **EXHIBIT "B"**

11. The Lease shall contain provisions by which JHC shall indemnify City for all claims, liabilities and damages arising from or related to JHC, their successors or assigns, activities on the Property or any agreements between the Parties related to the Property.

# **City Council Items 15D-15E**

***15D:***

“CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING CREATING A NEW FIVE-YEAR STRATEGIC PLAN FOR THE CITY”

***15E:***

“CITY COUNCIL INITIATED ITEM — DISCUSSION ADDRESSING CONCERNS FROM THE CROSSPOINTE VILLAGE COMMUNITY”

## **City Council Initiated Item.**

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