

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING SEPTEMBER 22, 2020

1. **CLOSED SESSION**       None.
2. **CALL TO ORDER CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING**

The meetings were called to order at 6:35 p.m. by Mayor / Chairman Shawver.

3. **PLEDGE OF ALLEGIANCE**

Led by Ms. HongDao Nguyen, City Attorney.

4. **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.

5. **SPECIAL PRESENTATIONS AND AWARDS**

The City Council presented a proclamation to the Orange County Fire Authority declaring the week of October 4-10, 2020, as Fire Prevention Week in the City of Stanton.

6. **CONSENT CALENDAR**

Motion/Second:     Warren/Taylor

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

The City Council/Agency Board/Authority Board unanimously approved the following Consent Calendar items:

## CONSENT CALENDAR

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

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

**6B. APPROVAL OF WARRANTS**

The City Council approved demand warrants dated August 14, 2020 – September 10, 2020, in the amount of \$3,959,056.86.

**6C. APPROVAL OF MINUTES**

1. The City Council approved Minutes of Special Meeting – Study Session – August 25, 2020; and
2. The City Council/Agency/Authority Board approved Minutes of Special Joint Meeting – August 25, 2020; and
3. The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – August 11, 2020.

**6D. AUGUST 2020 INVESTMENT REPORT (SUCCESSOR AGENCY)**

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 Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of August 2020.

**6E. APPROVE PURCHASE OF EMPLOYEE SELF-SERVICES AND HUMAN RESOURCES MANAGEMENT SUBSCRIPTIONS AND APPROPRIATION OF FUNDS (SPRINGBROOK)**

Staff is seeking City Council approval for an amendment to the consultant services agreement with OpenGov, Inc. ("OpenGov") to purchase the budgeting and planning software (Attachment A). The Fiscal Year 2020/21 cost of \$34,957 is included in the City's Fiscal Year 2020/21 Adopted Budget.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Waived the competitive bidding requirements in the City's purchasing policy for this procurement; and
3. Authorized the City Manager to execute the documents necessary to purchase the annual Employee Self Services and Human Resources Management subscriptions from Springbrook; and
4. Appropriated \$17,780 from the available balance in the General Fund for the Fiscal Year 2020/21 costs.

**6F. JULY 2020 INVESTMENT REPORT**

The Investment Report as of July 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 July 2020.

**6G. SECOND AMENDMENT TO CONTRACT WITH BEST BEST AND KRIEGER FOR CITY ATTORNEY SERVICES**

The City Council is requested to consider extending the contract with Best, Best and Krieger for City Attorney Services naming HongDao Nguyen as City Attorney.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Authorized the Mayor to execute the Second Amendment with Best, Best and Krieger for City Attorney Services.

**END OF CONSENT CALENDAR**

**7. PUBLIC HEARINGS**

**7A. PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT ZCA 20-01, DEVELOPMENT AGREEMENT DA 20-03, PLANNED DEVELOPMENT PERMIT PDP 20-04, AND SITE PLAN AND DESIGN REVIEW SPDR-807 FOR A NEW 321-UNIT, MULTI-FAMILY APARTMENT COMMUNITY FOR PROPERTIES LOCATED AT 12331-12435 BEACH BOULEVARD LOCATED IN THE COMMERCIAL GENERAL (CG) AND SOUTH GATEWAY MIXED-USE (SGMX) OVERLAY ZONE**

A public hearing to consider a 321-unit, multi-family apartment community with a 546 space, multi-level parking structure, and associated improvements located at 12331-12435 Beach Boulevard. Applications include Zoning Code Amendment ZCA 20-01, Development Agreement DA 20-03, Planned Development Permit PDP 20-04 and Site Plan and Design Review SPDR-807.

Staff report by Ms. Jennifer Lilley, Community & Economic Development Director.

Presentation by applicant Mr. Chris Segesman, Bonanni Development.

The public hearing was opened.

- The Nguyen Family, residents, submitted an e-comment in opposition of the proposed project and expressed their concerns with the amount of units that are being proposed within one lot, which would create excess noise and further expressed concerns regarding the height of the proposed development, which would block the sun and affect their solar panels and its functions and also their view of the sun rise, sky, and horizon.

- Mr. Gregory Antonowitsch, resident, submitted an e-comment in opposition of the proposed project and expressed his concerns regarding the density not being consistent with any current residential apartment densities within the City, CEQA findings, the proposed development not being consistent with the City's current master plan which eliminates prime commercial real estate that could add to the City's revenue producing businesses, what financial mitigations are being proposed to address the increase in City services to support the added population, proposed inadequate parking plan, safety hazards due to the lack of parking, and stated that the proposed development is going to result in less quality of life and will lower the City's property values for the surrounding neighborhoods.
- The Kennedy Commission, submitted an e-comment in opposition of the proposed project and requested that the City examine the proposed density bonus incentives, it's land use application and it's affordable housing commitments in the Housing Element on these sites and urged the City to approve new housing developments in a way that will help the City of Stanton meeting housing needs and Housing Element goals in an equitable manner.
- Mr. Gregory Antonowitsch, resident, submitted an e-request to speak card and spoke in opposition of the proposed project and expressed his concerns regarding the density not being consistent with any current residential apartment densities within the City, that the proposed project is not consistent with the Stanton vision, further expressed concerns regarding both vehicle and pedestrian traffic on Beach Boulevard, and inquired if a traffic light would be installed at the entrance of the proposed development.

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

The City Council questioned staff regarding allotted guest parking spots, general parking inquires, total bedroom count, projected normal occupancy target audience, and stay rate.

Motion/Second: Ramirez/Warren

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 Council conducted a public hearing; and
2. Introduced 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

3. Introduced 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

4. Adopted Resolution No. 2020-43 approving Planned Development Permit PDP 20-04 and Site Plan and Design Review SPDR-807 to construct a new 321-unit Multi-family apartment community, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CALIFORNIA, APPROVING PLANNED DEVELOPMENT PERMIT PDP 20-04 AND SITE PLAN AND DESIGN REVIEW SPDR-807 FOR A NEW 321-UNIT MULTI-FAMILY APARTMENT COMMUNITY FOR PROPERTIES LOCATED AT 12331-12435 BEACH BOULEVARD LOCATED IN THE COMMERCIAL GENERAL (CG) AND SOUTH GATEWAY MIXED-USE (SGMX) OVERLAY ZONE”**; and

5. Set Ordinance Nos. 1104 and 1105 for second reading at the regular City Council meeting on October 13, 2020.

8. **UNFINISHED BUSINESS** None.

9. **NEW BUSINESS**

9A. **LISTING AGREEMENT WITH LAND ADVISORS ORGANIZATION FOR TINA-PACIFIC NEIGHBORHOOD REAL ESTATE SERVICES**

Requested is authorization to allow the City Manager to enter into a professional services agreement with Park Place Partners, Inc. d/b/a/ Land Advisors Organization, to negotiate the sale of the Tina Pacific Neighborhood properties and serve as the exclusive broker.

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

- Mr. Curtis Gibbs, Community Action Partnership of Orange County submitted an e-comment urging the City to remain committed to prioritizing the area for affordable housing developments with rents that are low, very low, and extremely low.
- The Kennedy Commission, submitted an e-comment in opposition of the proposed sale of agency owned affordable housing sites for market rate development and stated that the sites were acquired for the exclusive development of affordable housing to help the City meet its housing needs for lower income families. The Kennedy Commission further stated that the City's current policies and development efforts have not produced affordable housing and that these sites are imperative to meeting the City's affordable housing needs for low income families.

Motion/Second: Ramirez/Warren

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 Council declared that this project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15060(C)(3); and
2. Authorized the City Manager to enter into an exclusive agreement with Park Place Partners, Inc. to negotiate the sale of Tina-Pacific real properties.

**9B. 2020 ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE RESOLUTIONS AND APPOINTMENT OF VOTING DELEGATE**

The League of California Cities Annual Conference and Expo is virtually scheduled for October 7 - 8, 2020. The League's Annual Business Meeting will be virtually held on October 9, 2020. At this meeting, the League membership considers and takes action on resolutions that establish League policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate and review the League of California Cities resolution packet to determine the City's position on each resolution so that the voting delegate can represent the City's position.

Resolution:

Calling for an amendment of Section 230 of the Communications Decency Act of 1996 to require social media companies to remove materials which promote criminal activities (Information Resolution Packet attached).

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 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. Designated Council Member Gary Taylor as the City's voting delegate and Council Member Hong Alyce Van as the City's alternate voting delegate to serve as the City's representatives at the virtual 2020 League of California Cities Annual Conference and Expo; and
3. Directed Council Member Gary Taylor and Council Member Hong Alyce Van to vote as they saw fit for the betterment of the City at the 2020 Annual League of California Cities Conference and Expo on the proposed Resolution.



**9C. HOMEKEY PROGRAM PERMANENT SUPPORTIVE HOUSING FUNDING COMMITMENT FOR STANTON INN AND SUITES AND TAHITI MOTEL**

The City has received a request from the County of Orange and Jamboree Housing to consider partnering in the acquisition of motels in the City of Stanton for rehabilitation and conversion into permanent supportive housing projects.

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

Presentation by Jason Austin, County of Orange, Orange County Health Care Agency.

- Presentation by Victoria Ramirez, Jamboree Housing.
- Presentation by George Searcy, Jamboree Housing.
  
- The Kennedy Commission, submitted an e-comment in support of the Homekey Program and commended the City for its leadership and commitment in encouraging and facilitating the development of permanent supportive housing and encouraged the City to continue prioritizing permanent supportive housing and affordable housing for families with extremely low, very low, and low income levels.
  
- Assemblywoman Sharon Quirk-Silva, California State Assembly District 65, submitted an e-comment in support of the Homekey Program and stated that the proposed recommendations would commit \$5 million of the Housing Authority's \$15 million for the County's acquisition and rehabilitation of existing motel properties in Stanton for use as permanent supportive housing; and
  - Through the Project Homekey application, submitted by the County of Orange and Jamboree Housing, funds to purchase and rehabilitate two buildings will help to provide permanent supportive housing in the City of Stanton; and
  - As Chair of the Select Committee on the Orange County Chronic Homelessness she has seen first-hand the need for permanent supportive housing, in the North SPA area; and
  - Since the creation of the Navigation Center in Buena Park, and the great work being done in the North SPA area, the need is visible for the next step of permanent supportive housing in North Orange County.

The City Council questioned staff regarding if Stanton residents will receive preference, if the Count is willing to make a commitment and not return to the City for any further funding, interim housing, interim housing participant benefits, expected occupancy, timeframe to permanent supportive housing, room conversion timeframe, reassurance of plan of operation, standard rent costs, and eviction processes.

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 Council declared this project to be categorically exempt under the California Environmental Quality Act, Section 15378; and
2. Approved a funding commitment in the amount of \$5 million from the Housing Authority for Permanent Supportive Housing Projects in the City of Stanton; and
3. Authorized the City Manager to execute funding commitment letters memorializing City Council's intent to provide \$5 million in Housing Authority funds, with a final funding agreement submitted to the City Council for approval at a future meeting.

#### 10. ORAL COMMUNICATIONS – PUBLIC

- Ms. Ashley Owen, resident, submitted an e-comment in opposition to Proposition 16, stating that it gives government power to discriminate its own residents based on race and gender.
- Teame Ozeqbe, submitted an e-comment in opposition to Proposition 16, citing that it will allow the State to discriminate against all based on race, gender or color and allow special treatment by the State in college admissions, jobs and contracting and that this is unconstitutional and against the American value of equal rights.
- Wei Huang, Resident, submitted an e-comment in opposition to Proposition 16, stating that it will lead California into the wrong direction and will inevitable encourage government bureaucracy and corruption and will cost the taxpayers billions of dollars to clean up the foreseeable mess that it will create.
- Ms. Sue Zhao, submitted an e-comment in opposition to Proposition 16, stating that Proposition 16 is against the law and is legalizing discrimination and urged residents to help stop discrimination of any race in our community and in our state.

**11. WRITTEN COMMUNICATIONS** None.

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

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

- Council Member Van reported that the Orange County Public Library Grab and Go services is now available, services include a designated browsing area, self check-out stations and distance single-user computer stations by reservation.
- Council Member Van reported on an upcoming Back to School event hosted by the Orange County Public Library - Stanton Library, which is scheduled to be held on September 24, 2020 from 4-6 pm. The drive thru event will include a goodie bag with books and crafts for kids.
- Mayor Shawver reported that on October 3, 2020 the Orange County Food Bank will be distributing over 500 boxes of food to those in need and welcomed the Stanton community to volunteer in the distribution of food to those in need.

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

Mayor Shawver requested to agendaize discussion regarding supporting and joining the non-profit run "Promise Ticket Program" which is designed for disadvantaged individuals who are in need of support in payment assistance for things such as citations.

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

None.

**12D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE FEASIBILITY OF UTILIZING THE ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) PROPERTY NEAR CERRITOS AVENUE AND WESTERN AVENUE FOR A POSSIBLE DOG PARK AND/OR WALKING TRAIL**

At the August 25, 2020 City Council meeting, Mayor Shawver requested that this item be agendaized for discussion.

Consensus was received and the City Council directed staff to proceed with research and a staff report obtaining information on the feasibility of utilizing the Orange County Transportation Authority property near Cerritos Avenue and Western Avenue for a possible dog park and/or walking trail.

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

Ms. HongDao Nguyen, City Attorney, expressed her gratitude to City Council in trusting her to serve the City of Stanton behind the scenes for the last seven years and now as the lead City Attorney and stated that she will continue to work extremely hard for the City of Stanton.

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

- Mr. Jarad L. Hildenbrand, City Manager, reported on the City's upcoming Virtual Citizens Academy, which is scheduled to begin on September 23, 2020.
- Ms. Zenia Bobadilla, Community Services Director reported on the upcoming Spooky Movies Under the Stars event, which will be held at Stanton Central Park on Friday, October 23, 2020.
- Ms. Zenia Bobadilla, Community Services Director reported on an upcoming Community meeting to obtain community feedback on the Premier Park Playground Project, which is scheduled to be held on September 28, 2020 at Premier Park.

**14A. ORANGE COUNTY FIRE AUTHORITY**

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

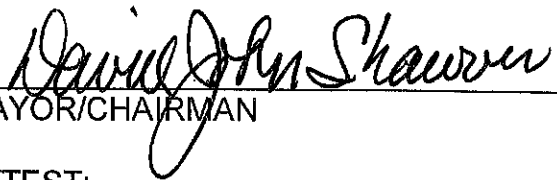
- Fire Division Chief Mike Petro provided the City Council with an update on their current operations.

**14B. ORANGE COUNTY SHERIFF'S DEPARTMENT**

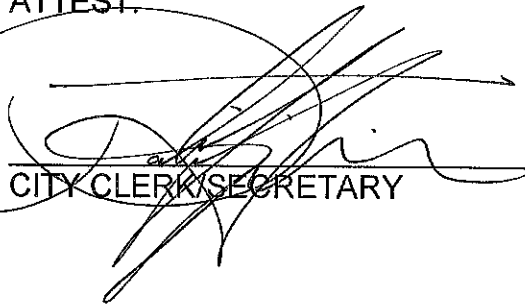
At this time the Orange County Sheriff's Department will provide the City Council with an update on their current operations.

- Lieutenant Nate L. Wilson provided the City Council with an update on their current operations.

15. ADJOURNMENT Motion/Second: Shawver/  
Motion carried at 8:33 p.m.

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

ATTEST:

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