



**NOTICE AND CALL  
CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY  
SPECIAL MEETING**

TO THE MEMBERS OF THE CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY FOR THE CITY OF STANTON AND TO THE CITY CLERK / SECRETARY:

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council / Successor Agency / Stanton Housing Authority for the City of Stanton is hereby called by the Mayor / Chairman, to be held on April 23, 2024, commencing at 5:30 p.m. at 7800 Katella Avenue, Stanton, CA 90680.

The Agenda for the Special Meeting is attached to this Notice and Call.

Dated: April 18, 2024

s/ Patricia A. Vazquez, City Clerk / Secretary

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**PUBLIC ACCESS IN-PERSON AND VIA TELECONFERENCE**  
*(Electronically / Telephonically)*

**Attendance by the members of the public may view the meeting live in one of the following ways:**

- Attend in person - City Council Chambers: 7800 Katella Avenue, California 90680.
- Via Teleconference (electronically / telephonically) - Zoom:

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

1. Dial the following phone number +1 (669) 444-9171 (US).
2. Dial in the following **Meeting ID: (889 3990 3922)** to be connected to the meeting.

**In order to join the meeting via electronic device please utilize the Zoom URL link below:**

- <https://us02web.zoom.us/j/88939903922?pwd=NGM3U0hwVmpuSXFqaW9wRnVjMko4UT09>

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

- Attend in person and complete and submit a request to speak card to the City Clerk.
- E-Mail your comments to [Pvazquez@StantonCA.gov](mailto:Pvazquez@StantonCA.gov) 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 scheduled meeting 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.

Should you have any questions related to participation in the City Council Meeting, please contact the City Clerk's Office at (714) 890-4245 or via e-mail at [Pvazquez@StantonCA.gov](mailto:Pvazquez@StantonCA.gov).

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 PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.



**AGENDA (AMENDED)  
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY  
SPECIAL & JOINT REGULAR MEETING  
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**

**TUESDAY, APRIL 23, 2024  
SPECIAL CLOSED SESSION - 5:30 P.M.  
JOINT REGULAR SESSION - 6:30 P.M.**

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(Electronically / Telephonically)**

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***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 or via e-mail at [Pvazquez@StantonCA.gov](mailto:Pvazquez@StantonCA.gov). Notification 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.StantonCA.gov](http://www.StantonCA.gov).

**1. CLOSED SESSION (5:30 PM)**

- 2. ROLL CALL** Council / Agency / Authority Member Taylor  
Council / Agency / Authority Member Torres  
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. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Existing litigation pursuant to Government Code section 54956.9(d)(1)  
Number of cases: 1

Deepa Patel; California One Hospitality LLC v. City of Stanton, a municipal corporation;  
DOES 1-10 Inclusive, United States District Court Central District of California Case  
Number: 8:24-cv-00780-CJC-JDE

**4B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)

Number of Potential Cases: 1

**4C. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION**

Pursuant to Government Code section 54956.9(d)(1)  
Number of cases: 1

Case Name: Tina Pacific Residents Association, et al. v. City of Stanton  
Case Number: OCSC 39-2023-01316300-CU-WM-CXC

5. **CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY JOINT REGULAR MEETING (6:30 PM)**
6. **ROLL CALL** Council / Agency / Authority Member Taylor  
Council / Agency / Authority Member Torres  
Council / Agency / Authority Member Van  
Mayor Pro Tem / Vice Chairperson Warren  
Mayor / Chairman Shawver
7. **PLEDGE OF ALLEGIANCE**
8. **SPECIAL PRESENTATIONS AND AWARDS**                      **None.**
9. **CONSENT CALENDAR**

All items on the Consent Calendar may be acted on simultaneously, unless a Council/Board Member requests separate discussion and/or action.

#### **CONSENT CALENDAR**

- 9A. **MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

#### **RECOMMENDED ACTION:**

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

- 9B. **APPROVAL OF WARRANTS**

City Council approve demand warrants dated March 22, 2024 – April 4, 2024, in the amount of \$2,190,745.81.

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

1. City Council/Successor Agency/Housing Authority approve Minutes of Special and Joint Regular Meeting – March 26, 2024; and
2. City Council/Successor Agency/Housing Authority approve Minutes of Special and Joint Regular Meeting – April 9, 2024.

## **9D. ACCEPTANCE OF THE CONSTRUCTION OF THE STANTON PARK FITNESS EQUIPMENT PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The Stanton Park Fitness Equipment Project consists of demolition, concrete work (slab and walkway access), installation of fitness equipment, and all appurtenant work is now complete. The City Engineer, in his judgement, certifies that the work was substantially completed as of April 11, 2024 and recommends that the City Council accept the complete work performed on this project.

### **RECOMMENDED ACTION:**

1. City Council declare this project categorically exempt under the California Environmental Quality Act, Class 1, and 15301(c) as repair, maintenance, and minor alteration of existing public structures; and
2. Accept the completion of improvements for the Stanton Park Fitness Equipment Project, as certified by the City Engineer, and affix the date of April 11, 2024 as the substantial date of completion for all work on this project; and
3. Approve the final construction contract amount of \$42,000 with Aguilar & Calderon, a corporation; and
4. Direct the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion (Attachment) with the County Clerk-Recorder of the County of Orange; and
5. Direct City staff, after thirty-five (35) days has elapsed from the filing of the “Notice of Completion” with the County Clerk-Recorder, to make the retention payment to Aguilar & Calderon, a corporation, in the amount of \$2,100.00.

**9E. SUPPLEMENT TO PROFESSIONAL SERVICES AGREEMENT FOR CONTRACT EXTENSION WITH TOWNSEND PUBLIC AFFAIRS, INC. TO PROVIDE LEGISLATIVE ADVOCACY AND GRANT WRITING SERVICES**

Requested is the authorization to allow the City Manager to enter into a Supplement to Professional Services Agreement with Townsend Public Affairs to provide legislative advocacy and grant writing services in an amount not to exceed \$48,000 for Fiscal Year (FY) 2024-25 for term extension from July 1, 2024 to June 30, 2025.

**RECOMMENDED ACTION:**

1. City Council declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Approve the supplement to professional services agreement for Townsend Public Affairs, Inc.; and
3. Authorize the City Manager to bind the City of Stanton and Townsend Public Affairs, Inc. in a contract to provide advocacy and grant writing services to the City of Stanton for term extension from July 1, 2024 to June 30, 2025.

**9F. 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

The 2023 Housing Element Annual Progress Report (APR) was prepared in compliance with Government Code Section 65400 et. Seq., which requires submittal to the Department of Housing and Community Development (HCD). The report is intended to monitor the City's progress in meeting its share of regional housing needs. The Planning Commission reviewed the APR and recommended that the City Council accept the report.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Guideline Section No. 15306 (Class 6, Information Collection), projects which solely encompass information collecting and reporting, such as the annual report; and
2. Receive and file the 2023 Housing Element Annual Progress Report; and
3. Direct the Community & Economic Development Director to submit the report to HCD on behalf of the City.

**END OF CONSENT CALENDAR**

**10. PUBLIC HEARINGS**                      **None.**

**11. UNFINISHED BUSINESS**

**11A. APPROVAL OF ORDINANCE NO. 1142 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON ADDING SECTIONS 5.77.065 AND 5.77.105 TO CHAPTER 5.77 (COMMERCIAL CANNABIS BUSINESSES) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE STANTON MUNICIPAL CODE AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15301, 15060(C)(2), 15061(B)(3), AND 15378(b)(5)**

This Ordinance was introduced at the regular City Council meeting of April 9, 2024.

**RECOMMENDED ACTION:**

1. City Clerk read the title of Ordinance No. 1142, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON ADDING SECTIONS 5.77.065 AND 5.77.105 TO CHAPTER 5.77 (COMMERCIAL CANNABIS BUSINESSES) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE STANTON MUNICIPAL CODE AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15301, 15060(C)(2), 15061(B)(3), AND 15378(b)(5)”;** and

2. City Council adopt Ordinance No. 1142.

**12. NEW BUSINESS**

**12A. CONSIDERATION OF A RESOLUTION OPENING AN APPLICATION PERIOD FOR COMMERCIAL CANNABIS RETAIL STOREFRONT BUSINESS PERMITTEES TO APPLY FOR A COMMERCIAL CANNABIS DELIVERY BUSINESS PERMIT**

At the April 9, 2024 City Council meeting, the City Council adopted Ordinance No. 1142, which affirmed the Council’s sole authority to open a commercial cannabis application period. The Ordinance also clarified that the City Council has the authority to determine which type of permits the application period would be for, and which businesses, firms, and/or organizations could apply for a permit during an application period. The proposed Resolution would set an application period so that existing commercial cannabis retail storefront permittees may apply for delivery permits.

## **RECOMMENDED ACTION:**

1. City Council find that these actions are 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 even if they were considered a project, they would still be exempt from CEQA under State CEQA Guidelines Sections 15060(C)(2), and 15061(B)(3); and
2. Consider and adopt Resolution No. 2024-12, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, OPENING AN APPLICATION PERIOD TO ACCEPT APPLICATIONS FOR COMMERCIAL CANNABIS DELIVERY BUSINESS PERMITS, FROM EXISTING COMMERCIAL CANNABIS RETAIL STOREFRONT BUSINESS PERMITTEES AND DETERMINING THE RESOLUTION TO BE EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15060(C)(2), 15061(B)(3), AND 15378(b)(5)".**

## **13. ORAL COMMUNICATIONS - PUBLIC**

At this time members of the public may address the City Council/Successor Agency/Stanton Housing Authority regarding any items within the subject matter jurisdiction of the City Council/Successor Agency/Stanton Housing Authority, provided that NO action may be taken on non-agenda items.

- Members of the public wishing to address the Council/Agency/Authority during Oral Communications-Public or on a particular item are requested to fill out a REQUEST TO SPEAK form and submit it to the City Clerk. Request to speak forms must be turned in prior to Oral Communications-Public.
- When the Mayor/Chairman calls you to the microphone, please state your Name, slowly and clearly, for the record. A speaker's comments shall be limited to a three (3) minute aggregate time period on Oral Communications and Agenda Items. Speakers are then to return to their seats and no further comments will be permitted.
- Remarks from those seated or standing in the back of chambers will not be permitted. All those wishing to speak including Council/Agency/Authority and Staff need to be recognized by the Mayor/Chairman before speaking.

## **14. WRITTEN COMMUNICATIONS                      None.**



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

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

At this time Council/Agency/Authority Members may report on items not specifically described on the agenda which are of interest to the community provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

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

At this time Council/Agency/Authority Members may place an item on a future agenda.

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

At this time Council/Agency/Authority Members may place an item on a future study session agenda.

Currently Scheduled:       None.

**15D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING AMENDMENT TO THE STANTON TOWN CENTER SPECIFIC PLAN (DEVELOPMENT AGREEMENTS)**

At the April 9, 2024, City Council meeting, Council Member Torres requested that this item be agendaized for discussion. Council Member Torres is requesting to discuss an amendment to the Stanton Town Center Specific Plan to include development agreements, which would provide the City Council the ability to set minimum standards for development.

**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 amended agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 24 hours prior to the meeting. Dated this 22<sup>nd</sup> day of April, 2024.

s/ Patricia A. Vazquez, City Clerk/Secretary

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# Item: 9B

*Click here to return to the agenda.*

## CITY OF STANTON WARRANT REGISTER

**March 22 - April 4, 2024**

Electronic Transaction Nos.	3126-3151	\$	1,778,345.75
Check Nos.	137720-137768		<u>259,445.23</u>
	Total Payments to Vendors	\$	2,037,790.98
Payroll dated March 28, 2024*			152,954.83
	TOTAL PAYMENTS	\$	<b>2,190,745.81</b>

\* = Represents the total net payroll paid through direct deposit on pay date.

**Demands listed on the attached registers  
conform to the City of Stanton Annual  
Budget as approved by the City Council.**

/s/ Hannah Shin-Heydorn

**Demands listed on the attached  
registers are accurate and funds  
are available for payment thereof.**

/s/ Michelle Bannigan

**Finance Director**

## Accounts Payable

## Checks by Date - Detail by Check Number

User: JRodriguez  
 Printed: 4/4/2024 2:06 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3126	HOP16467 2024-0006	HOPE CENTER OF ORANGE COUNTY North Orange County Regional Outreach & Eng;	03/22/2024	53,181.03
Total for Check Number 3126:				53,181.03
3127	CAL15478 3/18/2024	CALIFORNIA JOINT POWERS INSURA General Lliability Account Funding	03/22/2024	1,650.00
Total for Check Number 3127:				1,650.00
3128	ABS16273 2020109450	ABSOLUTE SECURITY INTERNATIONAL Security for Hall Rentals on 2/4, 2/11, 2/18, 2/25	03/22/2024	1,145.13
Total for Check Number 3128:				1,145.13
3129	REC16138 66628241 66628241	RECTRAC REFUNDS Deposit Refund for Anna Nguyen #66628241 Refund for Anna Nguyen #66628241 due to incl	03/25/2024	150.00 90.00
Total for Check Number 3129:				240.00
3130	GOL1321 March 04 March 04	GOLDEN STATE WATER COMPANY Water Services Building 1/31/24-3/1/24 Water Services Median 1/31/24-3/1/24	03/26/2024	176.93 171.54
Total for Check Number 3130:				348.47
3131	CLE16842 No. 017848-MQ	CLEAR WATER ESCROW INC 8930 Pacific #B/ Luis Valencia/ Final Rental Ass	03/27/2024	63,500.00
Total for Check Number 3131:				63,500.00
3132	GOL1321 March 05 March 05 March 05 March 05	GOLDEN STATE WATER COMPANY Water Services Building Feb 2 - Mar 1 Water Services Park Feb 2 - Mar 1 Water Services Median Feb 2 - Mar 1 Water Services Housing Authority Feb 2 - Mar 1	03/24/2024	401.47 343.15 87.85 4,195.97
Total for Check Number 3132:				5,028.44
3133	GOL1321 March 06 March 06	GOLDEN STATE WATER COMPANY Water Services Park 2/7/24-3/5/24 Water Services Median 2/7/24-3/5/24	03/28/2024	65.00 330.76
Total for Check Number 3133:				395.76
3134	REC16138 56052772 65686818 65689382 65729377	RECTRAC REFUNDS Deposit Refund for Elias Perez #56052772 on 3/ Deposit Refund for Monica Perdomo #65686818 Deposit Refund for Stella Lee #65689382 on 3/2 Deposit Refund for Shari Young #65729377 on 3	03/28/2024	400.00 150.00 100.00 200.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	65785884	Deposit Refund for Crystal De La Luz #6578588		150.00
		Total for Check Number 3134:		1,000.00
3135	BEN15755 B0D2DX B0D2DX1	BENEFIT COORDINATORS CORPORAT April 2024 Delta Dental - City Share April 2024 Delta Dental - Employee Share	03/29/2024	1,814.04 227.06
		Total for Check Number 3135:		2,041.10
3136	VSP13387 820107653 820107653A	VISION SERVICE PLAN - (CA) April 2024 Health Ins - Employee VSP April 2024 Health Ins - Employer VSP	03/29/2024	61.09 464.12
		Total for Check Number 3136:		525.21
3137	MET12565 Apr-24 Apr-24	METLIFE SBC April 24 Metlife Dental - Employee Share April 24 Metlife Dental - City Share	03/29/2024	32.00 105.05
		Total for Check Number 3137:		137.05
3138	PUB15477 PPE 03/23/2024	PUBLIC AGENCY RISK SHARING AUT PARS - PPE 03/23/2024	03/29/2024	1,553.19
		Total for Check Number 3138:		1,553.19
3139	HOP16467 2024-0007	HOPE CENTER OF ORANGE COUNTY North OC Regional Outreach & Engagement Svc	03/29/2024	113,658.49
		Total for Check Number 3139:		113,658.49
3140	BEN15755 14350 14350A 14350B	BENEFIT COORDINATORS CORPORAT April 2024 Prism Life Ins - City April 2024 Prism Disability Ins - City April 2024 Prism Life Ins - Employee	03/29/2024	442.80 2,523.07 907.05
		Total for Check Number 3140:		3,872.92
3141	INT1569 3/28/2024 3/28/2024 3/28/2024	INTERNAL REVENUE SERVICE (MC) Medicare - Employee Share (FD) Federal Tax Withholding (ME) Medicare - City Share	03/29/2024	2,902.47 23,589.51 2,902.47
		Total for Check Number 3141:		29,394.45
3142	EDD1067 3/28/2024 3/28/2024	EDD State Tax Wihholding State Unemployment	03/29/2024	9,038.46 271.54
		Total for Check Number 3142:		9,310.00
3143	OCA2137 SH 68108	COUNTY OF ORANGE TREASURER- T. Sheriff Contract Svcs.(Pilot Prog./Homeless Lias	03/29/2024	31,881.60
		Total for Check Number 3143:		31,881.60
3144	OCF2164 S0502687 S0502687A S0502687B S0502687C	OC FIRE AUTHORITY 3rd Quarter Vehicle Replacement 3rd Quarter Facilities Maintenance 3rd Quarter Contract 3rd Quarter Contract	03/29/2024	13,869.00 3,218.25 981,689.00 375,000.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 3144:				1,373,776.25
3145	CAS12641	CA DEPT OF TAX AND FEE ADM	03/29/2024	
	12/31/2023	Use Tax CY 2023		1.61
	12/31/2023	Use Tax CY 2023		11.68
	12/31/2023	Use Tax CY 2023		2.54
	12/31/2023	Use Tax CY 2023		49.88
	12/31/2023	Use Tax CY 2023		1.75
	12/31/2023	Use Tax CY 2023		153.13
	12/31/2023	Use Tax CY 2023		9.30
	12/31/2023	Use Tax CY 2023		2,165.80
	12/31/2023	Use Tax CY 2023		252.44
	12/31/2023	Use Tax CY 2023		3.94
	12/31/2023	Use Tax CY 2023		12.60
	12/31/2023	Use Tax CY 2023		0.33
Total for Check Number 3145:				2,665.00
3146	GOL1321	GOLDEN STATE WATER COMPANY	03/29/2024	
	March 07	Water Services Median 2/12/24-3/5/24		173.59
	March 07	Water Services Park 2/12/24-3/5/24		362.78
Total for Check Number 3146:				536.37
3147	AFL187	AFLAC-FLEX ONE	03/29/2024	
	290363	March 2024 AFLAC		758.18
Total for Check Number 3147:				758.18
3148	CAS680	CA ST PERS 103	04/01/2024	
	PPE 03/23/2024	PERS - Employee Classic T2		4,005.28
	PPE 03/23/2024	PERS - City's Share T1		3,302.79
	PPE 03/23/2024	PERS - City's Share - Classic T2		5,779.07
	PPE 03/23/2024	PERS - Employee Buy Back		49.69
	PPE 03/23/2024	PERS - Employee's Share T1		1,854.02
	PPE 03/23/2024	PERS - Survivor New T3		26.04
	PPE 03/23/2024	PERS - Employee New T2		5,956.99
	PPE 03/23/2024	PERS - City's Share - New T3		5,903.24
	PPE 03/23/2024	PERS - Survivor Classic T2		8.37
	PPE 03/23/2024	PERS - Survivor (Employee) T1		7.44
Total for Check Number 3148:				26,892.93
3149	CAS683	CA ST PERS-HEALTH BENEFIT	04/01/2024	
	Apr-24	Apr 24 Health Ins - Employee		4,603.17
	Apr-24	Apr 24 Retiree Insurance		3,010.00
	Apr-24	Apr 24 Admin Services - Retiree		144.87
	Apr-24	Apr 24 Admin Services - Health Ins		23.78
	Apr-24	Apr 24 Health Ins - City Share		40,668.60
Total for Check Number 3149:				48,450.42
3150	MIS16496	MISSIONSQUARE	04/01/2024	
	PPE 03/23/2024	PPE 03/23/2024 - #302393		2,335.00
Total for Check Number 3150:				2,335.00
3151	GOL1321	GOLDEN STATE WATER COMPANY	04/02/2024	
	April 1	2/8/24-3/7/24 Water Services Median		83.69
	April 1	2/8/24-3/7/24 Water Services Median		1,425.61
	April 1	2/8/24-3/7/24 Water Services Park		1,526.62

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	April 1	2/8/24-3/7/24 Water Services Building		428.71
	April 1	2/8/24-3/7/24 Water Services Park		604.13
Total for Check Number 3151:				4,068.76
137720	SAL16867 8930 PACIFIC AV	LUIS VALENCIA SALGADO 8930 Pacific #B/Luis Valencia Salgado/Final Mc	03/28/2024	1,032.50
Total for Check Number 137720:				1,032.50
137721	SAL16867 8930 PACIFIC AV	LUIS VALENCIA SALGADO 8930 Pacific #B/Luis Valencia Salgado/Final Mc	03/28/2024	1,032.50
Total for Check Number 137721:				1,032.50
137722	STR16866 Unit #06	STRAFFORD ANAHEIM LLC Emergency Rental Assistance for Rent for Unit #	03/28/2024	1,900.00
Total for Check Number 137722:				1,900.00
137723	OCC11851 032824	OC CLERK-RECORDER Environmental Filing Fee-Stanton Town Ctr	03/28/2024	2,966.75
Total for Check Number 137723:				2,966.75
137724	AGU16872 64882269 64882269	GEORGINA AGUILAR Deposit Refund for Georgina Aguilar #64882265 Cancelled due to weather// Georgina Aguilar #64	04/04/2024	100.00 75.00
Total for Check Number 137724:				175.00
137725	ALL228 92035	ALL CITY MANAGEMENT SVCS, INC. School Crossing Guard Services - 3/5/24 - 3/16/24	04/04/2024	2,611.44
Total for Check Number 137725:				2,611.44
137726	ATT377 3/28/2024	AT&T Cerritos Intercon - Feb-Mar	04/04/2024	186.50
Total for Check Number 137726:				186.50
137727	AUT12223 4072108030	AUTOZONE INC. Light bulb for stop/ tail/ turn light	04/04/2024	14.76
Total for Check Number 137727:				14.76
137728	BOY13501 2086G 2087F 2087G	BOYS & GIRLS CLUBS OF GARDEN GLEN Contractual Services (FaCT) Boys & Girls Club Contractual Services - Invoice for Boys & Girls Club Contractual Services - Invoice for Boys & Girls Club	04/04/2024	6,686.15 2,496.56 2,930.51
Total for Check Number 137728:				12,113.22
137729	C3O13388 INV175381	C3 TECHNOLOGY SERVICES Sharp Copiers/All Facilities/ Managed Print Svc	04/04/2024	1,025.65
Total for Check Number 137729:				1,025.65
137730	CAA556 34353	CAAUTO & BRAKE INC Oil change and repairs 2055 F250 #1621863	04/04/2024	287.69
Total for Check Number 137730:				287.69

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
137731	CAR630 2024-13179	CARE AMBULANCE SERVICE INC Ambulance Service/ Jacqueline M. Walker/ Svc	04/04/2024	109.00
Total for Check Number 137731:				109.00
137732	CAR630 2024-14544	CARE AMBULANCE SERVICE INC Ambulance Service/ David Barlett/ Svc Date: 1/	04/04/2024	150.00
Total for Check Number 137732:				150.00
137733	CLA13716 1000009786	CLASSICS FLOWERS & CONFECTIONE EE Holiday Luncheon Centerpieces	04/04/2024	296.31
Total for Check Number 137733:				296.31
137734	ECO15351 29639 29663	ECONO TIRE, INC Tire replacements for 2017 Tacoma Lic #151693 Tire replacements for Tacoma Lic #1570739	04/04/2024	955.00 450.00
Total for Check Number 137734:				1,405.00
137735	FLO15506 INV-35645	FLOCK SAFETY (12) Flock Safety Equip Annual Lease/Data Rete	04/04/2024	27,002.74
Total for Check Number 137735:				27,002.74
137736	FRI13695 FY2324-08FC	FRIENDLY CENTER, INC Contractual Services (FaCT) Friendly Center - F	04/04/2024	7,997.97
Total for Check Number 137736:				7,997.97
137737	GAL1259 26008799	GALLS LLC Public Safety Clothing: 03/04/24 - (2) tactical pa	04/04/2024	150.83
Total for Check Number 137737:				150.83
137738	GOL16311 281901	GOLDENWEST LAWNMOWERS Supplies for maintenance crew	04/04/2024	163.40
Total for Check Number 137738:				163.40
137739	GRA1350 9052536241	GRAINGER, INC. Photo control for Katella Linear Park	04/04/2024	5.78
Total for Check Number 137739:				5.78
137740	HDL13965 SIN036950	HDL SOFTWARE, LLC Payment Services/ January 2024	04/04/2024	1,026.81
Total for Check Number 137740:				1,026.81
137741	HIL1466 86679	HILL'S BROS LOCK & SAFE INC Duplicate keys for community service	04/04/2024	95.70
Total for Check Number 137741:				95.70
137742	INT1579 FY2324-08STN	INTERVAL HOUSE Contractual Services (FaCT) Interval House - Fe	04/04/2024	1,416.41
Total for Check Number 137742:				1,416.41
137743	HUN12150 STA1MS422403	JOHN L. HUNTER & ASSOCIATES, INC NPDES - Investigation of 7320 Katella	04/04/2024	688.00



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 137743:				688.00
137744	MCA15302 2024055	MCA DIRECT City Council Ord. / Reso. / Min. Archive Paper	04/04/2024	134.71
Total for Check Number 137744:				134.71
137745	MJJ16654 1523	MJ JURADO, INC. Remove/Replace curb and gutter at 8861 Winsto	04/04/2024	29,128.00
Total for Check Number 137745:				29,128.00
137746	NAT13166 020081 19987	NATIONAL PLANT SVCS. INC Sewer cleaning services - Feb Emergency Cleaning - Court & Electric - 2/1/24	04/04/2024	13,052.00 2,500.00
Total for Check Number 137746:				15,552.00
137747	NIC16873 64511533	LAUREN NICOLOPOULOS Deposit Refund for Lauren Nicolopoulos #64511	04/04/2024	200.00
Total for Check Number 137747:				200.00
137748	NOW1000 28085	NOWLIN FENCE INC. Repair guard rail and fence @ Western & Orange	04/04/2024	4,167.00
Total for Check Number 137748:				4,167.00
137749	OCR2183 ACCT #160011891	ORANGE COUNTY REGISTER OC Register/ Digital Access Renewal thru 4/15/2	04/04/2024	134.95
Total for Check Number 137749:				134.95
137750	PHA12971 55106	PARS JAN 2024/ PARS/ Administrator Services	04/04/2024	497.34
Total for Check Number 137750:				497.34
137751	PBK16444 8	PBK ARCHITECTS INC Design Services for Norm Ross Sports Park	04/04/2024	128,000.00
Total for Check Number 137751:				128,000.00
137752	PSI11874 43853R 43996	PSI Graffiti supplies Repairs to graffiti truck pressure washer	04/04/2024	62.85 190.36
Total for Check Number 137752:				253.21
137753	RES2489 3762960	RESOURCE BUILDING MATERIALS Asphalt for pothole repair	04/04/2024	442.53
Total for Check Number 137753:				442.53
137754	ROM16874 63203617	JORGE ROMAN Deposit Refund for Jorge Roman #63203617 on	04/04/2024	400.00
Total for Check Number 137754:				400.00
137755	SCS13184 245983 246230	S.C. SIGNS & SUPPLIES LLC Street name signs and street parking signs Street markets and No Parking signs	04/04/2024	4,538.43 608.79

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 137755:				5,147.22
137756	SOC12606 679469 681479	SO CAL INDUSTRIES Fence Rental for 8970 Pacific - Mar Fence Rental for 8910-8920 Pacific - Apr	04/04/2024	208.58 311.94
Total for Check Number 137756:				520.52
137757	GAS1282 3/28/2024	SOCALGAS Gas Service - City Hall - Mar	04/04/2024	570.71
Total for Check Number 137757:				570.71
137758	SOU11880 4322080	SOUTH COAST A.Q.M.D Hot Spots Program- AQMD fees for July 23 - Ju	04/04/2024	251.11
Total for Check Number 137758:				251.11
137759	WAT13601 32070	SOUTHLAND AUTOMOTIVE WORKS Tire disposal	04/04/2024	90.00
Total for Check Number 137759:				90.00
137760	SPE14885 31125	SPECTRUM FIRE PROTECTION Fire sprinkler testing at Sheriff's Station	04/04/2024	650.00
Total for Check Number 137760:				650.00
137761	SPR12052 TM INV-007463	SPRINGBROOK HOLDING COMPANY J Cirrus Implementation	04/04/2024	1,260.00
Total for Check Number 137761:				1,260.00
137762	TRU13167 650213993	TRULY NOLEN OF AMERICA INC Monthly pest spraying for Mar	04/04/2024	184.00
Total for Check Number 137762:				184.00
137763	UND2984 320240720 320240720A	UNDERGROUND SERVICE ALERT DigAlert monthly services - Mar DigAlert monthly services - Mar	04/04/2024	67.12 67.13
Total for Check Number 137763:				134.25
137764	UNI11850 USPS4224 USPS4224A	UNITED STATES POSTAL SERVICE Postage fee - Stanton Express Summer 2024 Address Label fee - Stanton Express Summer 20	04/04/2024	3,792.31 167.06
Total for Check Number 137764:				3,959.37
137765	VER3059 9959305727 9959305728	VERIZON WIRELESS Mobile/ Data Plans/ Hotspots 2/17/24 - 3/16/24 Mobile/ Data Plans/ Hotspots 2/17/24 - 3/16/24	04/04/2024	1,025.46 806.05
Total for Check Number 137765:				1,831.51
137766	VIL14804 AV32724	ARACELY VILLARRUEL Payment for baile folklorico classes-Winter Sprin	04/04/2024	613.90
Total for Check Number 137766:				613.90
137767	VIS3077	VISTA PAINT CORP	04/04/2024	

ATTACHMENT A  
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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	2024-380734-00	Graffiti supplies		65.29
	2024-381933-00	Graffiti supplies		242.72
	2024-385726-00	Graffiti supplies - paint		891.84
	2024-389927-00	Paint for City Hall repairs		146.03
	2024-391846-00	Graffiti supplies		13.06
				<hr/>
Total for Check Number 137767:				1,358.94
137768	WAG13143 INV6348565	WAGEWORKS, INC Mar 2024/ Administration and Compliance Fees	04/04/2024	110.00
				<hr/>
Total for Check Number 137768:				110.00
				<hr/>
				<hr/>
Report Total (75 checks):				2,037,790.98
				<hr/>
				<hr/>

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*Click here to return to the agenda.*

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON MEETING MARCH 26, 2024

SPECIAL CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING  
(5:30 PM)

JOINT REGULAR CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING  
(6:30 PM)

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 5:32 p.m. by Mayor / Chairman Shawver.

**2. ROLL CALL**

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

Absent: Council/Agency/Authority Member Torres.

Excused: None.

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

**4. CLOSED SESSION**

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 5:34 p.m. for discussion regarding:

**4A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)

Number of Potential Cases: 1

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

The City Council / Successor Agency / Housing Authority reconvened in open session at 6:32 p.m.

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The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 5:34 to 6:32 p.m.

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

## 6. ROLL CALL

Present: Council/Agency/Authority Member Taylor, Council/Agency/Authority Member Torres, 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 Captain Charles L. Walters, Orange County Sheriff's Department.

## 8. SPECIAL PRESENTATIONS AND AWARDS

Presentation by Mr. Eric O'Donnell, Deputy Director, Townsend Public Affairs, providing the City Council with an update on State and Federal Legislation.

## 9. CONSENT CALENDAR

Mayor Shawver requested to pull items 9G and 9I from the consent calendar for separate discussion.

Motion/Second: Taylor/Warren

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

Motion unanimously carried:

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## CONSENT CALENDAR

**9A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

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

**9B. APPROVAL OF WARRANTS**

The City Council approved demand warrants dated February 23, 2024 – March 7, 2024, in the amount of \$1,900,856.97.

**9C. APPROVAL OF MINUTES**

The City Council/Successor Agency/Housing Authority approved Minutes of Special and Joint Regular Meeting – March 12, 2024.

**9D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING SUBDIVISION PARCEL MAP NO. 2021-110**

The subdivision parcel map for the development of a single-family residential dwelling located at 11572 Court Lane has been submitted by the developer for final certification and recordation.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 3, Section 15303 (New Construction or Conversion of Small Structures) and Class 15, and Section 15315 (Minor Land Divisions); and
2. Adopted Resolution No. 2024-07 approving final Parcel Map No. 2021-110, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION PARCEL MAP NO. 2021-110 FOR THE PROPERTY LOCATED AT 11572 COURT LANE”;** and

3. Finds that the recordation of Parcel Map No. 2021-110 will not be in violation of any of the provisions of Section 66474, 66474.1, and 66474.2 of the Subdivision Map Act; and

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4. Finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code; and
5. Authorized the Mayor to execute the Subdivision Improvement Agreement for Parcel Map No. 2021-110; and
6. Directed the City Engineer to review and approve any further technical edits necessary to allow for County Surveyor approval and for recordation of the map with the County Recorder of Orange County, and if edits are necessary, to require a revised Parcel Map; and
7. Directed the City Clerk to endorse on the face of the map of the Parcel Map, the certificate which embodies the approval of said map, and submit the map to the County Recorder of Orange County for recording.

### **9E. AUTHORITY TO ADVERTISE FOR CONSTRUCTION OF THE FAMILY RESOURCE CENTER RENOVATION (PHASE II) PROJECT**

The plans and specifications for the Family Resource Center Renovation (Phase II) Project are complete. The City Engineer is recommending City Council approve the specifications and plans for bidding, subject to revision by the City Engineer and the City Attorney, to ensure the construction contract is awarded in an efficient and timely manner. The Project plans and specifications are available in the City Engineer's Office for review.

1. The City Council finds that this project is exempt from the California Environmental Quality Act ("CEQA"), Class 2, Section 15302 as replacement of existing structures and facilities; and
2. Approved the bid specifications and plans, subject to revisions required by the City Engineer and the City Attorney; and
3. Authorized and advertised for bids the Family Resource Center Renovation (Phase II) Project.

### **9F. CITY SPONSORSHIP REQUEST – STANTON COMMUNITY FOUNDATION ANNUAL CAR SHOW**

Per the City's Sponsorship Program, the Stanton Community Foundation is requesting co-sponsorship of the 20<sup>th</sup> Annual Car Show. The sponsorship request is for in-kind consideration valued at \$300. At its meeting on August 23, 2022, the City Council directed staff to bring all sponsorship requests to the Council for consideration until further notice.

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1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301c; and
2. Determined the status of the Stanton Community Foundation's sponsorship request for a total in-kind value of \$300.

### **9H. ACCEPTANCE OF THE CERRITOS AVENUE RESURFACING PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The Cerritos Avenue Resurfacing Project consisting of the demolition and removals, roadway modifications, concrete work (ramps and sidewalks), asphalt pavement, signing and striping, and all appurtenant work for Cerritos Avenue between Knott Avenue and Beach Boulevard is now complete. The final construction cost for the project is under the awarded contract amount. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of March 7, 2024 and recommends that the City Council accept the completed work performed on this project.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 1, and 15301(c) as repair, maintenance, and minor alteration of existing public structures; and
2. Accepted the completion of improvements for the Cerritos Avenue Resurfacing Project, as certified by the City Engineer, and affixed the date of March 7, 2024 as the date of completion of all work on this project; and
3. Approved the final construction contract amount of \$850,135.27 with Hardy & Harper, Inc.; and
4. Directed the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion with the County Clerk-Recorder of the County of Orange; and
5. Directed City staff, after thirty-five (35) days has elapsed from the filing of the "Notice of Completion" with the County Clerk-Recorder, to make the retention payment to Hardy & Harper, Inc. in the amount of \$42,056.76.

## **END OF CONSENT CALENDAR**



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### **9I. AWARD OF CONSTRUCTION CONTRACT FOR THE PREMIER PARK RENOVATION PROJECT**

Fourteen bids for the Premier Park Renovation Project were opened on February 6, 2024. Based on the post-bid analysis of the bids received, staff has determined the bid submitted by RG General Engineering, Inc. to be the lowest responsible and responsive bid at \$1,216,105.

Motion/Second: Shawver/Torres  
Motion carried by the following vote:

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

Motion unanimously carried.

1. The City Council declared that this project is exempt from the California Environmental Quality Act ("CEQA"), Class 2, Section 15302(c) as replacement or reconstruction of an existing facility; and
2. Waived minor bid irregularities to RG General Engineering, Inc.; and
3. Awarded a construction contract for the Premier Park Renovation Project to RG General Engineering, Inc. for the bid amount of \$1,216,105.00 and reject all other bids; and
4. Authorized the City Manager to bind the City of Stanton and RG General Engineering, Inc. in a contract for the construction; and
5. Authorized the City Manager to approve contract changes, not to exceed 10-percent of the bid amount (\$121,610.00).

### **9G. FIRST AMENDMENT TO GRANT ADMINISTRATION AGREEMENT WITH THE HOPE CENTER OF ORANGE COUNTY**

The City was designated as the recipient of \$5,000,000 as part of the Byrne Discretionary Grant program (Byrne Grant), which must be used for a North Orange County Public Safety Task Force project. The North Orange County Public Safety Collaborative's Coordinating & Advisory Board directed the funds to be used to sponsor the programs and activities of the HOPE Center of Orange County (HOPE Center). In June 2023, the City and the HOPE Center entered into a Grant Administration Agreement in which the City agreed to function as a pass-through entity to disburse Byrne Grant funds to the HOPE Center. The proposed first amendment to the Grant Administration Agreement redirects certain Byrne Grant funds currently categorized as Indirect Costs to Direct Costs.

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Motion/Second: Shawver/Warren

Motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

Motion unanimously carried.

1. The City Council declared that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3); and
2. Approved the First Amendment to Grant Administration Agreement and authorized the City Manager to execute said Agreement.

### 10. PUBLIC HEARINGS

#### 10A. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ADOPTING THE TOWN CENTER SPECIFIC PLAN AND CORRELATING GENERAL PLAN AMENDMENT, ZONE MAP AMENDMENT, AND SUBSEQUENT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION TO THE 2008 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT**

The Planning Commission held two public hearings and voted to recommend that the City Council adopt the Stanton Town Center Specific Plan (TCSP), General Plan Amendment, Zone Map Amendment, and Subsequent Initial Study and Mitigated Negative Declaration. The TCSP is a policy document that will serve as the Zoning to implement the General Plan's Town Center Mixed-Use District and establish consistency between the General Plan and Zoning Code. The guidelines and standards were specifically designed to create a pedestrian-friendly community and protect existing single-family uses. The City Council is asked to review the TCSP and Subsequent IS/MND for adoption and hold a public hearing to take public comment.

Staff report by Ms. Crystal Landavazo, Community and Economic Development Director.

Presentation by Mr. John Moorland, Director of Community Planning, Rincon Consultants.

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The public hearing was opened.

- Mr. Scott Harrison, business owner, spoke regarding the City's financial resources to assist in moving the proposed project forward, addressed the possibility of eliminating current alleyways, which presently illicit illegal activity, and the option to include his neighboring properties within one section of the height requirement plan as they are currently split within the proposed maps.

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

Motion/Second: Warren/Van

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

Motion unanimously carried:

1. The City Council conducted the public hearing and first reading of Ordinance No. 1141, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING THE STANTON TOWN CENTER SPECIFIC PLAN, GENERAL PLAN AMENDMENT, ZONE MAP AMENDMENT, SUBSEQUENT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION TO THE 2008 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND MITIGATION MONITORING AND REPORTING PROGRAM”;** and

2. Adopted the Initial Study and Draft Subsequent Mitigated Negative Declaration (MND) prepared pursuant to CEQA and the State CEQA Guidelines; and
3. Set April 9, 2024 as the date for second reading of Ordinance No. 1141.

## 11. UNFINISHED BUSINESS

### 11A. CONSIDERATION OF EXTENSION OF EXPIRED COMMERCIAL CANNABIS CULTIVATION PERMITS AND ISSUANCE OF DELIVERY PERMITS FOR EXISTING OPERATIONAL COMMERCIAL CANNABIS RETAIL OUTLETS

At the December 12, 2023, City Council meeting, after considering a request to extend expired commercial cannabis cultivation permits, the City Council directed staff to research operational commercial cannabis cultivation businesses in the surrounding region, with a focus on timelines to become operational. In addition,

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staff is proposing City Council consideration of the issuance of delivery permits for existing operational commercial cannabis retail outlets.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Public Comment:

- Mr. Devon Julian, Culture, spoke in favor of the proposed recommended actions.
- Mr. Airron Roy, Culture, spoke in favor of the proposed recommended actions.

Motion/Second: Van/Torres

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

Motion unanimously carried:

1. The City Council finds that these actions are 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 even if they were considered a project, they would still be exempt from CEQA under State CEQA Guidelines Section 15301; and
2. Authorized an extension of up to 36 months with a selected Option No. 2 tiered cultivation tax payment schedule for expired commercial cannabis cultivation permits and prepare the necessary supporting Municipal Code amendments; and
3. Authorized staff to re-open the application period specifically for delivery permits to the currently operational retail permit holders in good standing and prepare the necessary supporting Municipal Code amendments.

Mayor Shawver requested to hear item 12A New Business out of order. The Mayor and City Council authorized the request.

### **12A. ORANGE COUNTY FIRE AUTHORITY (OCFA) FISCAL YEAR 2023 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT APPLICATION**

On March 28, 2024, the OCFA Board of Directors will consider authorizing staff to apply for the FY 2023 SAFER Grant on behalf of Fire Stations 7 (San Juan

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Capistrano), 18 (Trabuco Canyon), 57 (Aliso Viejo), 45 (Rancho Santa Margarita), and 46 (Stanton) for funding of a fourth firefighter/paramedic for each shift. The Council will consider whether they support this action on behalf of the City of Stanton.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Public Comment:

- Mr. Chris Hamm, OC Firefighters Association, spoke in favor of the OCFA SAFER grant application.
- Mr. Justin Dillon, spoke in favor of the OCFA SAFER grant application.

Motion/Second: Shawver/Van

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

Motion unanimously carried:

1. The City Council finds that these actions are 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 even if they were considered a project, they would still be exempt from CEQA under State CEQA Guidelines Section 15301; and
2. Voted in support of the OCFA SAFER grant application on behalf of Fire Station 46.

### **11B. SELECTION OF THE CITY'S NEW SEAL AND MOTTO**

The purpose of this report is to review options recommended by the Branding & Messaging ad hoc committee to seek City Council selection of a seal and motto as part of the next phase of the City's branding and messaging project.

Introduction by Ms. Zenia Bobadilla, Community Services Director.

Staff report by Ms. Ashley Cain, Community Services Manager.

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Motion/Second: Van/Taylor  
Motion carried by the following vote:

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

Motion unanimously carried.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, 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. Selected Seal Option No. 1 (periwinkle blue) and Motto Option No. 1 (Pride. Purpose. Progress.) to move forward with the next phase of the branding and messaging project.

## 12. NEW BUSINESS

### ~~12A. ORANGE COUNTY FIRE AUTHORITY (OCFA) FISCAL YEAR 2023 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT APPLICATION~~

This item was heard out of order.

### 13. ORAL COMMUNICATIONS – PUBLIC                      None.

### 14. WRITTEN COMMUNICATIONS                                      None.

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

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

- Mayor Pro Tem Warren reported on the City Council's attendance at the 49<sup>th</sup> Annual Cypress College Foundation Americana Awards, which was held on March 16, 2024.
- Mayor Pro Tem Warren expressed her gratitude to the City's Public Works Department for their swift and active response to a sheered fire hydrant on Beach Boulevard.
- Ms. Zenia Bobadilla, Community Services Director, reported on the City's upcoming annual Easter Egg Hunt event, which is scheduled to be held at Stanton Central Park on March 30, 2024.

## **DRAFT**

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

Mayor Shawver requested an annual review of the Homeless Liaison Officer Pilot Program.

### **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**

Introduction of Battalion Chief Brian Bear, Orange County Fire Authority to the City Council and Stanton community.

### **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.

Captain Charles L. Walters provided the City Council with an update on their current operations.

Introduction of Battalion Chief Christopher Sobiesiak, Orange County Fire Authority to the City Council and Stanton community.

Mayor Shawver expressed his gratitude to City staff for their outstanding dedication to the City.

### **18. ADJOURNMENT**      Motion/Second: Shawver/ Motion carried at 9:09 p.m.

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DAVID J. SHAWVER, MAYOR

ATTEST:

**DRAFT**

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CITY CLERK/SECRETARY



# **DRAFT**

## **MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY OF THE CITY OF STANTON MEETING APRIL 9, 2024**

### **SPECIAL CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING (5:30 PM)**

### **JOINT REGULAR CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING (6:30 PM)**

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 5:31 p.m. by Mayor / Chairman Shawver.

#### **2. ROLL CALL**

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

Absent: None.

Excused: Mayor Pro Tem/Vice Chairperson Warren.

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

#### **4. CLOSED SESSION**

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 5:32 p.m. for discussion regarding:

##### **4A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)

Number of Potential Cases: 1

Due to the absence of both the Mayor and Mayor Pro Tem the City Clerk requested to delegate authority to Council Member Van to serve as the Presiding Officer of the April 9, 2024, City Council meeting. The City Clerk received City Council consensus and Council Member Van was delegated authority to serve as the Presiding Officer over the April 9, 2024, City Council meeting.

## **DRAFT**

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

The City Council / Successor Agency / Housing Authority reconvened in open session at 6:42 p.m.

### **6. ROLL CALL**

Present: Council/Agency/Authority Member Taylor, Council/Agency/Authority Member Torres, and Council/Agency/Authority Member Van.

Absent: Mayor/Chairman Shawver.

Excused: Mayor Pro Tem/Vice Chairperson Warren.

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

Led by Mr. Rigoberto A. Ramirez.

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

A. The City Council presented a plaque of recognition honoring outgoing Stanton Chief of Police, Captain Charles L. Walters, Orange County Sheriff's Department for his outstanding service and dedication to the City of Stanton.

- The Office of Senator Josh Newman presented a certificate of recognition honoring Captain Charles L. Walters.
- Captain Charles L. Walters expressed his gratitude to the City Council, City, and Stanton community.

B. Presentation by Ms. Lora Young, District Manager, Orange County Mosquito & Vector Control District sharing their mission with the City Council and providing information on their current operations.

C. The City Council along with the Office of Senator Josh Newman, presented certificates of recognition to the 2024 Citizen's Academy participants for completion of the City's four-week community and leadership development program.

D. The City Council proclaimed the month of April 2024 to be Child Abuse Prevention Month in the City of Stanton and presented the proclamation to Ms. Jessica Cedillo, Stanton Community Services Coordinator.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 5:32 to 6:42 p.m.

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

# DRAFT

## 9. CONSENT CALENDAR

Motion/Second: Torres/Taylor

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

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.

### 9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated March 8, 2024 – March 21, 2024, in the amount of \$736,394.69.

### 9C. FEBRUARY 2024 INVESTMENT REPORT

The Investment Report as of February 29, 2024, 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 February 2024.

## **DRAFT**

### **9D. FEBRUARY 2024 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of February 29, 2024, 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 February 2024.

### **9E. FEBRUARY 2024 GENERAL FUND REVENUE AND EXPENDITURE REPORT; HOUSING AUTHORITY REVENUE AND EXPENDITURE REPORT; STATUS OF CAPITAL IMPROVEMENT PROGRAM**

The Revenue and Expenditure Report for the month ended February 29, 2024, 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. This report includes information for both the City's General Fund and the Housing Authority Fund.

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 and Housing Authority Fund February 2024 Revenue and Expenditure Reports and Status of Capital Improvement Projects for the month ended February 29, 2024.

### **9F. AWARD A PROFESSIONAL SERVICE AGREEMENT TO HIRSCH & ASSOCIATES, INC. FOR DESIGN OF STANTON PARK REFRESH PROJECT**

The Stanton Park Refresh Project, listed in the City's Capital Improvement Program, is part of the City's efforts to revamp the area within the vicinity of Stanton Park. In conjunction with ongoing projects for the Sport Park Complex and Fitness Equipment, this project will serve as the connecting component to achieve the City's vision for Stanton Park. Staff recommends awarding a contract to Hirsch & Associates, Inc. in the amount of \$264,400.

1. The City Council declared this action to be categorically exempt under the California Environmental Quality Act, since the action herein does not constitute a "project" as defined by section 15378 of the CEQA guidelines; and
2. Awarded a professional service agreement to Hirsch & Associates, Inc. for Design of Stanton Park Refresh Project in the amount of \$264,400; and

## DRAFT

3. Authorized the City Manager to bind the City of Stanton and Hirsch & Associates, Inc. in a contract to provide the services; and
4. Authorized the City Manager to approve a contract contingency, not to exceed ten percent of the contract amount of \$26,440.

### 9G. DECLARATION OF SURPLUS PROPERTY

From time-to-time equipment purchased by the City has outlived its useful life and needs to be sold or otherwise disposed of. In compliance with the City's Purchasing Policy, staff is required to petition the Council to declare the property surplus, obsolete, or unusable.

1. The City Council declared that this action to be categorically exempt under the California Environmental Quality Act ("CEQA") under Section 15378(b)(5) – Organizational or administrative activities of governments that will not result in direct or indirect changes in the environment; and
2. Declared the equipment listed in Attachment A as surplus; and

Make	Model	Year	License Plate #	Assigned Department	Condition
Chevy	Silverado	2011	1374557	Community Services	Hybrid Battery Replacement
Dodge	Pick-Up Truck	2001	1075116	Public Works	Transmission & Liftgate Repair/Replacement
Chevy	Silverado	2011	1374558	Public Works	Hybrid Battery Replacement

3. Authorized the Finance (Administrative Services) Department to surplus, dispose or recycle said equipment according to Administrative Policy IV-4-8.

## END OF CONSENT CALENDAR

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1141 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ADOPTING THE TOWN CENTER SPECIFIC PLAN AND CORRELATING GENERAL PLAN AMENDMENT, ZONE MAP AMENDMENT, AND SUBSEQUENT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION TO THE 2008 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

This Ordinance was introduced at the regular City Council meeting of March 26, 2024.

Special and Joint Regular Meeting – April 9, 2024 - Page 5 of 9  
**THESE MINUTES ARE ISSUED FOR INFORMATION ONLY AND ARE SUBJECT TO  
AMENDMENT AND APPROVAL AT NEXT MEETING**

# DRAFT

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

Public Comment:

- Mr. Andrew Seymour spoke requesting that the City include standards/requirements for community development agreements within the Stanton Town Center Specific Plan.

Motion/Second: Torres/Van

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1141, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING THE STANTON TOWN CENTER SPECIFIC PLAN, GENERAL PLAN AMENDMENT, ZONE MAP AMENDMENT, SUBSEQUENT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION TO THE 2008 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND MITIGATION MONITORING AND REPORTING PROGRAM”;** and

2. The City Council adopted Ordinance No. 1141.

## 12. NEW BUSINESS

### 12A. CONSIDERATION OF ORDINANCE AMENDING CHAPTER 5.77 OF THE STANTON MUNICIPAL CODE TO PROVIDE FOR AN EXTENSION OF EXPIRED COMMERCIAL CANNABIS CULTIVATION PERMITS AND SPECIFY THAT THE CITY COUNCIL MAY OPEN AN APPLICATION PERIOD AND SET THE PARAMETERS FOR SUCH APPLICATION PERIOD

At the March 26, 2024 City Council meeting, the City Council directed staff to come back with a proposed ordinance that would extend expired commercial cannabis cultivation permits in exchange for certain fees and allow for the issuance of delivery permits for existing operational commercial cannabis retail outlets.

Staff Report by Ms. Hannah Shin-Heydorn, City Manager.

**DRAFT**

Motion/Second: Taylor/Torres

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

Motion unanimously carried:

1. The City Council finds that these actions are 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 even if they were considered a project, they would still be exempt from CEQA under State CEQA Guidelines Sections 15301, 15060(B)(3), and 15061(B)(3); and
2. Considered and waived first reading of Ordinance No. 1142, entitled:  
  
**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON ADDING SECTIONS 5.77.065 AND 5.77.105 TO CHAPTER 5.77 (COMMERCIAL CANNABIS BUSINESSES) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE STANTON MUNICIPAL CODE AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15301, 15060(C)(2), 15061(B)(3), AND 15378(b)(5)”**; and
3. Set Ordinance No. 1142 for second reading on April 23, 2024.

### 13. ORAL COMMUNICATIONS – PUBLIC

- Mr. Rigoberto A. Ramirez, resident, expressed his gratitude to outgoing Stanton Chief of Police, Captain Charles L. Walters, Orange County Sheriff's Department for his dedication and service to the City.

**14. WRITTEN COMMUNICATIONS** None.

## **DRAFT**

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

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

- Council Member Van reported on the upcoming Stanton Community Foundation's 21<sup>st</sup> Annual Stanton Car Show event, which is scheduled to be held on May 18, 2024, from 9:00 AM – 2:00 PM, at Stanton Park.
- Council Member Van reported on her attendance at the Orange County Council of Governments (OCCOG) 2024 Annual Conference, which was held on March 28, 2024.

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

Council Member Torres requested to agendaize for discussion an amendment to the Stanton Town Center Specific Plan to include development agreements, which would provide the City Council the ability to set minimum standards for development.

#### **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**

Ms. Zenia Bobadilla, Community Services Director reported on the City's annual Easter Egg Hunt event, which was held at Stanton Central Park on March 30, 2024, and expressed her gratitude to the Community Services staff, Ms. Ashley Cain, Ms. Kendall Wilson, and Ms. Jessica Cedillo for their outstanding efforts in reformatting the annual event to keep the Easter spirit alive due to forecasted rain.

#### **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.

Chief Steve Dohman provided the City Council with an update on their current operations.



## DRAFT

18. **ADJOURNMENT** Motion/Second: Van/  
Motion carried at 7:35 p.m.

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DAVID J. SHAWVER, MAYOR

ATTEST:

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CITY CLERK/SECRETARY

## CITY OF STANTON

### REPORT TO CITY COUNCIL

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

**DATE:** April 23, 2024

**SUBJECT: ACCEPTANCE OF THE CONSTRUCTION OF THE STANTON PARK FITNESS EQUIPMENT PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

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

The Stanton Park Fitness Equipment Project consists of demolition, concrete work (slab and walkway access), installation of fitness equipment, and all appurtenant work is now complete. The City Engineer, in his judgement, certifies that the work was substantially completed as of April 11, 2024 and recommends that the City Council accept the complete work performed on this project.

#### **RECOMMENDED ACTION:**

1. City Council declare this project categorically exempt under the California Environmental Quality Act, Class 1, and 15301(c) as repair, maintenance, and minor alteration of existing public structures; and
2. Accept the completion of improvements for the Stanton Park Fitness Equipment Project, as certified by the City Engineer, and affix the date of April 11, 2024 as the substantial date of completion for all work on this project; and
3. Approve the final construction contract amount of \$42,000 with Aguilar & Calderon, a corporation; and
4. Direct the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion (Attachment) with the County Clerk-Recorder of the County of Orange; and
5. Direct City staff, after thirty-five (35) days has elapsed from the filing of the "Notice of Completion" with the County Clerk-Recorder, to make the retention payment to Aguilar & Calderon, a corporation, in the amount of \$2,100.00.

**BACKGROUND:**

On February 27, 2024, the City Council awarded a contract to Aguilar & Calderon, a corporation for constructing the concrete infrastructure and site preparation in the amount of \$42,000 and authorized the City Manager to approve contract change orders up to 10-percent of the bid amount. Subsequently, a contract for installation of the fitness equipment was also issued to Level Up Retail Services in accordance with the City's adopted Uniform Public Construction Cost Accounting Act Municipal Code Section 2.58.010 in the amount of \$28,890. Level Up Retail Services is a recommended installer by the National Fitness Court.

**ANALYSIS/JUSTIFICATION:**

The Stanton Park Fitness Equipment Project has been completed in conformance with the project plans and specifications and has been accepted by the City Engineer.

**FISCAL IMPACT:**

The Fiscal Year 2023/2024 Amended Budget includes \$174,090 for this project (Task Code No. 2022-820). The following table presents an estimated breakdown of the actual total project costs:

Description	Amount
Design	\$ 16,085
Aguilar & Calderon	\$ 42,000
Level Up Retail Services	\$ 28,890
Total	\$ 86,975

The project's budget savings will be returned to the Park In Lieu Fees Fund (#310) and available for future appropriation by the City Council.

**ENVIRONMENTAL IMPACT:**

This Project is categorically exempt under the California Environmental Quality Act, Class 3, Section 15303, which exempts the construction of new, small facilities or structures.

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVES ADDRESSED:**

Obj. No. 3: Provide a quality infrastructure.

Obj. No. 5: Provide a high quality of life

Obj. No. 6: Maintain and promote a responsive, high-quality, and transparent government.

**PUBLIC NOTIFICATION:**

Notifications were performed through the normal agenda process.

**Prepared by:** Elias Garcia P.E., T.E., Assistant City Engineer

**Reviewed by:** Cesar Rangel P.E., Director of Public Works/City Engineer

**Fiscal Impact Reviewed by:** Michelle Bannigan, Finance Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**ATTACHMENT:**

A. Notice of Completion

CITY OF STANTON  
7800 KATELLA AVE.  
STANTON, CA 90680

EXEMPT FROM RECORDING FEES PER  
GOVERNMENT CODE SECTION 27383

(Space above this line for Recorder's use)

## NOTICE OF COMPLETION

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

**Notice is hereby given that:**

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is the City of Stanton.
3. The full address of owner is 7800 Katella Avenue, Stanton, CA 90680.
4. The nature of the interest or estate of the owner is: Public Right of Way.
5. A work of improvement on the property hereinafter described was substantially completed on April 11, 2024. The work was the Stanton Park Fitness Equipment Project.
6. The name of the contractor(s) for such work of improvement was: Aguilar & Calderon, a corporation AND Level Up Retail Services
7. The property on which said work of improvement was completed is in the City of: Stanton, County of Orange, and State of California.

Dated: \_\_\_\_\_  
Verification for Individual Owner

\_\_\_\_\_, City of Stanton  
Cesar Rangel, City Engineer

### VERIFICATION

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

Executed on \_\_\_\_\_, 2024, at Stanton, California.

\_\_\_\_\_, City of Stanton  
Cesar Rangel, City Engineer

## CITY OF STANTON

### REPORT TO THE CITY COUNCIL

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

**DATE:** April 23, 2024

**SUBJECT: SUPPLEMENT TO PROFESSIONAL SERVICES AGREEMENT FOR CONTRACT EXTENSION WITH TOWNSEND PUBLIC AFFAIRS, INC. TO PROVIDE LEGISLATIVE ADVOCACY AND GRANT WRITING SERVICES**

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

Requested is the authorization to allow the City Manager to enter into a Supplement to Professional Services Agreement with Townsend Public Affairs to provide legislative advocacy and grant writing services in an amount not to exceed \$48,000 for Fiscal Year (FY) 2024-25 for term extension from July 1, 2024 to June 30, 2025.

#### **RECOMMENDED ACTION:**

1. City Council declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Approve the supplement to professional services agreement for Townsend Public Affairs, Inc.; and
3. Authorize the City Manager to bind the City of Stanton and Townsend Public Affairs, Inc. in a contract to provide advocacy and grant writing services to the City of Stanton for term extension from July 1, 2024 to June 30, 2025.

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

Townsend Public Affairs, Inc. is a lobbying and grant writing firm that provides local, regional, state, and federal advocacy services. The company has over 20 years of experience and specializes in local governance, water and sanitation policy and infrastructure, transportation policy and infrastructure, education and facilities, parks and community facilities, natural resources and energy, housing and economic

development, and public safety. In terms of funding success, over \$1 billion in local, state, federal, nonprofit, and private grants have been awarded to grant applications developed by Townsend Public Affairs, Inc. ("Townsend").

The intent of the contract is to leverage Townsend's contacts and resources to achieve the goals and implementation items identified in the City's Strategic Plan, apply for specialized grant funding, and continue to provide timely bill analysis, letters of support or opposition, and advocacy letters.

**FISCAL IMPACT:**

The FY 2024-25 proposed Operating Budget includes \$48,000 in Account No. 101-1300-608105 for professional services. The annual compensation for the term extension from July 1, 2024 to June 30, 2025 shall not exceed \$48,000.

**ENVIRONMENTAL IMPACT:**

This item is not subject to the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**PUBLIC NOTIFICATION:**

Public notification provided through the regular agenda process.

**STRATEGIC PLAN OBJECTIVES ADDRESSED:**

- Obj. No. 2: Promote a strong local economy.
- Obj. No. 3: Promote a quality infrastructure.
- Obj. No. 4: Ensure fiscal stability and efficiency in governance.

**Prepared by:** Patricia A. Vazquez, City Clerk

**Fiscal Impact Reviewed by:** Michelle Bannigan, Finance Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachment:**

- A. Supplement to Professional Services Agreement with Townsend Public Affairs, Inc.

**SUPPLEMENT TO  
PROFESSIONAL SERVICES AGREEMENT  
FOR  
LEGISLATIVE ADVOCACY AND GRANT WRITING**

THIS SUPPLEMENT TO PROFESSIONAL SERVICES AGREEMENT FOR LEGISLATIVE ADVOCACY AND GRANT WRITING ("Supplement") is made and entered into this 1<sup>st</sup> day of July, 2024, by and between the City of Stanton, a municipal organization ("Client"), and Townsend Public Affairs, Inc., a California corporation ("Consultant").

**RECITALS**

- A. Client and Consultant have entered into that certain Professional Services Agreement dated as of June 25, 2019 ("Contract").
- B. The parties to this Supplement desire to change the term of the Contract as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto supplement and amend the Contract as hereinafter set forth.

- 1. The term is extended from July 1, 2024 to June 30, 2025.
- 2. The annual compensation for the term extension from July 1, 2024 to June 30, 2025 shall not exceed FORTY EIGHT THOUSAND DOLLARS (\$48,000).
- 3. All other terms and conditions of the Contract, except as set forth herein, including without limitation the Fee Schedule set forth in Exhibit "A" of the Contract, shall remain in full force and effect.

WHEREFORE, this Supplement is executed by the parties as of the date set forth above.

CLIENT: CITY OF STANTON  
a municipal organization

By: \_\_\_\_\_  
Hannah Shin-Heydorn, City Manager

CONSULTANT: TOWNSEND PUBLIC AFFAIRS, INC.  
a California corporation

By: \_\_\_\_\_  
Christopher Townsend, President and Secretary



**EXHIBIT "A"**  
**SCOPE OF SERVICES**

**TERM:** July 1, 2024 through June 30, 2025

**FEE SCHEDULE:** \$4,000 per month

**SERVICES:** Please see attached addendum to Exhibit "A" to contract dated June 25, 2019 for full description of services provided.

# **CITY OF STANTON**

## **REPORT TO THE CITY COUNCIL**

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

**DATE:** April 23, 2024

**SUBJECT: 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

### **REPORT IN BRIEF:**

The 2023 Housing Element Annual Progress Report (APR) was prepared in compliance with Government Code Section 65400 et. Seq., which requires submittal to the Department of Housing and Community Development (HCD). The report is intended to monitor the City's progress in meeting its share of regional housing needs. The Planning Commission reviewed the APR and recommended that the City Council accept the report.

### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Guideline Section No. 15306 (Class 6, Information Collection), projects which solely encompass information collecting and reporting, such as the annual report; and
2. Receive and file the 2023 Housing Element Annual Progress Report; and
3. Direct the Community & Economic Development Director to submit the report to HCD on behalf of the City.

### **BACKGROUND:**

California Government Code requires that the Planning Commission submit to the City Council and HCD the progress that the City has made in implementing the goals and policies of the City's Housing Element.

### **ANALYSIS/JUSTIFICATION:**

On April 17, 2023, at their regular meeting, the Planning Commission was provided with the 2023 Housing Element Annual Progress Report and voted to recommend that the City Council accept the report. The Planning Commission acknowledged that during the 2023 calendar year, the Planning Division accepted and processed 279 applications

including administrative, discretionary, and legislative applications to the City Council. Additionally, they acknowledged that the Building Division issued 65 permits for new housing units. Additionally, the City of Stanton issued certificates of occupancy for two HomeKey projects that consisted of 132 new affordable housing units for very low-income individuals within the 2023 calendar year.

**FISCAL IMPACT:**

No fiscal impact.

**ENVIRONMENTAL IMPACT:**

This project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Guideline Section No. 15306 (Class 6, Information Collection). Categorical Exemptions are projects which have been determined not to have a significant effect on the environment and which have been exempted from the requirements of CEQA. Class 6 consists of projects which solely encompass information collecting and reporting, such as the annual report.

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

Obj. No. 6: Maintain and promote a responsive, high quality and transparent government.

**PUBLIC NOTIFICATION:**

Through the normal agenda process.

**Prepared by:** Crystal Landavazo, Community & Economic Development Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachment:**

A. 2023 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Stanton
Reporting Calendar Year	2023
Contact Information	
First Name	
Last Name	
Title	
Email	
Phone	
Mailing Address	
Street Address	7800 Katella Ave
City	Stanton
Zipcode	90680

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_2\_15\_24

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

**Please save your file as Jurisdictionname2023 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

**1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

**2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

<b>Jurisdiction</b>	Stanton	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	60
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		37
Total Units		<b>97</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	0	13	40
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	24	18
Mobile/Manufactured Home	0	60	432
<b>Total</b>	<b>0</b>	<b>97</b>	<b>490</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	65	97
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	4
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions - Applications</b>	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0

Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of Applications</b>	<b>Units</b>
Ministerial	1	4
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	16
Sites Rezoned to Accommodate the RHNA	0

<b>Jurisdiction</b>	Stanton	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

**Table A**  
**Housing Development Applications Submitted**

[illegible]





Jurisdiction	Marion
Reporting Year	2022 (Jan. 1 - Dec. 31)
Disclosure Method	Other (Please specify) _____

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Notes: (\*) Indications are optional field  
 Codes in parentheses indicate optional field

This image shows a full page of graph paper. It features a uniform grid of small squares across the entire surface. Three vertical lines are drawn at regular intervals from the left edge, creating four distinct columns of varying widths. These lines serve as margins for writing or labeling. The paper is otherwise blank, with no text or other markings.

Jurisdiction	Marion
Reporting Year	2020 (Jan. 1 - Dec. 31)
Database Used	MRP (Marion)

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Notes: (\*) Indications are optional field  
 Codes in parentheses indicate optional field

[illegible]

Jurisdiction	Marion
Reporting Year	2020 (Jan. 1 - Dec. 31)
Database Used	MRP (Marion)

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Notes: "Y" indications are optional field  
 Codes in parentheses indicate optional features

[illegible]

[illegible]

Jurisdiction	Stanton	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	165	-	-	-	60	-	-	-	-	-	-	60	105
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	145	-	-	-	-	-	-	-	-	-	-	-	145
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	231	-	-	-	-	-	-	-	-	-	-	16	215
	Non-Deed Restricted		3	13	-	-	-	-	-	-	-	-		
Above Moderate		690	-	17	68	37	-	-	-	-	-	-	122	568
Total RHNA		1,231												
Total Units			3	30	68	97	-	-	-	-	-	-	198	1,033
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		83	-	-	-	60	-	-	-	-	-	-	60	23

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Stanton	
Reporting Year		2023 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1.1.1	Review and revise development standards, as appropriate, to facilitate construction of a range of housing types	Ongoing	Nineteen (19) accessory dwelling units were approved and issued building permits. Eighteen (18) ADUs were finaled. ADUs require an administrative approval typically processed within 2-3 months. A development with two or more units requires Planning Commission approval (3-6 months). Additionally, staff updated the ADU section of the Municipal Code to ensure compliance with State requirements and further streamline the approval of ADUs.
H-1.1.2	Maximize the development potential of vacant and underutilized land	Ongoing	The City maintains a regular identification of vacant and underutilized sites for potential development of residential units. The City encourages, through the use of incentives, the consolidation of vacant and underutilized lots. This last year the City as finaled multiple ongoing residential projects which include the VRV and Lighthouse. Additionally, the City will soon be adopting the Town Center Specific Plan. The specific plan will further implement mixed-use designations and provide affordable housing incentives to maximize development.
H-1.1.3	Actively promote the development of affordable housing through provision of financial and technical assistance	Ongoing	The City is actively promoting development. The City Council entered into a Development Agreement with Bonanni Development allowing the construction of a new 79-unit townhome development including 7 low-income affordable units and associated improvements for the property located at 12200 Beach Boulevard. The development adds to the City's housing stock and creates for sale housing market rate and affordable options.



H-2.1.1	Pursue funding for maintenance and rehabilitation of existing housing stock	Ongoing	On August 27, 2019, City Council approved professional services agreement with Housing Programs for administration of the City's residential rehabilitation program. The program went through 2020. The City continues to actively identifying and pursuing such additional funding through Development Agreements and other mechanisms.
H-2.1.2	Engage in code enforcement activities	Ongoing	The City has continued a proactive code enforcement program to ensure building safety and integrity of residential neighborhoods. This year our code enforcement team closed 275 active code enforcement cases.
H-2.1.3	Identify partnerships to assist in acquisition and rehabilitation of existing housing units	Ongoing	The City, through our family resource center, provides information and referral services when it comes to housing assistance. Additionally, the City of Stanton has maintained its partnership with outside organizations (eg. County of Orange and Jamboree Housing) to establish permanent supportive housing under Project Homekey. Two of the three HomeKey locations were finalized and issued a certificate of occupancy, combined a total of 132 units.
H-3.1.1	Ensure long term affordability of housing units.	Ongoing	The City has continued its monitoring of at risk affordable housing units.
H-4.1.1	Promote homeownership opportunities	Ongoing	The City advertises the programs and current development projects to the public at the City's public counter, website, and social media as funding becomes available.
H-4.1.2	Address the needs of the homeless population	Ongoing	The County of Orange and Jamboree Housing submitted an application for and received a Homekey funding to acquire and develop the existing Riviera Motel for permanent supportive housing, located 11892 Beach Blvd. The City Council approved the Grant and Regulatory Agreement for the Riviera Motel. The agreement authorized a matching Homekey grant from the Housing Authority. By the end of the calendar year 2023, the site was undergoing the necessary site improvements. The other two HomeKey projects obtained a certificate of occupancy in 2023.
H-4.1.3	Provide opportunities for the development of housing for large families	Ongoing	The City continually encourages and support the development of rental and for-sale housing. The City consistently processes large infill residential projects such as the CloudHouse and Bigsby.
H-4.1.4	Provide opportunities for the development of housing for persons with disabilities	Ongoing	Through the family resource center, the City provides outreach, information, and referral services and partners with the County of Orange, Habitat for Humanity and illumination foundation. Additionally, Project Homekey will be providing housing for families experiencing homelessness.
H-4.1.5	Continue support for Section 8 Program	Ongoing	The City will continue to provide referral services as requested to residents regarding the Section 8 Rental Housing Assistance Program.
H-4.1.6	Promote fair housing standards	Ongoing	The City continually refers all inquiries regarding housing discrimination to the Fair Housing Council of Orange County. Services offered include but are not limited to bilingual fair housing enforcement and education, landlord/tenant counseling, and mediation.



[illegible]





Jurisdiction	Stanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">chcklist here</a> :
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



[illegible]



<b>Jurisdiction</b>	Stanton	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2023		

**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

For Orange County jurisdictions, please format the APN's as follows:999-999-99

[illegible]

[illegible]

[illegible]

Jurisdiction	Stanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Stanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 – 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K  
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

[illegible]

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	132
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		358
Total Units		490

## ORDINANCE NO. 1142

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON ADDING SECTIONS 5.77.065 AND 5.77.105 TO CHAPTER 5.77 (COMMERCIAL CANNABIS BUSINESSES) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE STANTON MUNICIPAL CODE AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15301, 15060(C)(2), 15061(B)(3), AND 15378(b)(5)**

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

**WHEREAS**, on November 5, 2019, the City Council adopted Ordinance No. 1091 adding Chapter 5.76 to Title 5 of the Stanton Municipal Code establishing a tax on cannabis businesses operating within the City of Stanton; and

**WHEREAS**, on June 23, 2020, the City Council adopted Ordinance No. 1100, which added Chapter 5.77 *Commercial Cannabis Businesses* to Title 5 of the Stanton Municipal Code (“SMC”) and amended Title 20 (Zoning), section 20.220.020.A *Allowed Land Uses*, Table 2-7 to permit and regulate Commercial Cannabis Business uses; and

**WHEREAS**, following the passage of Ordinance No. 1100, the City accepted applications for commercial cannabis businesses, processed and scored them, and thereafter awarded a number of commercial cannabis permits in or around November 2021; and

**WHEREAS**, following the initial implementation of Ordinance No. 1100, the City revised Chapter 5.77 to make the provisions more clear or to otherwise implement best practices through Ordinance No. 1124; and

**WHEREAS**, the City wishes to further refine and amend Chapter 5.77 by specifying that the City Council is the only body that may open a period to accept applications for commercial cannabis business permits. Moreover, pursuant to the City’s police power to regulate land use and given the City Council’s knowledge of the City’s local economy, the City Council is the only body that may determine, among other things, what types of commercial cannabis business permit applications to accept and which businesses, firms, and/or organizations may apply for them. The City Manager shall have the authority to cancel, postpone, modify, or extend an application period; and

**WHEREAS**, the City also wishes to further refine and amend Chapter 5.77 by providing permittees that received a permit for a commercial cannabis cultivation business in November 2021 from the City may be granted a final extension of their respective permits to May 23, 2027 in consideration of providing the City certain public benefits and subject to certain conditions, as provided in this ordinance. The City Council acknowledges the additional challenges that cultivation businesses encounter, including, without limitation electrical requirements. Thus, cultivation businesses require more time to construct and to become operational. A fair and reasonable exchange for allowing permittees with a cultivation permit additional time to receive a certificate of occupancy are fees that are

based on a reduced tax amount that a cannabis cultivation business would have provided to the City had they become operational. Cultivation permittees are not required to exercise an extension period and any cultivation permittee that utilizes the extension period shall do so at their own risk; and

**WHEREAS**, on April 9, 2024, the City Council held a hearing that was noticed pursuant to the City's normal agenda noticing procedures and considered the staff report, recommendations by staff, and public testimony concerning the proposed ordinance to add additional sections to Chapter 5.77 (Commercial Cannabis Businesses) of the Stanton Municipal Code and determined the ordinance to be exempt from CEQA.

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

**SECTION 1:** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2:** The City Council hereby finds that the Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines sections 15301, 15060(c)(2), 15061(b)(3), and 15378(b)(5). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable physical change in the environment; and the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. The revisions to SMC 5.77 are administrative because they relate to the commercial cannabis business permit application process and would provide an extended period for permittees with a cultivation permit to receive a certificate of occupancy. The proposed cultivation businesses would be established in existing facilities with no or negligible expansion.

**SECTION 3:** Section 5.77.065 is hereby added to Chapter 5.77 (Commercial Cannabis Business) of Title 5 (Business Licenses and Regulations) of the Stanton Municipal Code to read as follows:

**"5.77.065 Reservation of Rights.**

A. The city council shall have the sole authority to open an application period for the submission of commercial cannabis business permit applications. The city council shall also have the sole authority to set parameters for the type or types of permit applications that the City will consider, including, without limitation, which businesses, firms, and/or organizations may apply for a permit during an application period. These actions shall be taken by city council via resolution.

B. The city manager may extend, modify, postpone, or cancel an application period for a permit with or without cause or reason and without liability, obligation, or commitment to any person, party, firm, or



organization. Additionally, the city manager reserves the right to request and obtain additional information from any applicant in order to conduct a complete review of the application or an investigation into the truthfulness of the statements set forth in the application or provided at any stage of the application process.”

**SECTION 4:** Section 5.77.0105 is hereby added to Chapter 5.77 (Commercial Cannabis Business) of Title 5 (Business Licenses and Regulations) of the Stanton Municipal Code to read as follows:

**“5.77.105 Additional extension for cultivation permits.**

A. The city acknowledges there are additional operational challenges with establishing a cannabis cultivation business including, without limitation, electrical requirements. Thus, notwithstanding anything to the contrary, any Permittee that received a Permit for cultivation in November 2021 may be given a final extension of their respective cultivation Permit to May 23, 2027 (“Cultivation Extension Period”), subject to the terms of conditions in subsections B, C, D, and E of this section.

B. In consideration for a final extension and as a condition of the grant of such extension or portion thereof, each cultivation Permittee shall remit to the city an amount as follows:

i. A fee of \$6.51 per square feet of the Permittee’s proposed canopy space, whether or not artificial, natural, or any combination of lighting is proposed, for the first eighteen (18) months of the extension period; and

ii. A fee of \$13.02 per square feet of the Permittee’s proposed canopy space, whether or not artificial, natural, or any combination of lighting is proposed, for the second eighteen (18) months of the extension period.

iii. On January 1, 2025, and on each January 1 thereafter, the fees specified in Subsection (B), above, shall increase by the percentage increase in the Consumer Price Index (“CPI”) for all urban consumers in the Los Angeles-Long Beach-Anaheim area as published by the United States Government Bureau of Labor Statistics. However, no CPI adjustment resulting in a decrease of any fee imposed by this subsection shall be made.

C. The payments referenced in Subsection B of this section shall be paid throughout the Cultivation Extension Period on a quarterly basis and within thirty (30) days of a Permittee receiving a City invoice. As an example, only, if a Permittee’s proposed canopy space totals 9,167 square feet, then in the *first* quarter of the first 18 months of the Cultivation Extension Period, the Permittee must remit to the city a total of \$14,919.29 to satisfy that quarter’s fee. That quarter’s amount is calculated as follows:  $(\$6.51 \times 9,167) / 12 \times 3$ .

Also by way of example, only, if a Permittee's proposed canopy space totals 9,167 square feet, then in the first quarter of the *second* 18 months of the Cultivation Extension Period, the Permittee must remit to the City a total of \$29,838.58 to satisfy that quarter's fee. That quarter's amount is calculated as follows:  $(\$13.02 \times 9,167) / 12 \times 3$ . If a Permittee fails to timely pay a City invoice for any reason, the Cultivation Extension Period shall immediately terminate and become null and void without any liability to the City and/or any of its officials, employees, contractors, or volunteers, even if a Permittee has expended any money, time, and/or resources in furtherance of their respective cultivation business or operation. The city shall not be required to return any amounts collected from a Permittee during the Cultivation Extension Period, but once the Cultivation Extension Period ends, as provided in this section, then the city shall not collect any additional amounts that would have accrued if the Cultivation Extension Period had continued. As an example, only, if a Cultivation Extension Period ends for a Permittee six months into the first year, then the Permittee shall only be required to pay the city for two quarters of the Cultivation Extension Period.

D. A Cultivation Extension Period shall automatically terminate once the respective Permittee receives a certificate of occupancy for their respective facility, and thereafter, that Permittee shall be subject to all applicable State and local laws, including, without limitation, the provisions in Chapter 5.76 of this Code. Additionally, all Cultivation Extension Periods shall automatically expire on May 23, 2027 by their own terms and without any liability to the City and/or any of its officials, employees, contractors, or volunteers, even if a Permittee has expended any money, time, and/or resources in furtherance of their respective cultivation business or operation. Meaning, if a Permittee has been unable to receive a certificate of occupancy for their respective cultivation business before their Cultivation Extension Period terminates, for any reason, then the city and/or its officials, employees, contractors, and volunteers shall have no liability to the Permittee.

E. Any Permittee for a cultivation business that exercises its ability to use a Cultivation Extension Period as provided in this section proceeds at its own risk. No Permittee is required to utilize the Cultivation Extension Period, and any Permittee that chooses to utilize the Cultivation Extension Period shall have no guarantee that they will receive a certificate of occupancy during the pendency or at the expiration or termination of their respective Cultivation Expiration Period. As a condition to being provided a Cultivation Extension Period, the cultivation Permittee shall be required to sign an agreement agreeing to the provisions of this chapter and indemnifying the city. The agreement's form shall be as provided by the city attorney's office and may be executed by the city manager.

F. Cultivation permits are not subject to renewal requirements provided in section 5.77.110 until the expiration or termination of the relevant Cultivation Extension Period."

**SECTION 5:** Any permittee with a qualified cultivation commercial cannabis business permit shall notify the City Manager by May 1, 2024 about whether they intend to utilize the Cultivation Extension Period, and if they do, then they shall enter into an agreement with the City by May 23, 2024 or within a reasonable time, as determined by the City Manager, in their sole and absolute discretion.

**SECTION 6:** This ordinance shall take effect 30 days following its adoption.

**SECTION 7:** The City Council hereby directs staff to prepare, execute and file with the Orange County Clerk a Notice of Exemption within five working days of the approval and adoption of this ordinance.

**SECTION 8:** If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this resolution irrespective of the invalidity of any portion thereof.

**SECTION 9:** The documents and materials that constitute the record of proceedings on which this Ordinance and the above findings have been based are located in the City Clerk's Department, 7800 Katella Avenue, Stanton, California.

**PASSED, APPROVED, AND ADOPTED** this 23<sup>rd</sup> day of April, 2024.

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DAVID J. SHAWVER, MAYOR

ATTEST:

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PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM

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HONGDAO NGUYEN, CITY ATTORNEY

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. 1142 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 9<sup>th</sup> day of April, 2024 and was duly adopted at a regular meeting of the City Council held on the 23<sup>rd</sup> day of April, 2024, by the following roll-call vote, to wit:

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

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

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

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

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

## CITY OF STANTON

### REPORT TO CITY COUNCIL

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

**DATE:** April 23, 2024

**SUBJECT: CONSIDERATION OF A RESOLUTION OPENING AN APPLICATION PERIOD FOR COMMERCIAL CANNABIS RETAIL STOREFRONT BUSINESS PERMITTEES TO APPLY FOR A COMMERCIAL CANNABIS DELIVERY BUSINESS PERMIT**

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

At the April 9, 2024 City Council meeting, the City Council adopted Ordinance No. 1142, which affirmed the Council's sole authority to open a commercial cannabis application period. The Ordinance also clarified that the City Council has the authority to determine which type of permits the application period would be for, and which businesses, firms, and/or organizations could apply for a permit during an application period. The proposed Resolution would set an application period so that existing commercial cannabis retail storefront permittees may apply for delivery permits.

#### **RECOMMENDED ACTIONS:**

1. City Council find that these actions are 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 even if they were considered a project, they would still be exempt from CEQA under State CEQA Guidelines Sections 15060(C)(2), and 15061(B)(3); and
2. Consider and adopt Resolution No. 2024-12, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, OPENING AN APPLICATION PERIOD TO ACCEPT APPLICATIONS FOR COMMERCIAL CANNABIS DELIVERY BUSINESS PERMITS, FROM EXISTING COMMERCIAL CANNABIS RETAIL STOREFRONT BUSINESS PERMITTEES AND DETERMINING THE RESOLUTION TO BE EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15060(C)(2), 15061(B)(3), AND 15378(b)(5)".**

## **BACKGROUND:**

At its meeting of March 26 and April 9, 2024, the City Council considered staff's request to open an application period to provide the City's existing commercial cannabis retail storefront business permittees the opportunity to apply for delivery permits. On-demand delivery of cannabis is when a retailer takes an order from a customer and then sends a courier to deliver that order, similar to the way Door Dash or Uber Eats works. Cannabis industry reports estimate that by 2025, the cannabis delivery industry will grow to about \$30 billion.

Although the City issued four delivery permits, none of the permittees were able to become operational within two years by the November 2023 deadline. The City has an opportunity to benefit from the additional sales tax and cannabis tax (6% for retail sales) that delivery could bring in, while strengthening the fiscal viability of the existing operational local commercial cannabis retail outlets. There is a thriving cannabis delivery market inside and outside of the City, and Stanton businesses are currently missing out on those sales.

The City Council was receptive to staff's request, and at its April 9, 2024 meeting, the Council conducted first reading of Ordinance No. 1142, which added Section 5.77.065 to Chapter 5.77 of the Stanton Municipal Code. The new section affirms the City Council as the sole authority that may open an application period for commercial cannabis business applications. It also clarifies that the City Council is the sole authority that may specify the type or types of permit applications that the City will accept and which businesses, firms, and/or organizations may apply for a permit during an application period.

## **ANALYSIS/JUSTIFICATION:**

The proposed Resolution would open an application period for the four existing commercial cannabis retail storefront business permittees so that they may apply for a delivery permit. The application period would be open between May 9, 2024, when Ordinance No. 1142 becomes effective, through June 30, 2024.

There are multiple reasons why staff proposes limiting the application period for current retail storefront permittees at this time. Although the City issued four commercial cannabis delivery permits in November 2021, none of the permittees were able to become operational within two years by the November 2023 deadline. In contrast, the four retail storefront permittees have demonstrated that they have the resources, experience, and ability to open a successful commercial cannabis business within the City. Moreover, in some other jurisdictions, commercial cannabis retailers automatically have the ability to deliver cannabis in addition to selling commercial cannabis from their storefronts. Providing the City's existing permittees the ability to apply for a delivery permit to augment their existing business could make those permittees more competitive with other retailers, increase their profits, and thereby increase tax revenues for the City.

**FISCAL IMPACT:**

There is no fiscal impact associated with the recommended action.

**ENVIRONMENTAL IMPACT:**

The proposed actions are not subject to the California Environmental Quality Act ("Public Resources Code section 21000 et seq.") ("CEQA") because they do not qualify as a "project" under CEQA. Section 15378 explicitly excludes from its definition of "project" the "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." (State CEQA Guidelines, § 15378(b)(5).) This action would authorize the City Council to open an application period for delivery permits for existing retail storefront permittees. This action is considered administrative because it will not result in a physical change in the environment, and therefore is not subject to CEQA.

Moreover, the action will not result in a direct or reasonably foreseeable physical change in the environment, and the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Any permit that may be issued will be subject to its own CEQA analysis.

**PUBLIC NOTIFICATION:**

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

**STRATEGIC PLAN OBJECTIVES ADDRESSED:**

Obj. No. 2: Promote a strong local economy.

Obj. No. 5: Provide a high quality of life.

**Prepared by:** HongDao Nguyen, City Attorney

**Reviewed by:** Crystal Landavazo, Community & Economic Development Director

**Reviewed by:** Michelle Bannigan, Finance Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachment:**

A. Resolution No. 2024-12

**RESOLUTION NO. 2024-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, OPENING AN APPLICATION PERIOD TO ACCEPT APPLICATIONS FOR COMMERCIAL CANNABIS DELIVERY BUSINESS PERMITS, FROM EXISTING COMMERCIAL CANNABIS RETAIL STOREFRONT BUSINESS PERMITTEES AND DETERMINING THE RESOLUTION TO BE EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15060(C)(2), 15061(B)(3), AND 15378(b)(5)**

**WHEREAS**, on July 23, 2019 the City Council of the City of Stanton (“City”) approved Resolution No. 2019-30 to submit to the voters the taxation of cannabis and hemp businesses (Measure A); and

**WHEREAS**, on November 5, 2019, in a general election, Measure A was passed by a majority vote of the People, approving the maximum tax rates on cannabis businesses and authorized the City Council to set the actual tax rates, provided that the rates did not exceed the voter approved maximum rates; and

**WHEREAS**, on June 23, 2020, the City Council adopted Ordinance 1100 adding Chapter 5.77 *Commercial Cannabis Businesses* to Title 5 of the Stanton Municipal Code (“SMC”) and amend Title 20 (Zoning), section 20.220.020.A *Allowed Land Uses*, Table 2-7 to permit and regulate Commercial Cannabis Business uses. Following the adoption of Ordinance 1100, the City Council amended Chapter 5.77 a number of times after following the required legal processes and procedures; and

**WHEREAS**, pursuant to SMC section 5.77.065(A), the City Council has the sole authority to open an application period for the submission of commercial cannabis business permit applications. The City Council also has the sole authority to set parameters for the type or type of permit applications that the City will consider, including, without limitation, which businesses, firms, and/or organizations that may apply for a permit during an application period; and

**WHEREAS**, pursuant to Section 5.77.065(A), the City Council desires to set by resolution an open application period for the City to accept applications for commercial cannabis delivery business permits, from existing commercial cannabis retail storefront business permittees; and

**WHEREAS**, the City Council wishes to provide an opportunity for its existing commercial cannabis business permittees to apply for delivery permits for multiple reasons. Although the City issued four delivery permits in 2021, none of those permittees were able to become operational within two years by their November 2023 deadline. In contrast, all of the City’s four commercial cannabis retail storefront business permittees have demonstrated that they have the resources, experience, and ability to open a successful commercial cannabis business within the City; and



**WHEREAS**, in some other jurisdictions, commercial cannabis retailers automatically have the ability to deliver cannabis in addition to selling commercial cannabis from their storefronts. Providing the City's commercial cannabis retail storefront business permittees the ability to apply for a delivery permit to augment their existing business could make those permittees more competitive with other retailers, increase their profits, and thereby increase tax revenues for the City; and

**WHEREAS**, on April 23, 2024, the City Council of the City of Stanton conducted a hearing regarding the adoption of this Resolution; and

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

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

**SECTION 1:** The City Council finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

**SECTION 2:** The City Council hereby finds that the Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines sections 15060(c)(2), 15061(b)(3), and 15378(b)(5). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable physical change in the environment; and the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. Opening an application period is an administrative matter, and any permit that may be issued will be subject to its own CEQA analysis.

**SECTION 3:** The City Council hereby sets an open application period for the City to accept commercial cannabis delivery business applications. The applicants that may submit an application to the City for this type of permit shall be limited to the four (4) existing commercial cannabis retail storefront business permittees for the reasons provided herein. The open application period shall be from May 9, 2024 through June 30, 2024, subject to the City Manager's authority to extend, modify, postpone, or cancel such application period pursuant to SMC Section 5.77.065(B).

**SECTION 4: Effective Date of Resolution.** This Resolution shall go into full force and effect upon the effective date of Ordinance No. 1142, which made applicable revisions to SMC Chapter 5.77 (Commercial Cannabis Businesses). If Ordinance No. 1142 does not go into effect, then this Resolution shall become null and void and shall be of no further force and effect.

**SECTION 5:** The City Clerk shall certify to the adoption of this Resolution.

**ADOPTED, SIGNED AND APPROVED** this 23<sup>rd</sup> day of April, 2024.

\_\_\_\_\_  
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. 2024-12 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 April 23, 2024, 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 Council Initiated Item 15D**

**Item 15D:**

“DISCUSSION REGARDING AMENDMENT TO THE STANTON TOWN  
CENTER SPECIFIC PLAN (DEVELOPMENT AGREEMENTS)”

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