

TO THE MEMBERS OF THE CITY COUNCIL FOR THE CITY OF STANTON AND TO THE CITY CLERK:

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council for the City of Stanton is hereby called by the Mayor, to be held on November 23, 2021, commencing at 5:30 p.m.

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

Dated: November 18, 2021

s/ Patricia A. Vazquez, City Clerk

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

The health and well-being of our residents is the top priority for the City of Stanton, and you are urged to take all appropriate health safety precautions given the health risks associated with COVID-19. The City Council meeting will be held in person in the City Council Chambers located at 7800 Katella Avenue, California 90680.

**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 4:30 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.

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 BY 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.



**AGENDA  
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY  
SPECIAL STUDY SESSION AND JOINT REGULAR MEETING  
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**

**TUESDAY, NOVEMBER 23, 2021  
SPECIAL STUDY SESSION - 5:30 P.M.  
CLOSED SESSION - 6:00 P.M.  
JOINT REGULAR SESSION - 6:30 P.M.  
PUBLIC HEARING – REDISTRICTING – 6:45 P.M.**

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

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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. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.***

The City Council agenda and supporting documentation is made available for public review and inspection during normal business hours in the Office of the City Clerk, 7800 Katella Avenue, Stanton California 90680 immediately following distribution of the agenda packet to a majority of the City Council. Packet delivery typically takes place on Thursday afternoons prior to the regularly scheduled meeting on Tuesday. The agenda packet is also available for review and inspection on the city's website at [www.ci.stanton.ca.us](http://www.ci.stanton.ca.us).

1. **CALL TO ORDER STANTON CITY COUNCIL SPECIAL - STUDY SESSION (5:30 PM)**
  
2. **ROLL CALL** Council Member Ramirez  
Council Member Van  
Council Member Warren  
Mayor Pro Tem Taylor  
Mayor Shawver

### **SPECIAL ORDERS OF THE DAY**

3. **STUDY SESSION - NEW BUSINESS**
  
- 3A. **STUDY SESSION FOR THE 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE**

The City of Stanton has been working to update the Housing Element for the 2021-2029 planning period to identify goals and strategies to meet the housing needs of all existing and future residents. The draft document has been made available for public review. The consultant team (De Novo Planning Group) will present an overview of the draft plan community engagement process, details of the housing needs and resources, and opportunities to meet the City's regional housing needs.

#### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
  
2. Receive and file the report.

4. **ADJOURNMENT OF STANTON CITY COUNCIL SPECIAL - STUDY SESSION**
  
5. **CALL TO ORDER REGULAR CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING (6:00 PM)**

**6. 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.*

**7. CLOSED SESSION**

**7A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

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

Number of Potential Cases: 1

**8. CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY JOINT REGULAR MEETING (6:30 PM)**

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

**10. PLEDGE OF ALLEGIANCE**

**11. SPECIAL PRESENTATIONS AND AWARDS**

Presentation of Award on behalf of the Orange County Business Council's selection of the City of Stanton as the 11<sup>th</sup> Annual Turning Red Tape into Red Carpet Awards recipient of the Building & Land Reuse and Community Revitalization - Project Homekey.

**PUBLIC HEARINGS (*Heard out of order*)**

**13. PUBLIC HEARINGS**

**13A. PUBLIC HEARING – THE REDRAWING OF COUNCIL MEMBER DISTRICT BOUNDARIES (REDISTRICTING)**

Every 10 years, cities with by-district election systems must use new data from the Census to review and, if needed, redraw district lines to reflect how local populations have changed. This process, called redistricting, ensures that all districts have a nearly equal population. The redistricting process for the City of Stanton must be completed by April 17, 2022.

**RECOMMENDED ACTION:**

1. City Council declare the action not a project as defined by the California Environmental Quality Act (“CEQA”) and will have no result direct or indirect to physical changes in the environment; and
2. Receive a report from staff and the City’s redistricting consultant on the redistricting process and permissible criteria to be considered to redraw district boundaries; and
3. Conduct a public hearing to receive public input on district boundaries.

**12. 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**

**12A. 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.

## **12B. APPROVAL OF WARRANTS**

City Council approve demand warrants dated October 22, 2021 – November 4, 2021, in the amount of \$361,656.92.

## **12C. APPROVAL OF MINUTES**

1. City Council/Successor Agency/Housing Authority approve Minutes of Special Joint Meeting and Joint Regular Meeting – October 26, 2021; and
2. City Council/Successor Agency/Housing Authority approve Minutes of Special Joint Meeting and Joint Regular Meeting – November 9, 2021.

## **12D. ADOPT RESOLUTION APPROVING THE ANNUAL MEASURE M2 EXPENDITURE REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

Orange County Local Transportation Authority Ordinance No. 3 (“Ordinance”) requires that the City adopt a resolution approving an Annual Measure M2 Expenditure Report. This report accounts for the City’s share of Measure M2 revenues, developer/traffic impact fees, and the funds that were expended to satisfy the City’s Maintenance of Effort requirements (MOE). The Annual Measure M Expenditure Report for the fiscal year ended June 30, 2021, has been included as Exhibit A to the Resolution (Attachment A).

### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopt Resolution No. 2021-36 approving the Annual Measure M2 Expenditure Report for the Fiscal Year Ended June 30, 2021, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF STANTON FOR THE FISCAL YEAR ENDED JUNE 30, 2021”;**  
and

3. Direct staff to submit the report with OCTA.

**12E. LOW AND MODERATE INCOME HOUSING ASSET FUND ANNUAL REPORT FOR FISCAL YEAR 2020-2021 (HOUSING AUTHORITY)**

The attached Low and Moderate Income Housing Asset Fund Annual Report for Fiscal Year 2020-2021 is being presented for consideration as required by State Law.

**RECOMMENDED ACTION:**

1. Authority Board declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3); and
2. Receive and file the Annual Progress Report.

**12F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING SUBDIVISION TRACT MAP NO. 19105**

The subdivision tract map for the development of six (6) two-story detached condominium units for the property located at 7922 Cerritos has been submitted for final certification and recordation. This tract map is for the Habitat for Humanity project.

**RECOMMENDED ACTION:**

1. City Council declare this project categorically exempt under the California Environmental Quality Act, Class 32, and Section 15332; and
2. Adopt Resolution No. 2021-37 (Attachment A) approving final Tract Map No. 19105, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION TRACT MAP NO. 19105 FOR THE PROPERTY LOCATED AT 7922 CERRITOS"; and**

3. Find that the recordation of Tract Map No. 19105 will not be in violation of any of the provisions of Section 66474, 66474.1, and 66474.2 of the Subdivision Map Act; and
4. Find 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. Direct the City Engineer to make 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 to endorse the City Engineer's certificate on the face of Tract Map No. 19105; and

6. Direct the City Clerk to endorse on the face of Tract Map No. 19105 the certificate which embodies the approval of said map, and submit the map to the County Recorder of Orange County for recording.

**12G. RESOLUTION TO ADOPT AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT AS PART OF THE 2022 NATIONAL FITNESS CAMPAIGN, AND FINDING SUCH ACTIVITY NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Adoption of a resolution accepting grant funds for an Outdoor Fitness Court at Stanton Park and approving the remaining project costs to be funded through the American Rescue Plan Act (ARPA) Fund.

**RECOMMENDED ACTION:**

1. City Council determine that this activity does not qualify as a project subject to the California Environmental Quality Act ("CEQA") under State CEQA Guidelines section 15378(b)(4)-(5), or alternatively, that the activity is categorically exempt from CEQA under State CEQA Guidelines section 15303; and
2. Adopt Resolution No. 2021-38, entitled:

**"RESOLUTION TO ADOPT AND ALLOCATE FUNDS FROM THE AMERICAN RESCUE PLAN ACT OF 2021 IN THE AMOUNT OF \$173,000 FOR AN OUTDOOR FITNESS COURT AT STANTON PARK AS PART OF THE 2022 NATIONAL FITNESS CAMPAIGN AND FINDING SUCH ACTIVITY NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT."**

**12H. RENEWAL OF AUTHORIZATION FOR VIRTUAL PUBLIC MEETINGS PURSUANT TO AB 361**

Consideration of the circumstances of the state of emergency related to the COVID-19 pandemic to determine whether remote teleconference meetings of the City Council, Committees, and Commissions can continue to be held under the provisions of AB 361.

**RECOMMENDED ACTION:**

1. City Council declare 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. Reconsider the circumstances of the state of emergency; and
3. Find that state or local officials have continued to impose or recommend measures to promote social distancing; and

4. Adopt Resolution No. 2021-39, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING VIRTUAL PUBLIC MEETINGS PURSUANT TO AB 361”.**

**END OF CONSENT CALENDAR**

**13. PUBLIC HEARINGS (*Heard out of order*)**

Public Hearing item 13A will be considered at the beginning of the regular meeting agenda.

**14. UNFINISHED BUSINESS           None.**

**15. NEW BUSINESS**

**15A. HOMEKEY PROGRAM PERMANENT SUPPORTIVE HOUSING FUNDING COMMITMENT FOR RIVIERA MOTEL**

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

**RECOMMENDED ACTION:**

1. City Council / Authority Board declare 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. Approve a funding commitment in the amount of up to \$2.5 million from the City’s ARPA funding allocation for a Permanent Supportive Housing Project in the City of Stanton; and
3. Authorize the City Manager / Executive Director to execute funding commitment letters memorializing City Council’s intent to provide \$2.5 million in ARPA funds, with a final funding agreement submitted to the City Council for approval at a future meeting.

## **16. 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.

## **17. WRITTEN COMMUNICATIONS                      None.**

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

### **18A. 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.

### **18B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE MEETING**

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

### **18C. 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.

**18D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING TELEVISIONING / BROADCASTING CITY COUNCIL MEETINGS**

At the November 9, 2021, City Council meeting, Council Member Van requested that this item be agendaized for discussion. Council Member Van is requesting to discuss televising / broadcasting City Council meetings and making them available to the public.

**RECOMMENDED ACTION:**

City Council provide direction to staff.

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

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

**20A. 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.

**21. ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 18<sup>th</sup> day of November, 2021.

s/ Patricia A. Vazquez, City Clerk/Secretary

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# **City Council Item 3A**

***“STUDY SESSION FOR THE 6<sup>th</sup> CYCLE  
HOUSING ELEMENT UPDATE”***

**Consultant team  
De Novo Planning Group will discuss.**

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

## CITY OF STANTON

### REPORT TO CITY COUNCIL

**TO:** Honorable Mayor and City Council

**DATE:** November 23, 2021

**SUBJECT: PUBLIC HEARING – THE REDRAWING OF COUNCIL MEMBER DISTRICT BOUNDARIES**

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

Every 10 years, cities with by-district election systems must use new data from the Census to review and, if needed, redraw district lines to reflect how local populations have changed. This process, called redistricting, ensures that all districts have a nearly equal population. The redistricting process for the City of Stanton must be completed by April 17, 2022.

#### **RECOMMENDED ACTION:**

1. City Council declare the action not a project as defined by the California Environmental Quality Act (“CEQA”) and will have no result direct or indirect to physical changes in the environment; and
2. Receive a report from staff and the City’s redistricting consultant on the redistricting process and permissible criteria to be considered to redraw district boundaries; and
3. Conduct a public hearing to receive public input on district boundaries.

#### **BACKGROUND:**

Pursuant to Election Code section 21601, cities with by-district election systems are required to redraw their district boundary maps to ensure compliance with the California and federal Voting Rights Acts. The process to complete the redistricting requires a minimum of four public hearings and dedicated public outreach to ensure minority populations and communities of interest are aware of the redistricting effort and are provided with options to participate.

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

Every 10 years, cities with by-district election systems must use new census data to review and, if needed, redraw district lines to reflect how local populations have changed. This process, called redistricting, ensures all districts have a nearly equal population. The redistricting process for the City of Stanton must be completed by April 17, 2022.

The City adopted its current district boundaries in 2017, following the transition to districts process and based on 2010 census data as required by law. The districts must now be redrawn using the 2020 census data and in compliance with the FAIR MAPS Act, which was adopted by the California legislature as AB 849 and took effect January 1, 2020.

Under the Act, the City Council shall draw and adopt boundaries using the following criteria in the listed order of priority (Elections Code 21621(c)):

1. Comply with the federal requirements of equal population and the Voting Rights Act.
2. Be geographically contiguous.
3. Undivided neighborhoods and “communities of interest” (socio-economic geographic areas that should be kept together).
4. Display easily identifiable boundaries.
5. Be compact (do not bypass one group of people to get to a more distant group of people).
6. Shall not favor or discriminate against a political party.

Once the prioritized criteria are met, other traditional districting principles can be considered, such as:

1. Minimize the number of voters delayed from voting in 2022 to 2024.
2. Respect voters’ choices/continuity in office.
3. Future population growth.

By law, the City must hold at least four public hearings that enable community members to provide input on the drawing of district maps:

- At least one hearing must occur before the city or county draws draft maps.
- At least two hearings must happen after the drawing of draft maps.
- The fourth hearing can happen either before or after the drawing of draft maps.
- City or county staff or consultants may hold a public workshop instead of one of the required public redistricting hearings.

To increase the accessibility of these hearings, cities and counties must take the following steps:

- At least one hearing must occur on a Saturday, Sunday, or after 6:00 p.m. on a weekday.
- If a redistricting hearing is consolidated with another local government meeting, the redistricting hearing must be begin at a pre-designated time.
- Local public redistricting hearings must be made accessible with people with disabilities.

The purpose of this public hearing is to inform the public about the districting process and to hear from the community on what factors should be taken into consideration while creating district boundaries. The public is requested to provide input regarding communities of interest and other local factors that should be considered while drafting district maps. A community of interest under the relevant Elections Code for cities (Section 21621(c) is, “a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation.”

Possible features defining community of interest might include, but are not limited to:

1. School attendance areas;
2. Natural dividing lines such as major roads, hills, or highways;
3. Areas around parks and other neighborhood landmarks;
4. Common issues, neighborhood activities, or legislative/election concerns; and
5. Shared demographic characteristics, such as:
  - Similar levels of income, education, or linguistic insolation;
  - Languages spoken at home; and
  - Single-family and multi-family housing unit areas.

#### Next Steps

On December 16, 2021, the City Council will conduct Public Hearing #2 to seek additional public input and provide direction on criteria to be considered while drafting district maps. Following that hearing, draft district maps and proposed election sequencing will be posted to the City website and available at City Hall.

The dates for Public Hearings #3 and #4 to consider draft maps, scheduled for January 25, 2022 and February 22, 2022 respectively, are scheduled following the demographic review of the recently released 2020 Census data and the drafting of revised district boundary maps. At these hearings the City Council may also discuss adjusting the sequencing of district elections so as to balance the number of officers on the ballot at any given election. Any changes to the current sequencing of district elections would be made part of the final ordinance adopting the revised district boundaries.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with the recommended action.

#### **ENVIRONMENTAL IMPACT:**

In accordance with the provisions of the California Environmental Quality Act (“CEQA”), this action is not a project as defined by the CEQA and will have no result direct or indirect to physical changes in the environment.

**PUBLIC NOTIFICATION:**

Public notice for this item was made through the regular agenda process. In addition, the notice was translated into Korean, Spanish, and Vietnamese and posted at the City's three posting locations: City Hall, Stanton Post Office, and Stanton Family Resource Center. Information was also available via the City's social media outlets and the City's website.

**STRATEGIC PLAN:**

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

Prepared By:

Approved by:

/s/ Patricia A. Vazquez

/s/ Jarad L. Hildenbrand

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Patricia A. Vazquez  
City Clerk

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Jarad L. Hildenbrand  
City Manager

Attachments:  
None.

# Item: 12B

[Click here to return to the agenda.](#)

## CITY OF STANTON ACCOUNTS PAYABLE REGISTER

October 22, 2021 - November 4, 2021

Electronic Transaction Nos.	1635-1649	\$	102,129.24
Check Nos.	134416-134451	\$	259,527.68

TOTAL	\$	<b>361,656.92</b>
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Demands listed on the attached registers conform to the City of Stanton Annual Budget as approved by the City Council.



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City Manager

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



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Finance Director

## Accounts Payable

## Checks by Date - Detail by Check Number

User: mbannigan  
 Printed: 11/9/2021 5:55 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
1635	JEN14424 PPE 10/09/2021	ANA JENSEN Wage Garnishment PPE 10/09/2021	10/22/2021	200.00
Total for Check Number 1635:				200.00
1636	PUB15477 PPE 10/09/2021	PUBLIC AGENCY RISK SHARING AUT PARS-PPE 10/09/2021	10/22/2021	1,008.52
Total for Check Number 1636:				1,008.52
1637	REC16138 23767 24211 24225 24258 24278 24278	RECTRAC REFUNDS Refund Bertha Albarado for Park Shelter Deposi Refund Ma Gladelia Cansino for Park Shelter De Refund Maria Avila for Park Shelter Deposit on Refund Peter Nguyen for Park Shelter Deposit on Refund Carla Gutierrez for cancelled reservation Refund Carla Gutierrez for Park Shelter Deposit	10/26/2021	100.00 150.00 150.00 100.00 70.00 100.00
Total for Check Number 1637:				670.00
1638	REC16138 24373	RECTRAC REFUNDS Refund Phuong Hoang for Park Shelter Deposit	10/28/2021	150.00
Total for Check Number 1638:				150.00
1639	BEN15755 9938 9938 9938	BENEFIT COORDINATORS CORPORAT October 2021 Prism Life Ins-Employee October 2021 Prism Life Ins-City October 2021 Prism Life Ins-City	10/28/2021	426.78 2,320.51 453.60
Total for Check Number 1639:				3,200.89
1640	PRE2382 EIA42164 EIA42164 EIA42164	PREFERRED BENEFIT October 2021 Delta Dental - Employee Share October 2021 Delta Dental - City Share October 2021 - Cobra Share	10/28/2021	219.92 1,710.58 68.70
Total for Check Number 1640:				1,999.20
1641	JEN14424 PPE 10/23/2021	ANA JENSEN Wage Garnishment PPE 10/23/2021	10/28/2021	200.00
Total for Check Number 1641:				200.00
1642	OCA2137 SC13073 SC13074 SC13129	COUNTY OF ORANGE TREASURER- T. 800Mhz 1st Quarter ST1 Jul-Sept FY21/22 800Mhz 1st Quarter ST4 Jul-Sept FY21/22 800Mhz 2nd Quarter ST0 Oct-Dec FY21/22	10/28/2021	1,562.00 1,139.63 6,007.00
Total for Check Number 1642:				8,708.63

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
1643	USB3019	US BANK	10/28/2021	
	1000Bulbs	Light bulbs to repair tennis courts		1,202.86
	76 Gas	Emergency Gas Assistance		20.33
	Adobe	(5) Adobe Software License		480.03
	Amazon	IT Hardware/Battery Backup/HPAdmin PC		70.68
	Amazon	Open House:Decorations		43.46
	Amazon	Safety Measure at City Facilities 1.2:File Cabine		157.66
	Amazon	Office Cabinet Stoppers		7.60
	Amazon	OST:Game Supplies		13.04
	Amazon	Indoor Insect Traps		129.81
	Amazon	Parts for phones		10.43
	Amazon	OST Decorations		20.64
	Amazon	Electronics/USB Hubs		157.65
	Amazon	Open House:Decorations		10.86
	Amazon	(1) 6pk Carabiner clip for staff		8.81
	Amazon	Safety Measure at City Facilities 1.2:Desk, Cabl		467.65
	Amazon	Electronic Key Fobs/Access Cards		77.20
	Amazon	KNO:Movie		7.06
	Amazon	Safety Measure at City Facilities 1.2:Storage Cal		206.60
	Amazon	Open House:Decorations		48.78
	Amazon	Parachute for youth programs		75.41
	Amazon	Open House:Decorations		11.95
	Amazon	Office Air Ventilation Cover Kits		193.55
	Amazon	Electronics/Charging Cables		226.08
	Amazon	Electronics/(5) PC Microphones		81.25
	Black Gold	Team Building Activity/Public Safety Director		218.00
	City of Buena	Buena Park State of the City 9-8/21/Council		90.00
	City of Buena	Buena Park State of the City 9-8/21/CM		30.00
	CMRTA	2021 CMRTA Conf/Registration/F.Ruiz/11.2-11.		199.00
	CMTA	Annual CMTA Membership Dues		95.00
	Command Link	Internet Coverage for City/SEP-2021		3,665.59
	Costco	Open House:Dinner Supplies		198.17
	Costco	KNO:Drinks and Chips		36.47
	Costco	KNO:Dinner		118.04
	Cypress Chamber	Cypress State of the City Mixer/Council		78.00
	Daiso	(2) 50pk of paper cups for staff water dispenser		3.26
	Digital Space	SEP-2021/City Website Hosting Service		22.00
	Dollar Tree	Open House:Dinner Supplies		6.47
	EdrawMax	Software/IT Eng Application/Lifetime Plan		245.00
	EdrawMax	Software License/2-Year Plan		169.00
	Expedia	Emergency Hotel Assistance		81.14
	Expedia	Emergency Hotel Assistance		160.11
	Expedia	Emergency Hotel Assistance		174.66
	Expedia	Emergency Hotel Assistance		276.01
	Expedia	Emergency Hotel Assistance		519.24
	Expedia	Emergency Hotel Assistance		182.52
	Expedia	Emergency Hotel Assistance		372.88
	Expedia	Emergency Hotel Assistance		270.42
	Expedia	Emergency Hotel Assistance		131.99
	Expedia	Emergency Hotel Assistance		297.42
	Facebook	Social Media Ad: National Night Out		12.00
	Facebook	Social Media Ad: Fall Classes		50.00
	Facebook	Social Media Ad: Fall Classes		23.81
	Facebook	Social Media Ad; FRC Open House;Citizens		50.00
	First Choice	Coffee to City Yard		85.00
	Food4Less	Water for burglary call out		4.54
	Google Appsheet	Work Order Program Usage Fee 9/5/21-10/5/21		360.00
	Government Jobs	Job Ad/Parking Control/Code Enforcement Spec		199.00
	Government Jobs	Job Ad/Departmental Assistant		199.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
		Government Jobs	Job Ad/Assistant Planner	199.00
		Government Jobs	Job Ad/Sr. Accounting Technician	199.00
		Government Jobs	Job Ad/Planning Manager	199.00
		Grainger	(15) light switch keys for staff	14.08
		Harbor Freight	Materials and Supplies	9.78
		Home Depot	Parts to repair street sign	15.92
		Home Depot	Timer for tennis courts	30.15
		Home Depot	Parts to repair Central Park	101.96
		Home Depot	Parts to repair Central Park	37.06
		In-N-Out	Food for Homicide	130.50
		League of CA	Guest Reg(Major)/2021 Annual Conf Registratic	125.00
		Los Alamitos	Parts to repair Norm Ross Fence	29.09
		Los Alamitos	Parts to repair Norm Ross Fence	857.69
		Lowe's	Battery Generator battery	356.69
		Lowe's	Battery Generator	1,412.67
		Magic Jump	FRC Open House: Bounce House Rental	375.00
		Magic Jump	Deposit-Carnival Games and inflatable rentals	175.69
		Mitel Cloud	COVID/SEP-21/Mitel Phone System to facilitate	2,125.32
		Naugles Tacos	Staff Lunch/Administration	57.69
		OC Business	2021 Turning Red Tape-Red Carpet Nomination	125.00
		OC Register	Orange County Register Subscription	0.99
		OC Sheriff Adv	OCS D/Medal of Valor Luncheon/Bronze Sponso	1,200.00
		OC Translation	Language Translation for Special City Council M	960.00
		OC VitalChek	Birth Copy for Anthony Rene Martinez	12.95
		Planetizen	Job Ad/Assistant Planner	99.95
		Planetizen	Job Ad/Planning Manager	99.95
		Ralphs	Emergency Meal Assistance	6.00
		Ross Creations	Audio & Sound for Special City Council (Tina/I	575.00
		Sams Club	Candy-(4) 450pk, (2) 265pk, (4) 4 3/4 lb bags	155.80
		Shell Oil	OCS D Motor Officer/Motorcycle Gas	37.57
		Smart & Final	Food Items for FRC Open House: Hot dog buns,	85.42
		Smart & Final	Sept birthday celebration:cookie, water for volur	99.15
		Smart & Final	\$25 Amazon Gift Card for YAC Youth Conferen	25.00
		Smart & Final	Training Supplies/Refreshments	84.83
		SoCal Shredding	Document Shredding Truck/Annual Community	100.00
		Southwest Air	2021 CMRTA Conf/Airfare/F.Ruiz/11.2-11.4/Be	145.95
		Spotify	Monthly Spotify premium charge-used for event	9.99
		Staples	FRC Office:Bulletin trim, printer ink	149.14
		Target	Emergency Meal Assistance	43.10
		Target	(5) Pencil box for staff	10.82
		Target	Emergency Supplies Assistance	54.93
		Target	FRC Office:Air Fresheners	24.75
		US Air Conditio	Parts for City Yard HVAC Repairs	238.47
		Walgreens	KNO:Picture Developing	7.63
		Wal-Mart	Water for Homicide	16.48
			Total for Check Number 1643:	23,173.29
1644	ICM1540 PPE 10/23/2021	ICMA RETIREMENT TRUST 302393 PPE 10/23/21-ICMA #302393	10/29/2021	3,970.00
			Total for Check Number 1644:	3,970.00
1645	INT1569 10/23/2021 10/23/2021 10/23/2021	INTERNAL REVENUE SERVICE (FD) Federal Tax Withholding (MC) Medicare-Employee Share (ME) Medicare-City Share	10/29/2021	15,216.33 2,082.45 2,082.45
			Total for Check Number 1645:	19,381.23

<b>Check No</b>	<b>Vendor No Invoice No</b>	<b>Vendor Name Description</b>	<b>Check Date Reference</b>	<b>Check Amount</b>
1646	EDD1067	EDD	10/29/2021	
	10/23/2021	State Unemployment		190.78
	10/23/2021	State Tax Withholding		5,361.71
Total for Check Number 1646:				<u>5,552.49</u>
1647	REC16138	RECTRAC REFUNDS	11/01/2021	
	24284	Refund Kim Nguyen for Park Shelter Deposit on		100.00
	24519	Refund Huy Ton for Park Shelter Deposit on 10/		150.00
Total for Check Number 1647:				<u>250.00</u>
1648	GOL1321	GOLDEN STATE WATER COMPANY	11/03/2021	
	November 02	Sep 10-Oct 11 Water Services Median October 1		1,883.97
	November 02	Sep 10-Oct 11 Water Services Building October		375.05
	November 02	Sep 10-Oct 11 Water Services Park October 12		6,560.96
	November 02	Sep 10-Oct 11 Water Services Median October 1		80.24
	November 02	Sep 10-Oct 11 Water Services Park October 12		4,680.50
Total for Check Number 1648:				<u>13,580.72</u>
1649	CAS680	CA ST PERS 103	11/03/2021	
	PPE 10/23/2021	PERS-Employee Classic T2 PPE 10/23/2021		2,372.98
	PPE 10/23/2021	PERS-Survivor New T3 PPE 10/23/2021		24.18
	PPE 10/23/2021	PERS-Employee's Share T1 PPE 10/23/2021		1,919.82
	PPE 10/23/2021	PERS-City's Share New T3 PPE 10/23/2021		5,206.16
	PPE 10/23/2021	PERS-City's Share Classic T2 PPE 10/23/2021		2,932.34
	PPE 10/23/2021	PERS-City's Share T1 PPE 10/23/2021		2,983.94
	PPE 10/23/2021	PERS-Survivor Classic T2 PPE 10/23/2021		5.58
	PPE 10/23/2021	PERS-Survivor (Employee) T1 PPE 10/23/2021		9.30
	PPE 10/23/2021	PERS-Employee New T3 PPE 10/23/2021		4,629.97
Total for Check Number 1649:				<u>20,084.27</u>
134416	ACE13161	ACE LASER PRINTER SERVICE	11/04/2021	
	9669	(2) Toners		114.43
Total for Check Number 134416:				<u>114.43</u>
134417	ALL228	ALL CITY MANAGEMENT SVCS, INC.	11/04/2021	
	71736.154	School Crossing Guard Services 09/05/21-09/18,		1,952.10
	72270	School Crossing Guard Services 09/19/21-10/02.		2,169.00
Total for Check Number 134417:				<u>4,121.10</u>
134418	ALL11857	ALLIANT INSURANCE SERVICES INC	11/04/2021	
	10.19.2021	Payment for Oct-Dec 2021 insurance: J.Doane &		102.00
Total for Check Number 134418:				<u>102.00</u>
134419	ATT377	AT&T	11/04/2021	
	10/19/2021	Corporate Yard Sept		443.51
	10/25/2021	DMV Access Line Sept-Oct 335-253-0761		54.95
	10/25/2021	Cerritos Intercon Sept-Oct 335-253-1318		198.94
Total for Check Number 134419:				<u>697.40</u>
134420	AUT15903	AUTOMOTIVE WORKWEAR, INC	11/04/2021	
	772382	New work shirts for Public Works crew		818.19
Total for Check Number 134420:				<u>818.19</u>

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
134421	AVE16145 24160	BETTY AVENDANO Park Shelter Rental Deposit for Betty Avendano	11/04/2021	100.00
Total for Check Number 134421:				100.00
134422	C3O13388 138440	C3 TECHNOLOGY SERVICES Front/CR Sharp Copiers/Toner/Maintenance 09/	11/04/2021	565.56
Total for Check Number 134422:				565.56
134423	CAA556 27719 28407 28409 28410 28412 28413	CA AUTO & BRAKE INC Replace blower motor unit for Vehicle #21 Smog check Unit 3 Smog check Unit 20 Smog check Unit 16 Smog check Unit 17 and replace gas cap Smog check Unit 9	11/04/2021	363.09 51.75 51.75 51.75 95.31 51.75
Total for Check Number 134423:				665.40
134424	CAC563 SMIP CY21 Q3	CA CONSERVATION DEPT SMIP Fee Q3 CY2021 Less 5%	11/04/2021	270.53
Total for Check Number 134424:				270.53
134425	CAS662 538309	CA ST DEPT OF JUSTICE SEP2021/Fingerprints	11/04/2021	81.00
Total for Check Number 134425:				81.00
134426	CAL12690 CY21 Q3	CALIFORNIA BUILDING STANDARDS CBSC SB1473 Fee 2022Q1 Less 10% Local Go	11/04/2021	135.00
Total for Check Number 134426:				135.00
134427	COL15604 49448	COLANTUONO, HIGHSMITH & WHATI SEP-21/Legal Svcs for Collection of UUT	11/04/2021	101.96
Total for Check Number 134427:				101.96
134428	CYP925 72081	CYPRESS ENGRAVING Nameplates:A.Gonzalez/J.Huynh.L.Chea	11/04/2021	60.36
Total for Check Number 134428:				60.36
134429	DIV13216 CY21 Q3	DIVISION OF THE STATE ARCHITECT AB1379: Amount due to State Architect-10%	11/04/2021	67.60
Total for Check Number 134429:				67.60
134430	FED1155 7-534-30827	FEDEX Overnight to First American Title Company (745	11/04/2021	67.28
Total for Check Number 134430:				67.28
134431	HAR1412 50053 50053 50053	HARRIS & ASSOCIATES INC Sewer User Fee Aug 29-Oct 2 2021 Lighting and Landscaping District Aug 29-Oct 2 Protective Svcs Tax Annual Admin Aug 29-Oct 2	11/04/2021	2,100.00 4,462.50 1,312.50
Total for Check Number 134431:				7,875.00
134432	HIL1466	HILL'S BROS LOCK & SAFE INC	11/04/2021	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	76463	Repair locks at Stanton Park restroom		69.27
Total for Check Number 134432:				69.27
134433	HIN1468 SIN010849	HINDERLITER DELLAMAS & ASSOCI/ JUL-21/Svcs for Cannabis Mngmt Program	11/04/2021	52,000.00
Total for Check Number 134433:				52,000.00
134434	INF1555 2021090021	IRC, INC Backgrounds/Rivera/Shah/Mendez/Ayala	11/04/2021	508.68
Total for Check Number 134434:				508.68
134435	LAM16143 23719	MACKENZIE LAMPEREIN Park Shelter Rental Deposit Refund Mackenzie I	11/04/2021	150.00
Total for Check Number 134435:				150.00
134436	NAT15942 WF2569 WF2733	NATIONAL AUTO FLEET GROUP Purchase on new Ford F-250 truck Purchase on new Ford F-250 truck	11/04/2021	49,696.45 49,696.45
Total for Check Number 134436:				99,392.90
134437	OCT2192	O C TREASURER-TAX COLLECTOR	11/04/2021	
	079-320-20	Sewer Fee/10660 Western Ave		512.54
	079-320-20	OCS D Sewer Fee/10660 Western Ave		2,433.46
	079-334-19	Sewer Fee/10502 Rose Ave		72.24
	079-344-04	Sewer Fee/10971 Flower St		72.24
	079-344-05	Sewer Fee/10972 Rose St		72.24
	079-354-03	OCS D Sewer Fee/7855 Katella Ave		1,309.12
	079-354-04	Sewer Fee/10972 Cedar St		72.24
	079-362-12	Sewer Fee/10922 Date St		72.24
	079-362-13	Sewer Fee/10912 Date St		72.24
	079-362-15	Sewer Fee/10902 Dale St		72.24
	079-363-26	Sewer Fee/10961 Date St		72.24
	079-771-36	Sewer Fee/10651 Lexington St		72.24
	126-391-48	Sewer Fee/10350 Fern Ave		72.24
	126-481-05	OCS D Sewer Fee/8870 Tina Way		960.40
	126-481-05	Sewer Fee/8870 Tina Way		231.20
	126-481-07	OCS D Sewer Fee/8890 Tina Way		960.40
	126-481-07	Sewer Fee/8890 Tina Way		231.20
	126-481-08	OCS D Sewer Fee/8900 Tina Way		960.40
	126-481-08	Sewer Fee/8900 Tina Way		231.20
	126-481-09	Sewer Fee/8910 Tina Way		231.20
	126-481-09	OCS D Sewer Fee/8910 Tina Way		960.40
	126-481-10	OCS D Sewer Fee/8920 Tina Way		960.40
	126-481-10	Sewer Fee/8920 Tina Way		231.20
	126-481-11	Sewer Fee/8930 Tina Way		72.24
	126-481-12	Sewer Fee/8940 Tina Way		72.24
	126-481-13	Sewer Fee/8950 Tina Way		72.24
	126-481-14	Sewer Fee/8960 Tina Way		72.24
	126-481-15	Sewer Fee/8970 Tina Way		72.24
	126-481-17	OCS D Sewer Fee/8961 Pacific Ave		960.40
	126-481-17	Sewer Fee/8961 Pacific Ave		231.20
	126-481-18	OCS D Sewer Fee/8951 Pacific Ave		960.40
	126-481-18	Sewer Fee/8951 Pacific Ave		231.20
	126-481-19	OCS D Sewer Fee/8941 Pacific Ave		960.40
	126-481-19	Sewer Fee/8941 Pacific Ave		231.20
	126-481-20	Sewer Fee/8931 Pacific Ave		231.20

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	126-481-20	OCS D Sewer Fee/8931 Pacific Ave		960.40
	126-481-22	OCS D Sewer Fee/8911 Pacific Ave		960.40
	126-481-22	Sewer Fee/8911 Pacific Ave		231.20
	126-481-24	OCS D Sewer Fee/8891 Pacific Ave		960.40
	126-481-24	Sewer Fee/8891 Pacific Ave		231.20
	126-481-25	Sewer Fee/8881 Pacific Ave		231.20
	126-481-25	OCS D Sewer Fee/8881 Pacific Ave		960.40
	126-481-26	OCS D Sewer Fee/8871 Pacific Ave		960.40
	126-481-26	Sewer Fee/8871 Pacific Ave		231.20
	126-481-27	Sewer Fee/8861 Pacific Ave		231.20
	126-481-27	OCS D Sewer Fee/8861 Pacific Ave		960.40
	126-481-28	Sewer Fee/8851 Pacific Ave		72.24
	126-481-29	Sewer Fee/8841 Pacific Ave		72.24
	126-482-05	Sewer Fee/8870 Pacific Ave		72.24
	126-482-06	Sewer Fee/8880 Pacific Ave		231.20
	126-482-06	OCS D Sewer Fee/8880 Pacific Ave		960.40
	126-482-08	OCS D Sewer Fee/8900 Pacific Way		960.40
	126-482-08	Sewer Fee/8900 Pacific Way		231.20
	126-482-09	Sewer Fee/8910 Pacific Ave		72.24
	126-482-10	Sewer Fee/8920 Pacific Ave		72.24
	126-482-11	Sewer Fee/8930 Pacific Ave		231.20
	126-482-11	OCS D Sewer Fee/8930 Pacific Ave		960.40
	126-482-12	Sewer Fee/8940 Pacific Ave		231.20
	126-482-12	OCS D Sewer Fee/8940 Pacific Ave		960.40
	126-482-13	OCS D Sewer Fee/8950 Pacific Ave		960.40
	126-482-13	Sewer Fee/8950 Pacific Ave		231.20
	126-553-22	OCS D Sewer Fee/8100 Pacific St		2,589.28
	126-553-22	Sewer Fee/8100 Pacific St		545.46
	126-566-13	Sewer Fee/Katella & Chestnut		72.24
	126-568-07	Sewer Fee/Katella & Chestnut		72.24
	131-091-40	OCS D Sewer Fee/7800 Katella Ave		8,132.91
	131-091-40	Sewer Fee/7800 Katella Ave		1,713.27
	131-241-21	OCS D Sewer Fee/11870 Beach Blvd		343.00
	131-263-08	Sewer Fee/11822 Santa Paula St		372.04
	131-263-08	OCS D Sewer Fee/11822 Santa Paula St		1,766.26
	131-263-09	Sewer Fee/11832 Santa Paula St		72.24
	131-282-05	Sewer Fee/7972 Orangewood Ave		72.24
	131-433-20	Sewer Fee/8340 Briarwood St		72.24
			Total for Check Number 134437:	44,163.74
134438	PHA12971 49123	PARS AUG2021/PARS/Administrator Services	11/04/2021	468.66
			Total for Check Number 134438:	468.66
134439	PET14941 18936742	PETS BEST Pet Insurance October 2021	11/04/2021	113.44
			Total for Check Number 134439:	113.44
134440	PIN16121 0259503 0259503 0259503 0259503 0259503 0259503 0259503 0259503	PINNACLE PETROLEUM INC Gasoline for City Yard Gasoline for City Yard Gasoline for City Yard-amount that exceed PO Gasoline for City Yard Gasoline for City Yard	11/04/2021	6.30 1,533.00 99.66 450.00 374.61 20.91 8.43 8,418.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	0259503	Gasoline for City Yard		3.00
Total for Check Number 134440:				10,913.91
134441	PSI11874 31002	PSI Repair to pressure washer for sidewalk cleaning	11/04/2021	389.72
Total for Check Number 134441:				389.72
134442	SIC16144 24071	ELISA SICAIROS Park Shelter Rental Deposit Refund Elisa Sicairc	11/04/2021	100.00
Total for Check Number 134442:				100.00
134443	SOC2734 10/14/2021 10/25/21 10/25/21 10/25/21	SO CAL EDISON Electric Svc/TinaPacific 09/03/21-10/05/21 Electric Service-Building Oct Stanton District Light Oct Electric Service-Medians Oct	11/04/2021	394.23 9,270.12 39.00 54.39
Total for Check Number 134443:				9,757.74
134444	SOC12606 528550 528551	SO CAL INDUSTRIES Fence rental for 10652 Bell St Oct-Nov Fence rental for Magnolia and Tina Way Oct-No	11/04/2021	59.11 603.27
Total for Check Number 134444:				662.38
134445	SUZ16142 24383	NANA SUZUMURA Park Shelter Rental Deposit Refund Nana Suzum	11/04/2021	150.00
Total for Check Number 134445:				150.00
134446	VAN13002 9474 9474	VAN RY MAINTENANCE Floor service Civic Center Floor service FRC	11/04/2021	225.00 125.00
Total for Check Number 134446:				350.00
134447	VEN13764 0155567-IN 0155567-IN 0155567-IN 0155567-IN 0155567-IN 0155567-IN	VENCO WESTERN INC Street landscape maintenance-Oct Building landscape maintenance-Oct Park landscape maintenance-Oct Norm Ross baseball field-Oct Stanton Central Park-Oct Median landscape maintenance-Oct	11/04/2021	1,490.00 1,298.00 4,685.00 900.00 4,592.00 7,939.00
Total for Check Number 134447:				20,904.00
134448	VER3059 9890763641 9890763642	VERIZON WIRELESS Mobile/Data Plans/Hotspots 9/17/21-10/16/21 Mobile/Data Plans/Hotspots 9/17/21-10/16/21	11/04/2021	666.61 965.65
Total for Check Number 134448:				1,632.26
134449	VIS3077 2021-226660-00 2021-229194-00 2021-250784-00	VISTA PAINT CORP Paint Supplies-Graffiti Red paint for red curb Paint Supplies-City Hall stairs repaint	11/04/2021	3.12 89.60 174.45
Total for Check Number 134449:				267.17

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
134450	WAG13143 INV3111279 INV3111279	WAGEWORKS SEP2021/Compliance Fee SEP2021/Administration Fee	11/04/2021	50.00 66.00
Total for Check Number 134450:				116.00
134451	WIL12778 010-49303	WILLDAN FINANCIAL SERVICES Overhead Cost Allocation Plan-Sept 2021	11/04/2021	1,575.00
Total for Check Number 134451:				1,575.00
Report Total (51 checks):				361,656.92

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
SPECIAL & JOINT REGULAR MEETING OCTOBER 26, 2021

SPECIAL CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING  
(5:00 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 5:01 p.m. by Mayor / Chairman Shawver.

**2. ROLL CALL**

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

Absent: Council/Agency/Authority Member Van.

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 5:02 p.m. for discussion regarding:

Council/Agency/Authority Member Van arrived at 5:03 p.m.

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

Property: 10692 Beach Boulevard, CA (APN 126-434-12)

Negotiating Parties: Jarad L. Hildenbrand, City Manager, City of Stanton  
Hyuncho Park, Owner

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

## **DRAFT**

**4B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**  
**Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)**

Number of Potential Cases: 2

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

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

**6. ROLL CALL**

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

Absent: None.

Excused: None.

**7. PLEDGE OF ALLEGIANCE**

Led by Mr. Keith Gifford.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 5:02 to 6:30 p.m.

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

**8. SPECIAL PRESENTATIONS AND AWARDS**

A. The City Council along with representatives from both Senator Josh Newman and Assemblywoman Sharon Quirk-Silva's office presented certificates of recognition honoring Stanton's 2020 Women of Distinction awardees.

B. The City Council along with representatives from both Senator Josh Newman and Assemblywoman Sharon Quirk-Silva's office presented certificates of recognition to Stanton's 2020 Service award recipients.

# DRAFT

## 9. CONSENT CALENDAR

Motion/Second: Ramirez/Taylor

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

Motion unanimously carried:

## CONSENT CALENDAR

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

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

### 9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated September 24, 2021 – October 7, 2021, in the amount of \$1,541,807.45.

### 9C. APPROVAL OF MINUTES

1. The City Council/Successor Agency/Housing Authority approved Minutes of Joint Regular Meeting – September 28, 2021; and
2. The City Council/Successor Agency/Housing Authority approved Minutes of Joint Regular Meeting – October 12, 2021.

## DRAFT

### **9D. AMENDMENT NUMBER ONE TO THE AGREEMENT TO TRANSFER FUNDS FOR THE 2020 EMERGENCY MANAGEMENT PERFORMANCE GRANT PROGRAM**

On May 11, 2021, City Council approved the City's acceptance of the Emergency Management Performance Grant (EMPG) FY20, from the California Governor's Office of Emergency Services (CalOES). Included in this grant is a sub award for the City in the amount of \$5,333.00. CalOES is seeking approval of an amendment to the Agreement to Transfer Funds.

1. The City Council declared that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, and
2. Authorized the City Manager to execute the Amendment Number One to the Agreement to Transfer Funds for the 2020 Emergency Management Performance Grant Program and other documents required by the County of Orange for participation in the EMPG program on behalf of the City Council.

### **9E. APPROVAL OF FIRST AMENDMENT TO THE OPTION TO LEASE AGREEMENT OF 11870 BEACH BOULEVARD WITH JAMBOREE HOUSING CORPORATION FOR USE AS PART OF THE TAHITI MOTEL PERMANENT SUPPORTIVE HOUSING PROJECT**

Consideration of the First Amendment to the Option to Lease Agreement of 11870 Beach Boulevard with the Jamboree Housing Corporation (JHC), extending the option's expiration date to April 18, 2022. The property is adjacent to JHC's Tahiti Motel Permanent Supportive Housing Project and would be used to provide additional space for a community building on the campus.

1. The City Council declared that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3); and
2. Approved the First Amendment to the Option to Lease Agreement with JHC; and
3. Authorized the City Manager to execute the First Amendment with JHC.

## DRAFT

### 9F. RESOLUTION AUTHORIZING VIRTUAL PUBLIC MEETINGS PURSUANT TO AB 361

Adoption of a Resolution of authorizing City Staff to conduct remote teleconference meetings of the City Council, Committees, and Commissions under the provisions of AB 361.

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. Adopted Resolution No. 2021-34, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING VIRTUAL PUBLIC MEETINGS PURSUANT TO AB 361”.**

### END OF CONSENT CALENDAR

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS

11A. CONSIDERATION OF ORDINANCE NO. 1113, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 10.08.010 OF THE STANTON MUNICIPAL CODE AUTHORIZING ANGLED PARKING ON ALL ROADWAYS WITH CONDITIONS OF IMPLEMENTATION, SPECIFICALLY AUTHORIZING ANGLED PARKING ON VILLAGE CENTER DRIVE FROM THE SOUTHERLY CITY LIMIT TO BEACH BOULEVARD, AND FINDING SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

On September 28, 2021, City Council continued this item to the October 26, 2021 City Council meeting with the direction to City staff to develop and present a “traffic study” of existing conditions on Village Center Drive and the impact(s) proposed angled parking plan would have on Village Center Drive traffic. Based upon the scope given, the City Engineer determined the request more closely aligned with the scope of an “engineering analysis” akin to the language in the proposed ordinance rather than a traffic study. Consequently, the engineering analysis has been prepared in a memorandum format and is summarized below. The engineering analysis is also attached to this agenda report.

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Based upon the results of the engineering analysis, the City Engineer is recommending a revised recommended action for consideration by City Council and, therefore, the City Engineer is changing the original recommended action to “alternative action no. 2.” The City Engineer is also proposing another alternative action, alternative action no. 1, for consideration by City Council.

The revised recommended action consists of modifying the “no parking” hours posted on Village Center Drive to allow the existing parallel parking to be better utilized and to evaluate the effect of that change prior to authorizing additional angled parking on Village Center Drive. The recommended action would change the existing No Parking hours from 11:00 p.m. – 7:00 a.m. to 2:00 a.m. – 6:00 a.m. on Village Center Drive.

Two alternative actions are also presented to City Council for consideration:

Alternative action no. 1 is the same as the recommended action, except that the existing No Parking hours would only occur on the designated street sweeping day (Friday) and during the necessary time window to allow for street sweeping as determined by the City Engineer.

Alternative action no. 2 is the original recommended action presented at the September 28, 2021, City Council meeting, which was to amend Section 10.08.010 of the Stanton Municipal Code to allow angled parking on any public roadway after the City Engineer performs an engineering analysis and with the concurrence of City Council and to implement angled parking on Village Center Drive as the initial implementation of this Ordinance. If the City Council directs angled parking be designated for installation by Frontier on Village Center Drive, the City Engineer recommends any angled parking stalls be “back-in” or “reverse” angled parking.

### **RECOMMENDED ACTION:**

1. City Council modify the existing “No Parking” hours on Village Center Drive from the southerly City limit to Beach Boulevard from 11:00 p.m. - 7:00 a.m. to 2:00 a.m. – 6:00 a.m.; and
2. Adopt Resolution No. 2021-35, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, TO RESTRICT OVERNIGHT PARKING ON VILLAGE CENTER DRIVE FROM THE SOUTHERLY CITY LIMIT TO BEACH BOULEVARD”;** and

3. Declare that this Resolution will not have a significant effect, adverse or otherwise, on the environment pursuant to the California Environment Quality Act (“CEQA”) Guidelines Section 15061(b)(3); therefore, this resolution is found and determined to be not subject to analysis under the California Environment

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Quality Act of 1970, as amended, or the State CEQA Guidelines; and

4. Direct the City Engineer to perform a subsequent engineering analysis in approximately six (6) months to ascertain the effects of the modified No Parking hours on the use of the existing parallel parking spaces.

### **ALTERNATIVE ACTION NO. 1:**

1. City Council modify the existing “No Parking” hours from 11:00 p.m. - 7:00 a.m. to “No Parking for street sweeping” on Village Center Drive from the southerly limit to Beach Boulevard on the designated street sweeping day and time window determined by the City Engineer; and
2. Declare this action will not have a significant effect, adverse or otherwise, on the environment pursuant to the California Environment Quality Act (“CEQA”) Guidelines Section 15061(b)(3); therefore, this action is found and determined to be not subject to analysis under the California Environment Quality Act of 1970, as amended, or the State CEQA Guidelines; and
3. Direct the City Engineer to perform a subsequent engineering analysis in approximately six (6) months to ascertain the effects of the modified No Parking hours on the use of the existing parallel parking spaces.

### **ALTERNATIVE ACTION NO. 2:**

1. City Council introduce Ordinance No. 1113, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 10.08.010 OF THE STANTON MUNICIPAL CODE AUTHORIZING ANGLED PARKING ON ALL ROADWAYS WITH CONDITIONS OF IMPLEMENTATION, SPECIFICALLY AUTHORIZING ANGLED PARKING ON VILLAGE CENTER DRIVE FROM THE SOUTHERLY CITY LIMIT TO BEACH BOULEVARD, AND FINDING SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;”** and

2. Declare that this Ordinance will not have a significant effect, adverse or otherwise, on the environment pursuant to the California Environment Quality Act (“CEQA”) Guidelines Section 15061(b)(3); therefore, this Ordinance, and all parking configurations authorized hereby, are found and determined to be not subject to analysis under the California Environment Quality Act of 1970, as amended, or the State CEQA Guidelines; and
3. Set said Ordinance for adoption at the November 9th regularly scheduled City Council meeting; and

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4. Approve the initial implementation of the Ordinance by expressly authorizing angled parking on Village Center Drive; and
5. Authorize the City Engineer to work with Frontier to develop and implement a revised angled parking plan which includes reverse/back-in angled parking; and
6. Upon the City Engineer's approval of a revised angled parking plan, authorize the City Engineer to issue an encroachment permit in conformance with the Stanton Municipal Code for the proposed work and to collect a surety bond or cash bond in the amount of \$50,000 to guarantee completion of construction.

Staff report by Mr. Joe Ames, Public Works Director / City Engineer.

City Council questioned staff regarding inclusion of a crosswalk, availability of staff to enforce parking hours, retaining of existing trees, parking hours, staff only parking, angled parking, valet parking, crime statistics in the area prior to the current development, current parking plan underutilized, maintaining the current parallel parking design, homeless activity, current plan / steps in addressing homeless activity, traffic study results, medians, left turn lanes, occupancy rate, and replacement of trees should any be removed (mature trees).

### **The public hearing was opened.**

Written Communication:

- Mr. Alan Dominguez, resident, spoke in opposition of the proposed ordinance and alternative recommendations, citing safety concerns for pedestrians and cyclist, traffic congestion, and traffic safety.
- Ms. Catherine Levu, resident, spoke in opposition of the proposed ordinance and alternative recommendations, citing public safety concerns, traffic congestion, traffic safety, and request that the City Council consider the needs of the community who reside within the area.
- Ms. Carol Ngo, resident, spoke in opposition of the proposed ordinance and alternative recommendations.
- Ms. Christi Winslow, resident, spoke in opposition of the proposed ordinance and alternative recommendations, citing traffic safety concerns.
- Mr. Daniel Kendrick, resident, spoke in opposition of the proposed ordinance and alternative recommendations, citing public safety concerns, traffic congestion, traffic safety, loitering, increase in littering, and increase in crime.
- Mr. Robert Kordich and Mrs. Dona Kordich, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, and traffic safety.

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**THESE MINUTES ARE ISSUED FOR INFORMATION ONLY AND ARE SUBJECT TO  
AMENDMENT AND APPROVAL AT NEXT MEETING**

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- Ms. Emily Ruiz, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, traffic safety, and an increase in loitering and crime.
- Ms. Judy Fanslow, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, traffic safety, and an increase in loitering and crime.
- Ms. Jennifer McDonald, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, traffic safety, an increase in loitering and crime, and request that the City Council consider the needs of the community who reside within the area.
- Ms. Jennifer Woodward, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing an increase in traffic impediments.
- Ms. Kathy Black, resident, spoke in opposition of the proposed ordinance and alternative recommendations.
- Ms. Lisa Glenn, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, traffic safety, and request traffic calming measures.
- Mr. Mark Haddad, Business Owner, spoke in favor of the proposed ordinance and alternative recommendations.
- Mr. Mike Montgomery, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic and pedestrian safety concerns, and spoke regarding the distrust that the community has in the City Council.
- Ms. Marisa Patterson, resident, spoke in opposition of the proposed ordinance and alternative recommendations.
- Mr. Robert Kordich and Mrs. Dona Kordich, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, and traffic safety.
- Ms. Ron Beighle, resident, spoke in opposition of the proposed ordinance and alternative recommendations.
- Mr. Robert Kordich and Mrs. Dona Kordich, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, and traffic safety.

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- Mr. Robie Oelkers, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, and traffic safety concerns and also spoke in favor of changing the parking hours.
- Ms. Rhonda, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic safety concerns, request that the City Council consider the needs of the community who reside within the area, and also spoke in favor of changing the parking hours.
- Ms. Robin (RJP) Ray, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, and traffic safety concerns.
- Mr. Stuart Levu, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic congestion, traffic safety concerns, and increased crime.
- Ms. Tammy Tran, resident, spoke in opposition of the proposed ordinance and alternative recommendations.

### In Person Public Comment:

- Mr. Jeffrey Jones, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing concerns with the proposed hours being too high, public safety concerns, and creation of hazardous conditions.
- Ms. Lori Harmon, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, increase in homeless activity, and questioned how City funding is being utilized to address the homeless population.
- Mr. Austin Rilles, business owner, spoke in favor of the proposed ordinance and alternative recommendations stating that they work late into the evenings and extending the parking hours would assist his team and clientele.
- Ms. Karen Bethell, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, increase in homeless activity, request that the City host a community clean up event to encourage community involvement, and questioned why City Council meetings were not televised.
- Mr. Harold Walters, business owner, spoke in favor of the proposed ordinance and alternative recommendations stating that one of the biggest concerns that his business is experiencing is the lack of parking especially during peak hours for both his employees and patrons.

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- Mr. Matthew Sandoval, resident, spoke in opposition of the proposed ordinance and alternative recommendations stating that all parties are in agreement that there is not enough parking within the development, that he believes this issue falls on the developer and that the developer should be seeking alternative parking options to resolve the issue, and further spoke regarding traffic congestion, and traffic safety.
- Mr. Chase Villafana, representative for Planet Fitness, spoke in favor of the proposed ordinance and alternative recommendations citing that the developers have placed themselves in a position to benefit the community by providing them with a place to eat and enjoy entertainment.
- Ms. Anne Marie Damaso, business owner, spoke in favor of the proposed ordinance and alternative recommendations and cited safety concerns for her staff and patrons.
- Mr. Paul Chi, Rodeo 39 employee, spoke in favor of the proposed ordinance and alternative recommendations stating that the lack of parking has given a bad experience for both staff and patrons.
- Mr. Roger Chan, business owner, spoke in favor of the proposed ordinance and alternative recommendations citing that the lack of parking has been a negative experience for both staff and patrons, that his business has been impacted, he is losing members due to the lack of parking, and he asks for approval of additional parking for prosperity of business and the safety of his patrons and staff.
- Mr. Pastor Lee, business owner, spoke in favor of the proposed ordinance and alternative recommendations citing that the goal is to bring the Stanton community, neighboring community, and more together, and further stated that it is difficult to serve patrons when his staff is out looking for parking, and that by authorizing additional parking spaces would be necessary for his business to thrive.
- Ms. Amy Chuang, business owner, spoke in favor of the proposed ordinance and alternative recommendations citing that it has been a tough year dealing with the effects of COVID-19 and that they are trying to maintain their employees and patrons, which is crucial especially on the weekends when parking is needed.
- Mr. Tom Carpenter, Frontier Development, spoke in favor of the proposed ordinance and alternative recommendations stating that they want to be good neighbors, that parking is a major issue, the lack of use of the back parking area during the weekday hours, use during the nights and weekends is when the back parking area needed for staff and patrons which is crucial, addressed concerns with the possibility of increased crime and loitering created by increased parking, that one of the major goals of theirs was to clean up the area and continue to clean up the corner, that he is proud of what they have developed and that he to

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believes that it is valid that 2 am is too late and that they would agree with 12 am.

- Ms. Robin, resident, spoke in opposition of the proposed ordinance and alternative recommendations and stated that alternative options need to be researched and considered, that this current situation was created by the developer not the residents and that taking Village Center Drive is not going to fix the issues, and that there is a better solution out there.
- Ms. Rachel Crist, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing public safety concerns, traffic safety concerns, loss of multiple lanes, possibility of losing turn lanes, neighboring developments not be losing turn lanes, that the City and developer knew that parking was going to be an issue, questioned how this situation is going to be addressed, reported that similar developments such as the Anaheim Packing District utilizes a valet parking system to maximize their space, and suggested that the developer follow a similar model.
- Mr. Jason Latrell, resident, spoke in opposition of the proposed ordinance and alternative recommendations citing pedestrian safety concerns, public safety concerns, and the lack of security.

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

**Motion (Shawver):**

Front-in angled parking plan, modify parking hours as proposed (no parking 12:00 AM to 6:00 AM), include a crosswalk, and perform a subsequent engineering analysis in approximately six (6) months for review by the City Council.

Motion/Second: Shawver/Ramirez

**Request for Substitute Motion (Van):**

Proceed with Alternative Action No. 1, modify parking hours as proposed (no parking 12:00 AM to 6:00 AM), include a crosswalk, and perform a subsequent engineering analysis in approximately six (6) months for review by the City Council.

Motion/Second: Van/

Substitute motion failed due to the lack of a second.

**Call for the Question (Shawver):**

Front-in angled parking plan, modify parking hours as proposed (no parking 12:00 AM to 6:00 AM), include a crosswalk, and perform a subsequent engineering analysis in approximately six (6) months for review by the City Council.

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## **Second Request for Substitute Motion (Van):**

Back-in angled parking plan, modify parking hours as proposed (no parking 12:00 AM to 6:00 AM), require Frontier Development to replace any existing trees removed for this proposed parking plan with mature (10 foot+) trees, obtain voluntary donation from Frontier Development for the design and installation of the crosswalk, and perform a subsequent engineering analysis in approximately six (6) months for review by the City Council.

Motion/Second: Van/

Substitute motion failed due to the lack of a second.

## **Final Motion:**

Motion/Second: Shawver/Ramirez

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Van	NO
	Council Member Warren	AYE
	Mayor Pro Tem Taylor	AYE
	Mayor Shawver	AYE

Motion carried:

1. The City Council adopted Resolution No. 2021-35 modifying the existing “No Parking” hours on Village Center Drive from the southerly City limit to Beach Boulevard from 11:00 p.m. - 7:00 a.m. to 12:00 a.m. – 6:00 a.m., entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, TO RESTRICT OVERNIGHT PARKING ON VILLAGE CENTER DRIVE FROM THE SOUTHERLY CITY LIMIT TO BEACH BOULEVARD”**; and

2. Declared that this Resolution will not have a significant effect, adverse or otherwise, on the environment pursuant to the California Environment Quality Act (“CEQA”) Guidelines Section 15061(b)(3); therefore, this resolution is found and determined to be not subject to analysis under the California Environment Quality Act of 1970, as amended, or the State CEQA Guidelines; and
3. Directed the City Engineer to perform a subsequent engineering analysis in approximately six (6) months to ascertain the effects of the modified No Parking hours on the use of the angled parking spaces; and
4. Introduced Ordinance No. 1113, entitled:

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**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 10.08.010 OF THE STANTON MUNICIPAL CODE AUTHORIZING ANGLED PARKING ON ALL ROADWAYS WITH CONDITIONS OF IMPLEMENTATION, SPECIFICALLY AUTHORIZING ANGLED PARKING ON VILLAGE CENTER DRIVE FROM THE SOUTHERLY CITY LIMIT TO BEACH BOULEVARD, AND FINDING SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT”;** and

5. Declared that this Ordinance will not have a significant effect, adverse or otherwise, on the environment pursuant to the California Environment Quality Act (“CEQA”) Guidelines Section 15061(b)(3); therefore, this Ordinance, and all parking configurations authorized hereby, are found and determined to be not subject to analysis under the California Environment Quality Act of 1970, as amended, or the State CEQA Guidelines; and
6. Set said Ordinance for second reading and adoption at the November 9, 2021 regularly scheduled City Council meeting; and
7. Authorized the City Engineer to work with Frontier Development to further develop and implement a front-in angled parking plan; and
8. Upon the City Engineer’s approval of an angled parking plan, authorize the City Engineer to issue an encroachment permit in conformance with the Stanton Municipal Code for the proposed work and to collect a surety bond or cash bond in the amount of \$50,000 to guarantee completion of construction; and
9. Directed the City Engineer to work with Frontier Development and Tait & Associates to proceed with the design and installation of a crosswalk on Village Center Drive (Note: Including a \$5,000 voluntary donation from Frontier Development for the design and installation of the crosswalk on Village Center Drive); and
10. Directed the City Engineer to require Frontier Development to replace any existing trees removed for this proposed parking plan with mature (10 foot+) trees.

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## 12. NEW BUSINESS

### 12A. PROFESSIONAL SERVICES AGREEMENT TO PROVIDE SOLID WASTE MANAGEMENT CONSULTING SERVICES

In September, City staff released a “Request for Proposal” (RFP) soliciting proposals to provide professional, solid waste management consulting services in accordance with the City’s Purchasing Policy and Procedures. City staff pre-qualified and sent the RFP to three firms. City staff recommends entering into a three (3) year agreement with MSW Consultants through June 30, 2024, in the amount of \$284,060, excluding CPI adjustments as provided for in the City’s standard agreement. The total cost to the City will be dependent on the tasks needed during the life of the agreement.

Staff report by Mr. Joe Ames, Public Works Director / City Engineer.

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

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

Motion unanimously carried.

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 contract for professional civil engineering services to MSW Consultants to provide professional solid waste management consulting services for a maximum contract amount of \$284,060, excluding CPI adjustments as provided for in the City’s standard agreement; and
3. Authorized the City Manager, with the concurrence of the City Attorney, to make minor modifications to the Professional Services Agreement and to bind the City of Stanton.

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## 12B. BEAUTIFICATION AWARDS PROGRAM

Consideration of a Beautification Awards Program to recognize residents and businesses that demonstrate community pride in living in the City of Stanton. The City would like to recognize homes and businesses that are well kept, display beautiful landscapes, and/or exhibit unique features that enhance neighborhoods within the City.

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

1. The City Council declared that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5); and
2. Authorized City Staff to create and advertise a Beautification Awards Program; and
3. Directed Staff to proceed with the Parks, Recreation and Community Services Commission and Mayor Pro Tem Taylor to serve as the Beautification Contest judging panel for residential homes; and
4. Directed Staff to proceed with the Planning Commission and Council Member Ramirez to serve as the Beautification Contest judging panel for the business community.

## 13. ORAL COMMUNICATIONS – PUBLIC

Ms. Rachel Crist, resident, spoke regarding parking along Village Center Drive and the lack of use of the current parallel parking spaces, lack of City enforcement, and questioned how the City is going to address and assure that parking hours are being enforced.

14. WRITTEN COMMUNICATIONS None.

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

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

None.

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

Council Member Taylor requested to agendaize for discussion creation of an 800 hotline to assist in reporting criminal activity within the City.

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

None.

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

None.

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

None.

**17A. ORANGE COUNTY SHERIFF'S DEPARTMENT**

Captain Cruz Alday provided the City Council with an update on their current operations.

**18. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 9:44 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY

# DRAFT

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
SPECIAL & JOINT REGULAR MEETING NOVEMBER 9, 2021

SPECIAL CITY COUNCIL MEETING – STUDY SESSION  
(5:00 PM)

CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING – CLOSED SESSION  
(6:00 PM)

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

**1. CALL TO ORDER STANTON CITY COUNCIL SPECIAL - STUDY SESSION (5:00 PM)**

The Special City Council Meeting – Study Session was called to order at 5:00 p.m. by Mayor Shawver.

**2. ROLL CALL**

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

Absent: None.

Excused: None.

**SPECIAL ORDERS OF THE DAY**

**3. STUDY SESSION - NEW BUSINESS**

**3A. TRANSITION FROM GENERAL LAW CITY TO CHARTER CITY**

At the September 14, 2021, City Council meeting, there was consensus to agendaize a discussion regarding transitioning to become a charter city. The City of Stanton is a general law city. This item is to discuss the differences between a general law city and a charter city as well as the process to become a charter city.

Presentation by Ms. HongDao Nguyen, City Attorney.

The City Council questioned staff regarding law enforcement, who makes up the independent commission, duties of the City Attorney's office, policing, prosecution of crimes, public safety cost savings, fines, becoming a structural fire fund city, and prevailing wage.

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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 presentation and directed staff to conduct research on the advantages and limitations of law enforcement services, prevailing wage, fines, and land use (*findings will be provided to the City Council via memo form*).

#### 4. **ADJOURNMENT OF STANTON CITY COUNCIL SPECIAL - STUDY SESSION**

The Special City Council Meeting – Study Session was adjourned at 5:56 p.m. by Mayor Shawver.

#### 5. **CALL TO ORDER REGULAR CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING (6:00 PM)**

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

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

#### 7. **CLOSED SESSION**

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 6:00 p.m. for discussion regarding:

#### 7A. **CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION** **Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)**

Number of Potential Cases: 2

#### 7B. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR** **(Pursuant to Government Code Section 54956.8)**

Property:      8830 Tina Way, Anaheim, CA (APN 126-481-01)  
                    8840 Tina Way, Anaheim, CA (APN 126-481-02)  
                    8850 Tina Way, Anaheim, CA (APN 126-481-03)  
                    8860 Tina Way, Anaheim, CA (APN 126-481-04)  
                    8870 Tina Way, Anaheim, CA (APN 126-481-05)  
                    8880 Tina Way, Anaheim, CA (APN 126-481-06)  
                    8890 Tina Way, Anaheim, CA (APN 126-481-07)  
                    8900 Tina Way, Anaheim, CA (APN 126-481-08)  
                    8910 Tina Way, Anaheim, CA (APN 126-481-09)  
                    8920 Tina Way, Anaheim, CA (APN 126-481-10)  
                    8930 Tina Way, Anaheim, CA (APN 126-481-11)

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8940 Tina Way, Anaheim, CA (APN 126-481-12)  
8950 Tina Way, Anaheim, CA (APN 126-481-13)  
8960 Tina Way, Anaheim, CA (APN 126-481-14)  
8970 Tina Way, Anaheim, CA (APN 126-481-15)  
8841 Pacific Avenue, Anaheim, CA (APN 126-481-29)  
8851 Pacific Avenue, Anaheim, CA (APN 126-481-28)  
8861 Pacific Avenue, Anaheim, CA (APN 126-481-27)  
8870 Pacific Avenue, Anaheim, CA (APN 126-482-05)  
8871 Pacific Avenue, Anaheim, CA (APN 126-481-26)  
8880 Pacific Avenue, Anaheim, CA (APN 126-482-06)  
8881 Pacific Avenue, Anaheim, CA (APN 126-481-25)  
8890 Pacific Avenue, Anaheim, CA (APN 126-482-07)  
8891 Pacific Avenue, Anaheim, CA (APN 126-481-24)  
8900 Pacific Avenue, Anaheim, CA (APN 126-482-08)  
8901 Pacific Avenue, Anaheim, CA (APN 126-481-23)  
8910 Pacific Avenue, Anaheim, CA (APN 126-482-09)  
8911 Pacific Avenue, Anaheim, CA (APN 126-481-22)  
8920 Pacific Avenue, Anaheim, CA (APN 126-482-10)  
8921 Pacific Avenue, Anaheim, CA (APN 126-481-21)  
8930 Pacific Avenue, Anaheim, CA (APN 126-482-11)  
8931 Pacific Avenue, Anaheim, CA (APN 126-481-20)  
8940 Pacific Avenue, Anaheim, CA (APN 126-482-12)  
8941 Pacific Avenue, Anaheim, CA (APN 126-481-19)  
8950 Pacific Avenue, Anaheim, CA (APN 126-482-13)  
8951 Pacific Avenue, Anaheim, CA (APN 126-481-18)  
8960 Pacific Avenue, Anaheim, CA (APN 126-482-14)  
8961 Pacific Avenue, Anaheim, CA (APN 126-481-17)  
8970 Pacific Avenue, Anaheim, CA (APN 126-482-15)  
8971 Pacific Avenue, Anaheim, CA (APN 126-481-16)

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

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

## DRAFT

**7C. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
**Existing litigation pursuant to Government Code section 54956.9(d)(1)**  
**Number of cases: 1**

Mars Olsen, Duane Denny Elizondo and Douglas Dionne vs. City of Stanton, Orange County Superior Court Case Number: 30-2020-01169774-CU-CR-CXC

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

The meetings were called to order at 6:33 p.m. by Mayor / Chairman Shawver.

**9. ROLL CALL**

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

Absent: None.

Excused: None.

**10. PLEDGE OF ALLEGIANCE**

Led by Mr. Joe Ames, Public Works Director / City Engineer.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 6:00 to 6:30 p.m.

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

**11. SPECIAL PRESENTATIONS AND AWARDS**

A. The City Council along with representatives from both Senator Josh Newman and Assemblywoman Sharon Quirk-Silva's office presented certificates of recognition honoring Orange County Sheriff's Department 2021 Medal of Valor recipients Sergeant Jason Arellano, Deputy Brant Lewis, Deputy Paul Comsa, and Deputy Kenneth Murphy.

- The City Council presented a certificate of recognition to Sergeant Art Alvarez, Orange County Sheriff's Department for his dedicated service to the Stanton Community.

B. The City Council along with representatives from both Senator Josh Newman and Assemblywoman Sharon Quirk-Silva's office presented certificates of recognition to the 2021 Citizen's Academy participants for completion of the City's four-week community and leadership development program.

# DRAFT

## 12. CONSENT CALENDAR

Council Member Van pulled item 12F from the Consent Calendar for separate discussion.

Motion/Second: Ramirez/Taylor

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

Motion unanimously carried:

## CONSENT CALENDAR

### 12A. 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.

### 12B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated October 8, 2021 – October 21, 2021, in the amount of \$1,584,549.74.

### 12C. SEPTEMBER 2021 INVESTMENT REPORT

The Investment Report as of September 30, 2021, 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 September 2021.

## **DRAFT**

### **12D. SEPTEMBER 2021 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of September 30, 2021, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of September 2021.

### **12E. SEPTEMBER 2021 GENERAL FUND REVENUE AND EXPENDITURE REPORT AND STATUS OF CAPITAL IMPROVEMENT PROGRAM**

The Revenue and Expenditure Report for the month ended September 30, 2021, 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. In addition, staff has provided a status of the City's Capital Improvement Projects (CIP) as of September 30, 2021.

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's September 2021 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended September 30, 2021.

### **12G. APPROVAL OF 2022 LEGISLATIVE PLATFORM**

Consideration of revising the currently approved legislative platform to establish guiding principles and policy statements that will allow city staff to address legislative and regulatory issues in a timely manner.

1. The City Council declared that the project 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; and
2. Adopted the 2021 Legislative Platform; and

## DRAFT

3. Authorized the Mayor and City Manager to provide support or opposition for legislation in compliance with the Legislative Platform.

### **12H. FIRST AND SECOND AMENDMENTS TO THE TO LOAN NOTE AND DEED OF TRUST AGREEMENT FOR THE PROPERTY LOCATED AT 10634 RAMBLEWOOD DRIVE**

A first amendment was processed but not presented to the Council for certification. This action will certify the past amendment. The Second Amendment will continue the repayment process and will remove the expiration of the agreement and maintain the requirement for repayment at the time of sale or refinance.

1. The City Council finds this item is not subject to California Environmental Quality Act ("CEQA") State CEQA Guidelines Section 1578(b)(5) Organizational or administrative activities of governments that will not result in direct or indirect physical changed in the environment; and
2. Certified the First Amendment and approved the Second Amendment to the Loan Note and Deed of Trust Agreement to extend the loan term.

### **12I. AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES WITH CHARLES ABBOTT ASSOCIATES, INC. FOR BUILDING SERVICES**

Request authorization to allow the City Manager to amend the Agreement with Charles Abbot Associates, Inc., to extend the existing contract from November 13, 2021 through February 20, 2022.

1. The City Council declared the action not a project as defined by the California Environmental Quality Act ("CEQA") and will have no result direct or indirect to physical changes in the environment; and
2. Approved the Amendment to the Agreement with Charles Abbott Associates, Inc.

### **12J. PROFESSIONAL SERVICES AGREEMENT FOR SPLASH PAD MAINTENANCE**

The existing splash pad maintenance service agreement with Service First expires December 1, 2021. City staff released a "Request for Proposal" (RFP) soliciting proposals to provide professional, splash pad maintenance services and optional, as-needed repair services. Two firms provided proposals: California Waters and Service First. California Waters provided a superior proposal and their annual maintenance fee of \$12,960 is approximately half of what Service First charges annually. The RFP also requested as-needed, repair work service rates on a time and materials basis. Therefore, to provide for an allowance for as-needed repair work and replacement of wearable items in the amount of \$7,040 per year, City staff recommends entering into a one (1) year agreement with two (2) optional one-year

## **DRAFT**

extensions with California Waters in an amount not to exceed \$20,000 per year, excluding CPI adjustments as provided for in the draft agreement. The total cost to the City will be dependent on the tasks needed during the life of the agreement.

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 contract to California Waters to provide professional splash pad maintenance and repair services for a maximum contract amount of \$20,000 annually, excluding CPI adjustments as provided for in the draft Professional Services Agreement; and
3. Authorized the City Manager, with the concurrence of the City Attorney, to make minor modifications to the Professional Services Agreement and to bind the City of Stanton.

### **END OF CONSENT CALENDAR**

#### **12F. JOINT POWERS AGREEMENT FOR THE PUBLIC CABLE TELEVISION AUTHORITY**

Consideration of the second amended and stated Joint Powers Agreement (JPA) with the Cities of Fountain Valley and Westminster for the continuance of the Public Cable Television Authority (PCTA).

Council Member Van questioned if the PCTA provided streaming services of City Council meetings for other JPA cities such as Fountain Valley and Westminster, if those streaming services were also available to the City of Stanton, if the streaming services would be provided at no additional costs to the City as part of the JPA, how the City could request this type of service for its City Council meetings, and requested an implementation timeframe.

The City Council questioned termination of the JPA and if the City would be liable for certain fees should it decided to terminate the JPA in the future, and further questioned if the PCTA would be able to assist with audio projects.

**DRAFT**

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

AYES: 5 (Ramirez, Shawver, Taylor, 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. Authorized the Mayor to execute the Public Cable Television Authority Second Amended and Restated Joint Powers Agreement.

**13. PUBLIC HEARINGS** None.

**14. UNFINISHED BUSINESS**

**14A. APPROVAL OF ORDINANCE NO. 1113**

This Ordinance was introduced at the regular City Council meeting of October 26, 2021.

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

Motion/Second: Shawver/Taylor

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Van	NO
	Council Member Warren	AYE
	Mayor Pro Tem Taylor	AYE
	Mayor Shawver	AYE

Motion carried:

1. The City Clerk read the title of Ordinance No. 1113, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 10.08.010 OF THE STANTON MUNICIPAL CODE AUTHORIZING ANGLED PARKING ON ALL ROADWAYS WITH CONDITIONS OF IMPLEMENTATION, SPECIFICALLY AUTHORIZING ANGLED PARKING ON VILLAGE CENTER DRIVE FROM THE SOUTHERLY CITY LIMIT TO BEACH**

# DRAFT

## BOULEVARD, AND FINDING SAME EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT”; and

2. The City Council adopted Ordinance No. 1113.

15. **NEW BUSINESS** None.

16. **ORAL COMMUNICATIONS – PUBLIC** None.

17. **WRITTEN COMMUNICATIONS** None.

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

18A. **COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS**

The City Council reported on their attendance at the City’s Halloween Festival, which was held on October 30, 2021, at Stanton Central Park and expressed their gratitude to City staff on holding a successful event.

18B. **COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING**

Council Member Van requested to agendaize discussion regarding televising/broadcasting City Council meetings making them available to the public.

18C. **COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION**

None.

18D. **CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE CREATION OF AN 800 HOTLINE TO ASSIST IN REPORTING CRIMINAL ACTIVITY WITHIN THE CITY**

At the October 26, 2021, City Council meeting, Mayor Pro Tem Taylor requested that this item be agendaized for discussion. Mayor Pro Tem Taylor is requesting to discuss the creation of an 800 hotline to assist in reporting criminal activity within the City.

Presentation by Mayor Pro Tem Taylor.

Consensus was received and the City Council directed staff to continue moving forward in the creation of an 800-hotline program along with a corresponding app.

## DRAFT

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

None.

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

Mr. Jarad L. Hildenbrand, City Manager, reported on the upcoming Veterans Day Ceremony event that is scheduled to be held on November 11, 2021, at 9:00 AM at Veterans Memorial Park.

**20A. ORANGE COUNTY FIRE AUTHORITY**

Battalion Chief Miranda provided the City Council with an update on their current operations.

The members of the Stanton City Council / Successor Agency / Housing Authority of the City of Stanton proceeded into closed session at 7:23 p.m.

The City Council / Successor Agency / Housing Authority reconvened in open session at 8:52 p.m.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 7:23 to 8:52 p.m.

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

**21. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 8:52 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY

## CITY OF STANTON

### REPORT TO CITY COUNCIL

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

**DATE:** November 23, 2021

**SUBJECT: ADOPT RESOLUTION APPROVING THE ANNUAL MEASURE M2 EXPENDITURE REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

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

Orange County Local Transportation Authority Ordinance No. 3 (“Ordinance”) requires that the City adopt a resolution approving an Annual Measure M2 Expenditure Report. This report accounts for the City’s share of Measure M2 revenues, developer/traffic impact fees, and the funds that were expended to satisfy the City’s Maintenance of Effort requirements (MOE). The Annual Measure M Expenditure Report for the fiscal year ended June 30, 2021, has been included as Exhibit A to the Resolution (Attachment A).

#### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopt Resolution No. 2021-36 approving the Annual Measure M2 Expenditure Report for the Fiscal Year Ended June 30, 2021, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF STANTON FOR THE FISCAL YEAR ENDED JUNE 30, 2021”;**  
and

3. Direct staff to submit the report with OCTA.

**BACKGROUND:**

Orange County voters approved the renewed Measure M (referees to as Measure M2) program on November 7, 2006. Measure M2 is a 30-year, multi-billion-dollar program that extended the original Measure M (1991-2011) program with a new late of projects and activities to be managed by OCTA. With the passage of Measure M2, additional eligibility requirements were required to be established and maintained by the City for the City to receive Measure M2 Fair Share funds, which represent the City's proportionate share of the half-cent transportation sales tax. The Ordinance requires that the City adopt a resolution each year to approve the Annual Measure M2 Expenditure Report. The report is required to be submitted to OCTA by December 31<sup>st</sup> annually.

**ANALYSIS/JUSTIFICATION:**

A summary of the City's Measure M2 funding activity for the fiscal year ended June 30, 2021, is presented in Exhibit A, page 1. The City received a total of \$564,600 in M2 revenues (Measure M2 Fair Share funds and interest revenue) during the period from July 1, 2020, through June 30, 2021 (Exhibit A, page 2). The City incurred \$464,920 in M2 expenditures during the period from July 1, 2020, through June 30, 2021 (Exhibit A, page 2) for the following:

<u>Description</u>	<u>Fiscal Year 2020-21 Expenditures</u>
Fiscal Year 2020-21 Citywide Slurry Seal Project	\$ 446,391
Senior Mobility Transportation Program	<u>18,529</u>
Total Fiscal Year 2020-21 M2 expenditures	<u>\$ 464,920</u>

As of June 30, 2021, the City had holding unspent funds of \$674,932 for the following:

<u>Program</u>	<u>Amount</u>
Local Fair Share	\$ 621,280
Senior Mobility Transportation Program	<u>53,652</u>
Total Funds on Hand as of June 30, 2021	<u>\$ 674,932</u>

**FISCAL IMPACT:**

Not applicable.

**ENVIRONMENTAL IMPACT:**

Not applicable.

**LEGAL REVIEW:**

The City Attorney reviewed the Resolution as to form.

**PUBLIC NOTIFICATION:**

Through normal agenda posting process.

**STRATEGIC PLAN OBJECTIVES ADDRESSED:**

- 4. Ensure Fiscal Stability and Efficiency in Government

Prepared by:

Approved:

/s/ Michelle Bannigan

/s/ Jarad L. Hildenbrand

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Michelle Bannigan, CPA  
Finance Director

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Jarad L. Hildenbrand  
City Manager

**Attachment:**

- A. Resolution No. 2021-36

**RESOLUTION NO. 2021-36****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF STANTON FOR THE FISCAL YEAR ENDED JUNE 30, 2021**

**WHEREAS**, local jurisdictions are required to meet eligibility requirements and submit eligibility verification packages to Orange County Transportation Authority (OCTA) in order to remain eligible to receive M2 Funds; and

**WHEREAS**, local jurisdictions are required to adopt an annual Expenditure Report as part of one of the eligibility requirements; and

**WHEREAS**, local jurisdictions are required to account for Net Revenues, developer/traffic impact fees, and funds expended by local jurisdiction in the Expenditure Report that satisfy the Maintenance of Effort requirements; and

**WHEREAS**, the Expenditure Report shall include all Net Revenue fund balances, interest earned, and expenditures identified by type and program or project; and

**WHEREAS**, the Expenditure Report must be adopted and submitted to the OCTA each year within six months of the end of the local jurisdiction's fiscal year to be eligible to receive Net Revenues as part of M2.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF STANTON DOES HEREBY INFORM OCTA THAT:**

**SECTION 1:** The M2 Expenditure Report for the fiscal year ended June 30, 2021 ("Exhibit A"), is in conformance with the template provided in the Measure M2 Eligibility Guidelines and accounts for Net Revenues including interest earned, expenditures during the fiscal year and balances at the end of fiscal year.

**SECTION 2:** The M2 Expenditure Report for the fiscal year ended June 30, 2021, is hereby adopted by the City of Stanton.

**SECTION 3:** The City of Stanton Finance Director is hereby authorized to sign and submit the M2 Expenditure Report to OCTA for the fiscal year ended June 30, 2021.

**SECTION 4:** The City Clerk shall certify as to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 23<sup>rd</sup> day of November 2021.

\_\_\_\_\_  
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. 2021-36 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 November 23, 2021, and that the same was adopted, signed, and approved by the following vote to wit:

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

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

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

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

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

**M2 Expenditure Report**  
**Fiscal Year Ended June 30, 2021**  
**Beginning and Ending Balances**

Description	Line No.	Amount	Interest
<b>Balances at Beginning of Fiscal Year</b>			
A-M Freeway Projects	1	\$ -	\$ -
O Regional Capacity Program (RCP)	2	\$ -	\$ -
P Regional Traffic Signal Synchronization Program (RTSSP)	3	\$ -	\$ -
Q Local Fair Share	4	\$ 538,250	\$ -
R High Frequency Metrolink Service	5	\$ -	\$ -
S Transit Extensions to Metrolink	6	\$ -	\$ -
T Convert Metrolink Station(s) to Regional Gateways that connect Orange County with High-Speed Rail Systems	7	\$ -	\$ -
U Senior Mobility Program or Senior Non-Emergency Medical Program	8	\$ 37,002	\$ -
V Community Based Transit/Circulators	9	\$ -	\$ -
W Safe Transit Stops	10	\$ -	\$ -
X Environmental Cleanup Program (Water Quality)	11	\$ -	\$ -
Other*	12	\$ -	\$ -
<b>Balances at Beginning of Fiscal Year</b>	13	\$ 575,252	\$ -
Monies Made Available During Fiscal Year	14	\$ 562,912	\$ 1,688
<b>Total Monies Available (Sum Lines 13 &amp; 14)</b>	15	\$ 1,138,164	\$ 1,688
Expenditures During Fiscal Year	16	\$ 463,232	\$ 1,688
<b>Balances at End of Fiscal Year</b>			
A-M Freeway Projects	17	\$ -	\$ -
O Regional Capacity Program (RCP)	18	\$ -	\$ -
P Regional Traffic Signal Synchronization Program (RTSSP)	19	\$ -	\$ -
Q Local Fair Share	20	\$ 621,280	\$ -
R High Frequency Metrolink Service	21	\$ -	\$ -
S Transit Extensions to Metrolink	22	\$ -	\$ -
T Convert Metrolink Station(s) to Regional Gateways that connect Orange County with High-Speed Rail Systems	23	\$ -	\$ -
U Senior Mobility Program or Senior Non-Emergency Medical Program	24	\$ 53,652	\$ -
V Community Based Transit/Circulators	25	\$ -	\$ -
W Safe Transit Stops	26	\$ -	\$ -
X Environmental Cleanup Program (Water Quality)	27	\$ -	\$ -
Other*	28	\$ -	\$ -

\* Please provide a specific description

City of Stanton

**M2 Expenditure Report**  
**Fiscal Year Ended June 30, 2021**  
**Sources and Uses**

Schedule 2

Description	Line No.	Amount	Interest
<b>Revenues:</b>			
<b>A-M</b> Freeway Projects	1	\$ -	\$ -
<b>O</b> Regional Capacity Program (RCP)	2	\$ -	\$ -
<b>P</b> Regional Traffic Signal Synchronization Program (RTSSP)	3	\$ -	\$ -
<b>Q</b> Local Fair Share	4	\$ 527,831	\$ 1,590
<b>R</b> High Frequency Metrolink Service	5	\$ -	\$ -
<b>S</b> Transit Extensions to Metrolink	6	\$ -	\$ -
<b>T</b> Convert Metrolink Station(s) to Regional Gateways that connect Orange County with High-Speed Rail Systems	7	\$ -	\$ -
<b>U</b> Senior Mobility Program or Senior Non-Emergency Medical Program	8	\$ 35,081	\$ 98
<b>V</b> Community Based Transit/Circulators	9	\$ -	\$ -
<b>W</b> Safe Transit Stops	10	\$ -	\$ -
<b>X</b> Environmental Cleanup Program (Water Quality)	11	\$ -	\$ -
Other*	12	\$ -	\$ -
<b>TOTAL REVENUES (Sum lines 1 to 12)</b>	<b>13</b>	<b>\$ 562,912</b>	<b>\$ 1,688</b>
<b>Expenditures:</b>			
<b>A-M</b> Freeway Projects	14	\$ -	\$ -
<b>O</b> Regional Capacity Program (RCP)	15	\$ -	\$ -
<b>P</b> Regional Traffic Signal Synchronization Program (RTSSP)	16	\$ -	\$ -
<b>Q</b> Local Fair Share	17	\$ 444,801	\$ 1,590
<b>R</b> High Frequency Metrolink Service	18	\$ -	\$ -
<b>S</b> Transit Extensions to Metrolink	19	\$ -	\$ -
<b>T</b> Convert Metrolink Station(s) to Regional Gateways that connect Orange County with High-Speed Rail Systems	20	\$ -	\$ -
<b>U</b> Senior Mobility Program or Senior Non-Emergency Medical Program	21	\$ 18,431	\$ 98
<b>V</b> Community Based Transit/Circulators	22	\$ -	\$ -
<b>W</b> Safe Transit Stops	23	\$ -	\$ -
<b>X</b> Environmental Cleanup Program (Water Quality)	24	\$ -	\$ -
Other*	25	\$ -	\$ -
<b>TOTAL EXPENDITURES (Sum lines 14 to 25)</b>	<b>26</b>	<b>\$ 463,232</b>	<b>\$ 1,688</b>
<b>TOTAL BALANCE (Subtract line 26 from 13)</b>	<b>27</b>	<b>\$ 99,680</b>	<b>\$ -</b>

\* Please provide a specific description

**M2 Expenditure Report**  
**Fiscal Year Ended June 30, 2021**  
**Streets and Roads Detailed Use of Funds**

Type of Expenditure	Line No.	MOE	Developer / Impact Fees <sup>3</sup>	O	O Interest	P	P Interest	Q	Q Interest	X	X Interest	Other M2 <sup>2</sup>	Other M2 Interest <sup>2</sup>	Other*	TOTAL
<b>Indirect and/or Overhead</b>	1	\$ 6,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,691	\$ -	\$ -	\$ 8,104
<b>Construction &amp; Right-of-Way</b>															
New Street Construction	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Reconstruction	3	\$ -	\$ 140,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,200
Signals, Safety Devices, & Street Lights	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pedestrian Ways & Bikepaths	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Drains	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Damage	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Construction<sup>1</sup></b>	8	\$ -	\$ 140,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,200
Right of Way Acquisition	9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Construction &amp; Right-of-Way</b>	10	\$ -	\$ 140,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,200
<b>Maintenance</b>															
Patching	11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Sealing	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,801	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446,391
Street Lights & Traffic Signals	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Damage	14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Street Purpose Maintenance	15	\$ 292,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292,682
<b>Total Maintenance<sup>1</sup></b>	16	\$ 292,682	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,801	\$ 1,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739,073
<b>Other</b>	17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,740	\$ 98	\$ -	\$ 16,838
<b>GRAND TOTALS (Sum Lines 1, 10, 16, 17)</b>	18	\$ 299,095	\$ 140,200	\$ -	\$ -	\$ -	\$ -	\$ 444,801	\$ 1,590	\$ -	\$ -	\$ 18,431	\$ 98	\$ -	\$ 904,215
<b>Finance Director Confirmation</b>	19	Any California State Constitution Article XIX streets and road eligible expenditure may be "counted" in local jurisdictions' calculation of MOE if the activity is supported (funded) by a local jurisdictions' discretionary funds (e.g. general fund). The California State Controller also provides useful information on Article XIX and the Streets and Highways Code eligible expenditures in its "Guidelines Relating to Gas Tax Expenditures for Cities and Counties". I have reviewed and am aware of these guidelines and their applicability in calculating and reporting on Maintenance of Effort expenditures.  Finance Director initial: _____													

<sup>1</sup> Includes direct charges for staff time  
<sup>2</sup> Other M2 includes A-M, R,S,T,U,V, and W (Senior Mobility Transportation Program)  
<sup>3</sup> Cerritos Avenue Widening Project

Project	Description
A-M	Freeway Projects
O	Regional Capacity Program (RCP)
P	Regional Traffic Signal Synchronization Program (RTSSP)
Q	Local Fair Share
R	High Frequency Metrolink Service
S	Transit Extensions to Metrolink
T	Convert Metrolink Station(s) to Regional Gateways that connect Orange County with High-Speed Rail Systems
U	Senior Mobility Program or Senior Non-Emergency Medical Program
V	Community Based Transit/Circulators
W	Safe Transit Stops
X	Environmental Cleanup Program (Water Quality)



**M2 Expenditure Report**  
**Fiscal Year Ended June 30, 2021**

I hereby certify that:

All the information attached herein and included in schedules 1 through 4 is true and accurate to the best of my knowledge;

The interest earned on Net Revenues allocated pursuant to the Ordinance shall be expended only for those purposes for which the Net Revenues were allocated;

The City/County of Stanton is aware of the State Controller's "Guidelines Relating to Gas Tax Expenditures for Cities and Counties", which is a guide for determining MOE Expenditures for M2 Eligibility purposes;

The City/County's Expenditure Report is in compliance with direction provided in the State Controller's "Guidelines Relating to Gas Tax Expenditures for Cities and Counties;" and

The City/County of Stanton has expended in this fiscal year an amount of local discretionary funds for streets and roads purposes at least equal to one of the maintenance of effort requirements below<sup>10</sup>:

A) The City/County met the existing FY 2020-21 MOE benchmark dollar amount.

B) The City/County met a proportional MOE benchmark amount of FY 2020-21 General Funds Revenues that is at least equal to the percent listed in column C of Exhibit 2 in the M2 Eligibility Guidelines.

Michelle Bannigan  
Director of Finance (Print Name)

11/15/2021  
Date

Michelle Bannigan  
Signature

<sup>10</sup> An actual General Fund Revenue excerpt from a jurisdiction's Comprehensive Annual Finance Report (CAFR) must be provided as backup documentation.

## CITY OF STANTON

### REPORT TO THE STANTON HOUSING AUTHORITY

**TO:** Honorable Chairman and Members of the Authority Board

**DATE:** November 23, 2021

**SUBJECT: LOW AND MODERATE INCOME HOUSING ASSET FUND ANNUAL REPORT FOR FISCAL YEAR 2020-2021 (HOUSING AUTHORITY)**

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

The attached Low and Moderate Income Housing Asset Fund Annual Report for Fiscal Year 2020-2021 is being presented for consideration as required by State Law.

#### **RECOMMENDED ACTION:**

1. Authority Board declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3); and
2. Receive and file the Annual Progress Report.

#### **BACKGROUND:**

Section 34176.1(f) of the California Health and Safety Code requires the Stanton Housing Authority, as Housing Successor, to conduct an independent financial audit of the Low and Moderate Income Housing Asset Fund within six months of the end of the Fiscal Year.

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

The Annual Report for the LMIHAF for the Fiscal Year of 2020-2021 is organized into thirteen different sections detailing housing assets and activity of the LMIHAF as required by Dissolution Law, including but not limited to:

- Amount of loan repayment
- Amount deposited into the fund
- Ending Balance
- Description of Expenditures
- Book value of assets owned by the Housing Successor

The financial statements of the Housing Successor are reviewed in conjunction with the City's annual audit.

**FISCAL IMPACT:**

None.

**ENVIRONMENTAL IMPACT:**

In accordance with the requirements of the CEQA, this project has been determined to be exempt 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 a 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.

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

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

**PUBLIC NOTIFICATION:**

Through the agenda posting process.

Prepared by:

Approved by:

/s/ Paige Montojo

/s/ Jarad L. Hildenbrand

\_\_\_\_\_  
Paige Montojo  
Associate Planner

\_\_\_\_\_  
Jarad L. Hildenbrand  
Executive Director

**Attachments:**

- A. Housing Successor Annual Report for Low and Moderate Income Housing Asset Fund for Fiscal Year 2020-2021.

**HOUSING SUCCESSOR ANNUAL REPORT FOR LOW- AND MODERATE-INCOME HOUSING ASSET FUND  
FISCAL YEAR 2020-21**

**PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)**

**STANTON HOUSING AUTHORITY**

This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF), has been prepared pursuant to California Health and Safety Code (HSC) Section 34176.1(f). This Report sets forth certain details of the Stanton Housing Authority (Housing Successor) activities during Fiscal Year 2020-2021 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor as required by Part 1.85, Division 24 of the HSC, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by City staff on behalf of the Housing Successor. The financial statements of the Housing Successor are audited in conjunction with the City's annual audit. This Report is organized into Sections I through XIII pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amount of Loan Repayment Transferred to the LMIHAF:** Twenty percent of any loan repayment must be deducted from the loan repayment amount and be transferred to the LMIHAF.
- II. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from other amounts deposited.
- III. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from other amounts deposited.
- IV. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- V. Book Value of Assets Owned by Housing Successor:** This section provides the book value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.
- VI. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous fiscal years, including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF funds will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees, or special needs housing.
- VII. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

- VIII. Status of Compliance with Section 33334.16:** This section reports the status of compliance with Section 33334.16 for interests in real property that were acquired by the former redevelopment agency prior to February 1, 2012.
- IX. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that were outstanding as of February 1, 2012, along with the Housing Successor's progress in meeting those prior obligations of the former redevelopment agency, and the Housing Successor's plans to meet any unmet obligations
- X. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by each specified income restriction for a five-year period beginning January 1, 2014, and whether certain statutory thresholds have been met. Reporting of this Income Test is not required until 2019. The first five-year period for reporting this information is included in this Report.
- XI. Senior Housing Test:** This section provides the percentage of deed-restricted rental housing units restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency and its host jurisdiction within the same 10-year time period.
- XII. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the housing successor's plan for eliminating the excess surplus.
- XIII. Inventory of Homeownership Units:** This section provides a summary of covenanted homeownership units assisted by the former redevelopment agency or the housing successor that include equity sharing and repayment provisions, including: (A) number of units; (B) number of units lost to the portfolio in the last Fiscal Year and the reason for those losses, (C) any funds returned to the housing successor pursuant to losses or repayments, and (D) identify contracts for the management of housing units.

This Report is to be provided to Housing Authority and its governing body, the City Council, in accordance with the Dissolution Law and the HAL. In addition, this Report will be posted and made available to the public on the City's website at: [https://www.stantonca.gov/departments/community\\_development/housing\\_program.php](https://www.stantonca.gov/departments/community_development/housing_program.php) and thereafter appended to the City's annual update report prepared under Section 65400 of the Government Code.

- I. **Amount of Loan Repayment Transferred to the LMIHAF:** A total of \$100,000 was repaid to the Rehabilitation Loan Program.
- II. **Amount deposited into LMIHAF:** A total of \$957,867 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited in to the LMIHAF, \$0.00 were held for items listed on the ROPS.
- III. **Ending Balance of the LMIHAF:** At the close of the Fiscal Year, the ending balance in the LMIHAF was \$14,075,781 of which \$0.00 were held for items listed on the ROPS.
- IV. **Description of Expenditures from LMIHAF:** The following is a description of expenditures from the LMIHAF by category:

<b>LMIHAF Expenditures for FY20/21</b>	
<b>Administrative Expense</b>	1,148,317.69
<b>Housing Development Program Expenditures</b>	
Demolition/Condemnation	187,874.67
Oc Sanitation Dist User Fee	23,651.52
Relocation Assistance	81,469.56
<b>Land Acquisition</b>	1,961,438.00
<b>Repairs &amp; Utilities</b>	74,349.53
<b>Grand Total</b>	<b>3,477,100.97</b>

- V. **Statutory Value of Assets Owned by Housing Successor:** Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former Redevelopment Agency as listed on the Housing Asset Transfer Schedule (HATS) approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Authority, as Housing Successor, pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Authority, as housing successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the Book Value of assets owned by the Housing Authority, as housing successor.

	<b>As of End of FY</b>
Book Value of Real Property Owned by Housing Authority	\$23,739,816
Value of Loans and Grants Receivable	\$1,068,000
<b>Total Value of Housing Successor Assets</b>	<b>\$24,807,816</b>

VI. **Description of Transfers:** The Housing Authority, as housing successor, made 0 LMIHAF transfers to other housing successors under Section 34176.1(c)(2) during the Fiscal Year.

VII. **Project Descriptions:** The Housing Authority as housing successor, is not owed nor holds property tax revenue pursuant to the ROPS for any project during the Fiscal Year or at June 30, 2021

VIII. **Status of Compliance with Section 33334.16:** With respect to interests in real property acquired by the former redevelopment agency prior to February 1, 2012, the time period described in Section 33334.16 is deemed to have commenced on the date that the Department of Finance (DOF) approved the property as a housing asset for the LMIHAF. Thus, as to any real property acquired by the former Redevelopment Agency that is now held by the Housing Successor in its LMIHAF, the Housing Successor must initiate development activities consistent with the purpose for which the property was acquired within five years of the date that the DOF approved such property to be a housing asset. The following provides a status update on the properties that were acquired prior to and after February 1, 2012:

Date Acquired	Address	Status of Housing Successor Activity
6/28/2011	8930, 8940, 8950, 8960, and 8970 Tina Way: and 8831, 8841, 8851, 8870, 8910, 8920 and 8970 Pacific Avenue	Part of Tina-Pacific neighborhood proposed multifamily project (see Section IX). The Stanton Housing Authority approved a deadline extension for these properties on April 10, 2018. The City entered a Disposition and Development agreement for these properties on September 25, 2018. On August 11, 2020, the Stanton Housing Authority suspended two separate but related Disposition and Development Agreements with Related/Tina Pacific I Development Co., LLC and Related/Tina Pacific II Development Co., LLC – both of which pertained to several improved and unimproved parcels of property on Tina Way and Pacific Avenue On October 27, 2020, the City and Authority declared these properties surplus land pursuant to Government Code Section 54220 to market and sell the properties and apply the proceeds of any and all sales to other affordable housing projects in the City.
6/14/2011	8890 Tina Way: and 8861, 8871, 8881, 8891, 8901, 8911, 8930, 8940, 8941, 8880, 8940, 8950, 8951 Pacific Avenue	
2/20/2012	8931 Pacific Avenue	In January 2021 we received a Letter of Intention from three firms and entered into good faith negotiations with Related

		Development Co, Brandywine Homes, and Volunteers of America. The City is working to select a firm to complete the rehabilitation and redevelopment of the Tina Pacific Neighborhood.
6/28/2011	12282 Beach Blvd	The property was sold to USS Calbuilders on February 24, 2015, for \$1,400,000. The property was approved for a mixed-use development including commercial, residential, and assisted living uses. The project is currently under construction and nearing its final building phase. Completion and occupancy is estimated to occur in Fiscal Year 2021-2022.
6/28/2011	7455 Katella Avenue	The property was sold to KB Homes on October 22, 2019. An application has been submitted by KB Homes to build 36 residential condominium units on this property. The project was approved By the Planning Commission on June 14, 2021 and is scheduled to go before the City Council during the next reporting cycle.
6/28/2011 7/10/2021	7922 Cerritos Avenue 10522 Flower Avenue	On October 8, 2019, the City entered into an Disposition and Development Agreement with Habitat for Humanity for the construction of 6 affordable housing units in conjunction with 10522 Flower Ave. The project is currently under construction. Habitat for Humanity is actively engaging with the community to provide education on the home purchase process, partnership in the building process and taking applications for future owners.
6/28/2011	8232 Lampson Avenue	Completed the sale of the property to Melia Homes in FY 17-18 for \$9 million. Proceeds of the sale will be utilized for the development of the Tina/Pacific Neighborhood. The property at 8232 Lampson was approved for the development of 35 single family, detached residential units on July 24, 2018.

- IX. Description of Outstanding Obligations under Section 33413:** Prior to dissolution, the Stanton Redevelopment Agency purchased twenty-five (25) properties in the Tina/Pacific neighborhood utilizing the Low- and Moderate-Income Housing Fund. The Agency relocated residents from 12 of the properties and subsequently demolished the buildings. In total, sixty-one (61) residential units were removed.

For the last six years, the City has been working with Related California to develop a 161-unit multi-family affordable housing development in the Tina-Pacific neighborhood. On August 11, 2020, the Stanton Housing Authority suspended two separate but related Disposition and Development Agreements with Related/Tina Pacific I Development Co., LLC and Related/Tina Pacific II Development Co., LLC – both of which pertained to several improved and unimproved parcels of property on Tina Way and Pacific Avenue (Table 1). Some of the properties are held in the name of the City and some in the name of Housing Authority. On October 27, 2020, the City and Authority declared these properties surplus land pursuant to Government Code Section 54220, to market and sell the properties and apply the proceeds of any and all sales to other affordable housing projects in the City.

On September 22, 2020, the City Council and Housing Authority approved a funding commitment in the amount of \$5 million from the Housing Authority to Jamboree Housing Corporation in support of Housing Projects contemplated for vulnerable populations. On November 17, 2020, The City Council and Housing Authority approved two Homekey Program Matching Grant and Regulatory agreements to Jamboree Housing for the development of the Stanton Inn & Suites and Tahiti Motel as interim and permanent supportive housing.

On October 27, 2020, the City entered into a 60-year lease agreement with Jamboree Housing Corporation for the property located at 11870 Beach Boulevard. The City-owned property is adjacent to the existing Tahiti Motel and will be used accommodate the community building, outdoor amenities and other service features for the residents of the Project Homekey development. The City acquired the lot for \$890,000. Jamboree Housing Corporation paid the City \$10 upon the execution of the Option to Lease Agreement. The annual rent will be \$1.00.

- X. Income Test:** Section 34176.1(a)(3)(B) requires that the Housing Authority, as housing successor, post-dissolution to ensure that at least 30% of the funds in the LMIHAF are expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. The term “development” under this section is defined as: “new construction, acquisition and rehabilitation, substantial rehabilitation as defined in Section 33413, the acquisition of long term affordability covenants on multifamily units as described in Section 33413, or the preservation of an assisted housing development that is eligible for prepayment or termination or for which within the expiration of rental restrictions is scheduled to occur within five years as those terms are defined in Section 65863.10 of the Government Code.” If the Housing Authority, as housing successor, were to fail to comply with the Extremely-Low Income requirement in any five year report, then as housing successor it must ensure that at least 50% of the funds remaining

in the LMIHAF be expended in each fiscal year following the latest Fiscal Year following the report on households earning 30% or less of the AMI until the Housing Authority, as housing successor, demonstrates compliance with the Extremely-Low Income requirement

As a part of Project Homekey Agreement, all units shall be made available and occupied by Low Income Households earning 80% or less of Area Median Income. Specifically, for the Tahiti Motel Development, 18 units shall be made available to households earning 30% or less of Area Median Income; 29 units shall be made available to households earning 60% or less of the Area Median Income, and 11 units shall be made available and occupied by households earning 80% or less of the Area Median Income. For the Stanton Inn & Suites Development, 21 units shall be made available and occupied by households earning 30% or less of the Area Median Income; 35 units shall be made available for households earning 60% or less of the Area Median Income; and 14 units shall be made available for households earning 80% or less than the Area Median Income.

**XI. Senior Housing Test:** The Housing Authority, as housing successor, is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the housing successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the housing successor, the former redevelopment agency and/or City within the same time period. If this percentage were to exceed 50%, then as the housing successor it cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Authority, as housing successor, or the City assists, and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

Neither the former redevelopment agency nor the Housing Authority, as housing successor, provided financial assistance for development of senior housing within the past ten-year period. Further, no such active has occurred through this Fiscal Year of 2019-2020.

**XII. Excess Surplus Test:** Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater.

**COMPUTATION OF HOUSING SUCCESSOR  
EXCESS/SURPLUS (HSC 34176.1)**

<b>June 30, 2021</b>	
<b>Total Housing Authority Liabilities and Fund Balance</b>	<b>\$ 14,075,781</b>
<b>Less: Bond Proceeds</b>	
<b>Available Fund Balance</b>	<b>\$ 14,075,781</b>
<b>Less Unavailable Amounts:</b>	
Accounts Receivable	132,485
Loans Receivable	1,068,000
Interest Receivable	10,751

<b>Total Unavailable Amounts</b>		<u>1,211,236</u>
<b>Available Housing Successor Funds</b>		<b>\$ 12,864,545</b>
<b>Limitation calculation</b>		
<b>Aggregate amount deposited for last four years:</b>		
2019 - 2020	\$	1,496,553
2018 - 2019		1,308,587
2017 - 2018		9,357,599
2016 - 2017		<u>1,228,366</u>
<b>Total</b>	<b>\$</b>	<b><u>13,391,105</u></b>
<b>Base Limitation</b>	<b>\$</b>	<b>1,000,000</b>
<b>Greater amount of \$1,000,000 or sum of four years deposits</b>		<b>13,391,105</b>
<b>Computed Excess/Surplus</b>		<b>None</b>

**XIII. Inventory of Homeownership Units:** This section provides an inventory of homeownership units assisted by the Former Agency and that are administered by the Housing Authority, as housing successor, which units are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low- and Moderate-Income Housing Fund per Section 33334.3(f).

Number of units assisted by the former redevelopment agency	6 (see Habitat for Humanity Discussion under Section X)
Number of units lost to the portfolio before February 1, 2012	0
Number of units lost to the portfolio from February 1, 2012 to June 30, 2020	0
Reason for Loss	N/A
Funds returned to Housing Successor	0
Contracted with outside entity for management	Yes - Tina-Pacific Neighborhood Property Management
Name of outside entity	Quality Management Group

## CITY OF STANTON

### REPORT TO THE CITY COUNCIL

**TO:** Honorable Mayor and City Council

**DATE:** November 23, 2021

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING SUBDIVISION TRACT MAP NO. 19105**

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

The subdivision tract map for the development of six (6) two-story detached condominium units for the property located at 7922 Cerritos has been submitted for final certification and recordation. This tract map is for the Habitat for Humanity project.

#### **RECOMMENDED ACTION:**

1. City Council declare this project categorically exempt under the California Environmental Quality Act, Class 32, and Section 15332; and
2. Adopt Resolution No. 2021-37 (Attachment A) approving final Tract Map No. 19105, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION TRACT MAP NO. 19105 FOR THE PROPERTY LOCATED AT 7922 CERRITOS”;** and

3. Find that the recordation of Tract Map No. 19105 will not be in violation of any of the provisions of Section 66474, 66474.1, and 66474.2 of the Subdivision Map Act; and
4. Find 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. Direct the City Engineer to make 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 to endorse the City Engineer’s certificate on the face of Tract Map No. 19105; and

6. Direct the City Clerk to endorse on the face of Tract Map No. 19105 the certificate which embodies the approval of said map, and submit the map to the County Recorder of Orange County for recording.

**BACKGROUND:**

On July 15, 2020, the Planning Commission adopted Resolution No. 2516 which approved Site Plan and Design Review SPDR-805, Tentative Tract Map TM20-02, and Planned Development Permit PDP20-02 for the development of six (6) two-story detached condominium units located at 7922 Cerritos. The applicant, Habitat for Humanity, has submitted a final tract map for approval by the City.

**ANALYSIS AND JUSTIFICATION:**

Recording of final tract map is required per Section 66426 of the Subdivision Map Act. The City Engineer has reviewed the subdivision Tract Map No. 19105 and all associated documentation and is satisfied that the final tract map substantially complies with PDP 20-02.

In a letter dated October 13, 2021 addressed to the applicant and the City, Orange County Public Works indicated the County Surveyor found the map to be technically correct and acceptable pursuant to a final mylar review, which is the final step prior to approval and recordation with the County in compliance with the provisions of the Subdivision Map Act.

**FISCAL IMPACT:**

None.

**ENVIRONMENTAL IMPACT:**

In accordance with the requirements of the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt under Section 15332, Class 32 (In-Fill Development).

**PUBLIC NOTIFICATION:**

Public notification provided through the regular agenda process.

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

5 - Provide a high quality of life.

Prepared by:

Approved by:

/s/ Joe Ames

/s/ Jarad L. Hildenbrand

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Joe Ames, P.E., T.E.  
Director of Public Works/City Engineer

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Jarad L. Hildenbrand  
City Manager

Attachments:

- A. Resolution No. 2021-37
- B. Final Tract Map No. 19105

**RESOLUTION NO. 2021-37**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION TRACT MAP NO. 19105 FOR THE PROPERTY LOCATED AT 7922 CERRITOS**

**WHEREAS**, on July 15, 2020, Resolution No. 2516 of the Planning Commission of the City of Stanton was adopted which approved Site Plan and Design Review SPDR-805, Tentative Tract Map TM20-02, and Planned Development Permit PDP20-02 for the development of six (6) two-story condominium units located at 7922 Cerritos; and

**WHEREAS**, all necessary documentation associated with this subdivision have been reviewed by the City Engineer; and

**WHEREAS**, the final map is substantially in compliance with the previously approved Tentative Tract Map; and

**WHEREAS**, the City Council has made the finding that none of the conditions for mandatory denial exist relative to the proposed subdivision, in accordance with Section 66474, 66474.1 and 66474.2 of the Subdivision Map Act; and

**WHEREAS**, the City Council 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

**WHEREAS**, the City Council finds that final Tract Map No. 19105 satisfies the provisions of the Subdivision Map Act, Stanton Municipal Code and the Conditions of Approval.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Stanton, California, hereby approves final Tract Map No. 19105.

**ADOPTED, SIGNED AND APPROVED** this 23<sup>rd</sup> day of November 2021.

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DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

HONGDAO NGUYEN, CITY ATTORNEY

ATTEST:

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2021-37 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 November 23, 2021, and that the same was adopted, signed and approved by the following vote to wit:

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

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

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

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

PATRICIA A. VAZQUEZ, CITY CLERK



SHEET 2 OF 3  
 1 NUMBERED LOT  
 GROSS AREA: 17,160 SQ.FT.  
 NET AREA: 15,827 SQ.FT.  
 (ALL OF TENTATIVE TRACT NO. 19105)  
 DATE OF SURVEY: OCTOBER 2019

# TRACT NO. 19105

IN THE CITY OF STANTON, OF THE COUNTY OF ORANGE,  
 STATE OF CALIFORNIA

PASCO LARET SUITER AND ASSOCIATES      MAXIMILIAN LEBL, PLS 9323  
**FOR CONDOMINIUM PURPOSES**

## PROCEDURE OF SURVEY

**SURVEYOR'S PROCEDURE:**

**FLOWER AVE:**  
 1. THERE HAVE BEEN TWO DIFFERENT SURVEY METHODS (PM 92-234 & RS 2014-1077) THAT ESTABLISH FLOWER AVENUE. BOTH SURVEYS ACCEPT MONUMENTS THAT WERE SET WITHOUT RECORDS. THIS SURVEY LARGELY RETRACES RS 2014-1077 AND ACCEPTS MON #8 SHOWN HEREON (LT&T LS 3939") AND MON #10 SHOWN HEREON (CONC NAIL & SHINER).  
 2. THE INTERIOR ANGLES OF PACIFIC AVENUE TO FLOWER AVENUE IS 89-47-49. THIS IS SUPPORTED BY INTERIOR ANGLE MEASUREMENT OF 89-47-20 PER CSTB 133/8-15.

**PACIFIC AVE:**  
 1. THIS SURVEY HOLDS THE 0.23 FEET SOUTHEASTERLY PROJECTION FROM MON #9 ALONG THE BEARING OF MON #8 TO MON #9 AT THE WEST END AND THE HEX BOLT AT THE EAST END. THIS POSITION IS SUPPORTED BY 605.45' TO MAIN/BEACH VERSUS RECORD-605.46' PER PM 92-234 AND 1375.97' TO KATELLA/BEACH VERSUS RECORD-1375.94' PER RS 2014-1077.  
 2. FURTHER, THE TOTAL LENGTH OF FLOWER: 1265.27' AGREES WITH RECORD-1265.34' PER ROS 2014-1077 BETTER THAN THE RECORD-1265.18' PER PM 92-234, OR RECORD-1265.00' PER CSTB 133/8-15.

**CERRITOS AVE:**  
 3. THIS SURVEY RETRACES CERRITOS AVENUE PER RS 2014-1077 BETWEEN MON #1 AND MON #3. 2 TIE MONUMENTS #11 ESTABLISH THE CENTERLINE INTERSECTION OF FLOWER AND CERRITOS.  
 4. THE POSITION OF MON #12 (INT W/ ROSE) HAS HISTORICALLY BEEN CALLED OFF 0.09' BY RS 2014-1077 AND RS 2011-1127. THIS MONUMENT DID NOT FIT ORIGINAL TIES PER CR 311, AND NEW TIES TO THE FOUND MONUMENT OF THE SAME CHARACTER WERE SET PER CR 2009-0100, WHICH DOES NOT ESTABLISH ANY CENTERLINES (MONUMENT PRESERVATION ONLY).

**BLOCK 11:**  
 1. BLOCK 11 WAS PRORATED FROM THE LIMITS ESTABLISHED BY THE RECORD RIGHT OF WAY WIDTHS OF FLOWER AVENUE, CERRITOS AVENUE, MAIN STREET, AND BEACH BOULEVARD.  
 2. MON #13 IS A NO REFERENCE MONUMENT, AND IT DOES NOT AGREE WITH EITHER CENTERLINE ESTABLISHMENT METHOD OF FLOWER, THEREFORE IT WAS NOT HELD.

**DATUM STATEMENT:**

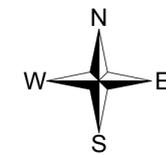
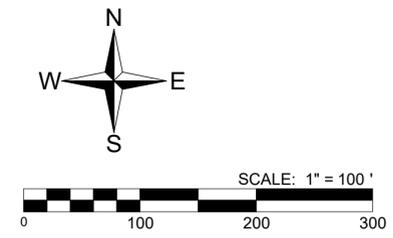
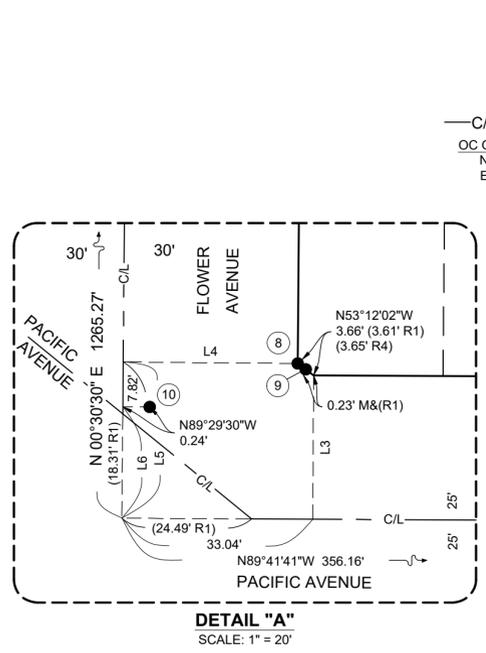
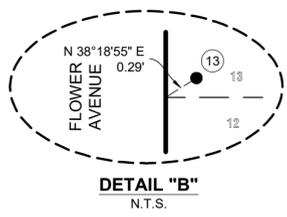
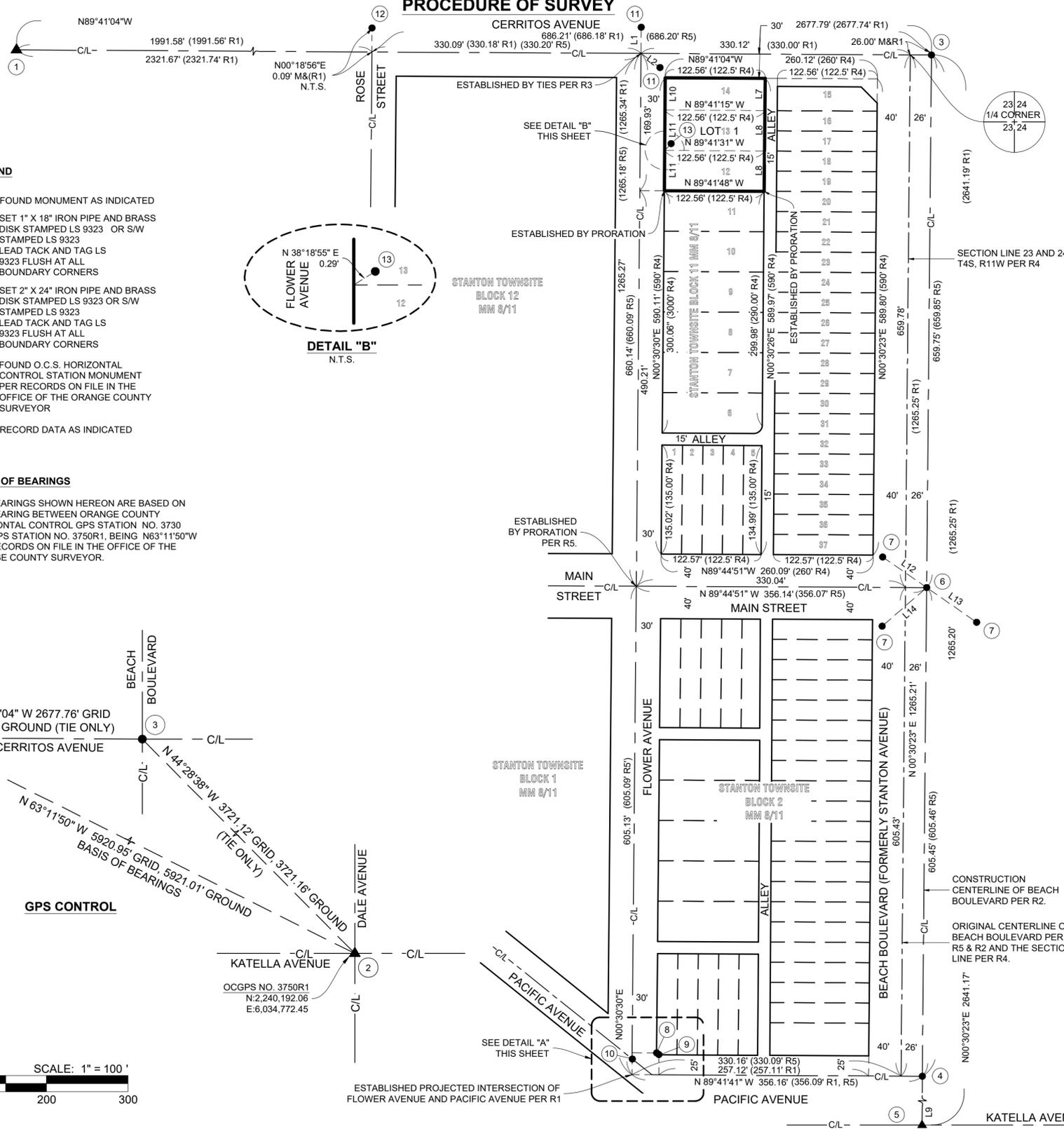
COORDINATES SHOWN AREA BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (2007.50 EPOCH OCS GPS ADJUSTMENT).  
 ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.99999047. (A MEAN VALUE)

**LEGEND**

- FOUND MONUMENT AS INDICATED
- SET 1" X 18" IRON PIPE AND BRASS DISK STAMPED LS 9323 OR S/W STAMPED LS 9323 LEAD TACK AND TAG LS 9323 FLUSH AT ALL BOUNDARY CORNERS
- SET 2" X 24" IRON PIPE AND BRASS DISK STAMPED LS 9323 OR S/W STAMPED LS 9323 LEAD TACK AND TAG LS 9323 FLUSH AT ALL BOUNDARY CORNERS
- ▲ FOUND O.C.S. HORIZONTAL CONTROL STATION MONUMENT PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
- ( ) RECORD DATA AS INDICATED

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY HORIZONTAL CONTROL GPS STATION NO. 3730 AND GPS STATION NO. 3750R1, BEING N63°11'50"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.



**NOTE:**  
 FOR LOT AND EASEMENT DETAILS SEE SHEET 3.

**REFERENCES**

- R1 - R.S. 2014-1077, R.S.B. 278/41-43
- R2 - R.S. 2016-1184, R.S.B. 295/1
- R3 - CR 2009-1668
- R4 - STANTON TOWNSITE, MM 8/11
- R5 - PM 92-234, P.M.B. 277/32-33

**LINE TABLE**

LINE	BEARING	DISTANCE	(RECORD)
L1	N00°10'45"E	32.39'	(32.42' R3)
L2	N52°48'24"W	53.35'	(53.33' R3)
L3	N00°18'20"E	25.00'	(25.00' R1)
L4	N89°29'30"W	30.00'	(30.00' R1)
L5	N00°30'30"E	27.28'	(27.28' R1)
L6	N89°29'30"W	19.45'	(18.50' R1)
L7	N00°30'30"E	40.00'	(40.00' R4)
L8	N00°30'30"E	50.00'	(50.00' R4)
L9	N00°30'23"E	1375.97'	(1375.94' R1)
L10	N00°30'30"E	40.01'	(40.00' R4)
L11	N00°30'30"E	50.01'	(50.00' R4)
L12	N54°59'59"W	65.91'	(66.01' R2)
L13	N54°54'51"W	74.84'	(74.83' R2)
L14	N48°44'19"E	72.59'	(72.60' R2)

**SURVEYOR'S BOUNDARY NOTE:**

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) ON THE EAST & WEST OF THIS MAP AS ESTABLISHED HEREON.  
 NORTH LINE OF BOUNDARY LIES WITHIN RIGHT OF WAY OF CERRITOS AVENUE AND HAS PUBLIC IMPROVEMENTS, PORTION LYING WITHIN RIGHT OF WAY BEING DEDICATED HEREON.  
 THERE IS AN EXISTING 6.00' & 8.00' CMU WALL NEAR THE SOUTHERLY BOUNDARY LINE AS ESTABLISHED HEREON. SEE DETAIL C SHEET 3.

**MONUMENT NOTE:**

ALL MONUMENTS WILL BE SET WITHIN 90 DAYS OF ACCEPTANCE OF IMPROVEMENTS.

- 1 FD PUNCHED HEX BAR IN O.C.S. WELL (OCS GPS 3730) PER PARCEL MAP NO. 87-461, PMB 243/14-15, DOWN 0.8', ACCEPTED AS POINT ON THE CENTERLINE OF CERRITOS AVENUE 5.0' WLY OF WESTERN AVENUE
- 2 FD PUNCHED BRASS DISK IN ASPHALT (OCS GPS 3750R1), PER RECORD OF SURVEY 87-1028, RSB 116/41, FLUSH, LOCATED AT APPARENT STREET CENTERLINE INTERSECTION OF KATELLA AVENUE AND DALE STREET.
- 3 FD, 3" BRASS DISK IN WELL, STAMPED "STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RCE 26087", DOWN 0.7', PER PARCEL MAP NO. 96-187, P.M.B. 315/3-4, ACCEPTED AS CENTERLINE INTERSECTION OF CERRITOS AVENUE AND BEACH BOULEVARD.
- 4 FD HEX BOLT, NO WASHER, DOWN 0.1' PER R1, ACCEPTED AS CENTERLINE INTERSECTION OF BEACH BOULEVARD AND PACIFIC AVENUE.
- 5 FD, 3" BRASS DISK IN WELL (OCS GPS 3749), STAMPED "STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RCE 26087", PER PARCEL MAP NO. 96-187, P.M.B. 315/3-4 DOWN 0.6'. ACCEPTED AS CENTERLINE INTERSECTION OF KATELLA AVENUE AND BEACH BOULEVARD.
- 6 FD, SPIKE, NO WASHER, BENT PER R2, DID NOT ACCEPT MONUMENT, EST. BY TIES PER CR 733 AND SHOWN ON R2. FLUSH WITH ASPHALT.
- 7 FD LEAD AND TACK, PER R2.
- 8 FD LEAD AND TAG, "LS 3939", PER R1, ACCEPTED AS POINT ON R/W OF FLOWER AVE
- 9 FD LEAD AND TAG, "LS 3939", PER R1. MONUMENT LIES NORTH 53°12'02" WEST 0.23 FEET FROM ESTABLISHED CORNER.
- 10 FD, CONC NAIL AND SHINER, NO REFERENCE. NOT USED FOR BOUNDARY PROCEDURE, FLUSH WITH ASPHALT.
- 11 FD LEAD AND DISK, STAMPED "RCE 19442" FLUSH IN TC, PER R3.
- 12 FD PK AND WASHER, STAMPED "LS 7707", FLUSH IN AC, PER R1. MONUMENT LIES N00°18'56"E 0.09' FEET FROM ESTABLISHED INTERSECTION OF ROSE STREET AND CERRITOS AVE. NOT USED FOR BOUNDARY PROCEDURE
- 13 FD 1" IRON PIPE, NO TAG, DOWN 0.80', NO REFERENCE. MONUMENT LIES NORTH 38°18'55" EAST, 0.29 FEET FROM ESTABLISHED CORNER.

SHEET 3 OF 3  
 1 NUMBERED LOT  
 GROSS AREA: 17,160 SQ.FT.  
 NET AREA: 15,827 SQ.FT.  
 (ALL OF TENTATIVE TRACT NO. 19105)  
 DATE OF SURVEY: OCTOBER 2019

# TRACT NO. 19105

IN THE CITY OF STANTON, OF THE COUNTY OF ORANGE,  
 STATE OF CALIFORNIA

PASCO LARET SUITER AND ASSOCIATES      MAXIMILIAN LEBL, PLS 9323  
**FOR CONDOMINIUM PURPOSES**  
**LOT AND EASEMENT DETAIL**

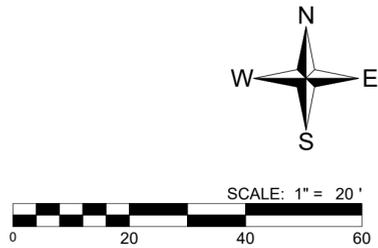
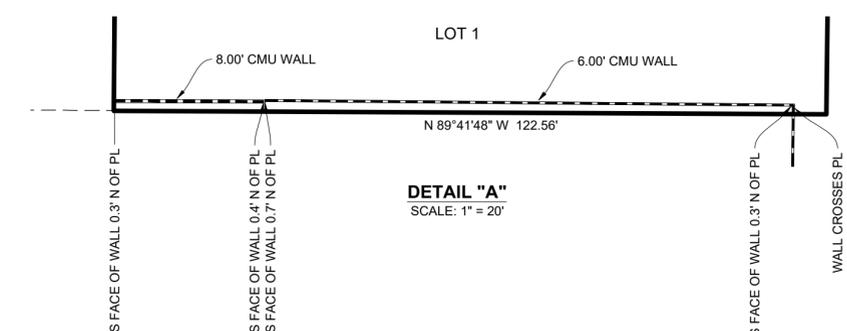
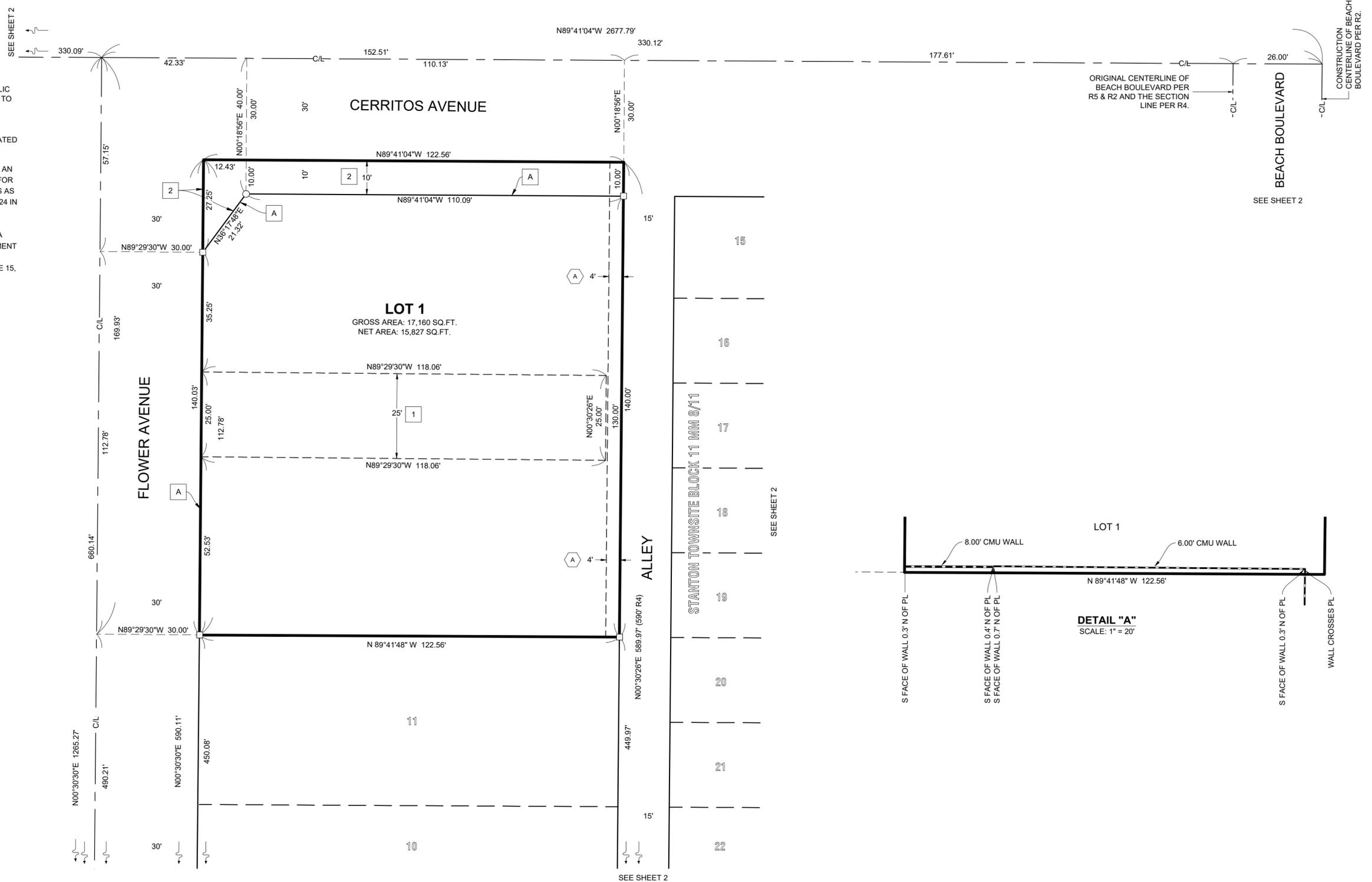
**NOTE:**  
 FOR SURVEY PROCEDURE SEE SHEET 2.

**EASEMENTS**

- 1 INDICATES AN EASEMENT FOR EMERGENCY AND PUBLIC SERVICE VEHICLE, INGRESS AND EGRESS PURPOSES TO THE CITY OF STANTON, DEDICATED HEREON.
  - 2 INDICATES AN EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES TO THE CITY OF STANTON, DEDICATED HEREON.
  - A STANTON CITY IMPROVEMENT COMPANY, HOLDER OF AN EASEMENT FOR ERECTING AND MAINTAINING POLES FOR TELEPHONE, TELEGRAPH AND ELECTRIC LIGHT WIRES AS RESERVED IN A DOCUMENT RECORDED AUGUST 7, 1924 IN BOOK 534, PAGE 206 OF DEEDS.
- SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF A NON-EXCLUSIVE EASEMENT FOR GAS PIPELINE AND REASONABLE INGRESS AND EGRESS PURPOSES PER DOCUMENT RECORDED JUNE 15, 2021 AS INSTRUMENT NO. 2021000392628 OF OFFICIAL RECORDS. EASEMENT CANNOT BE PLOTTED FROM RECORD.

**NOTE:**

- A INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO FLOWER AVENUE AND CERRITOS AVENUE EXCEPT AT APPROVED ACCESS LOCATIONS, RELINQUISHED HEREON.



## CITY OF STANTON

### REPORT TO THE CITY COUNCIL

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

**DATE:** November 23, 2021

**SUBJECT: RESOLUTION TO ADOPT AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT AS PART OF THE 2022 NATIONAL FITNESS CAMPAIGN, AND FINDING SUCH ACTIVITY NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

Adoption of a resolution accepting grant funds for an Outdoor Fitness Court at Stanton Park and approving the remaining project costs to be funded through the American Rescue Plan Act (ARPA) Fund.

#### **RECOMMENDED ACTION:**

1. City Council determines that this activity does not qualify as a project subject to the California Environmental Quality Act ("CEQA") under State CEQA Guidelines section 15378(b)(4)-(5), or alternatively, that the activity is categorically exempt from CEQA under State CEQA Guidelines section 15303; and
2. Adopt Resolution No. 2021-38, entitled:

**"RESOLUTION TO ADOPT AND ALLOCATE FUNDS FROM THE AMERICAN RESCUE PLAN ACT OF 2021 IN THE AMOUNT OF \$173,000 FOR AN OUTDOOR FITNESS COURT AT STANTON PARK AS PART OF THE 2022 NATIONAL FITNESS CAMPAIGN AND FINDING SUCH ACTIVITY NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT."**

#### **BACKGROUND:**

The National Fitness Campaign is a nationwide initiative that was created to help plan and build healthy infrastructure in communities across the United States. The City of Stanton applied for and was awarded a \$30,000 grant to assist in the purchase and installation of this type of fitness facility. The location in Stanton Park is ideal because of the central access for residents and the need for new equipment as the current system is in poor condition.

The Fitness Court proposed in this program is a world-class outdoor bodyweight circuit training system designed for all ages and abilities. The Fitness Court is a powerful way to encourage physical activity and promote community wellness. Each Fitness Court includes shock-resistant sports flooring installed over a concrete slab and is designed to allow multiple users of varying fitness levels to utilize the court at the same time.

The Fitness Court is supported by “National Campaign Resources”. This is a digital ecosystem that includes a mobile app, the Campaign’s social media support team, promotional materials and programming to assist public agencies in building support for fit living in community spaces.

In addition, the Parks, Recreation & Community Services Commission reviewed the National Fitness Campaign program to make a recommendation to the Stanton City Council on November 15, 2021 to accept the grant funds and cover the required match for the remaining project costs.

The proposed location at Stanton Park is noted in Attachment C. The current picnic shelter between the restroom and playground is currently not in use and would be replaced with the fitness court. This would allow for the court to be adjacent to the children's play area allowing for adults to exercise simultaneously and serve as a hub between the proposed Norm Ross Sports Complex and Stanton Park.

**ANALYSIS:**

The Department seeks to improve residents’ health and wellness with this court. It is an opportunity to enhance the quality of life in Stanton by providing free opportunities for the community to have access to recreation. Once installed, the fitness court could be utilized for programs hosted by the Community Services Department along with unstructured public use.

The Fitness Court itself is purchased from the National Fitness Campaign, including freight, packing, insurance and taxes. Additional projected costs will include the installation of a 30X30 concrete pad (estimate \$15,000 to \$20,000), and the installation of the equipment that makes up the Fitness Court by a licensed installer recommended by the National Fitness Campaign. In addition, there is a premium option to customize the court with a vinyl mural wrap. The breakdown in cost is noted below:

Equipment Purchase	\$	128,000.00
Materials Increase-Steel	\$	6,965.00
Freight, Packing, Shipping	\$	2,000.00
Installation & Concrete	\$	47,000.00
Vinyl Art Wrap	\$	8,500.00
NFC Grant Funding Award	\$	(30,000.00)
Tax	\$	12,544.00
Total Project Cost	\$	175,009.00

The maximum total cost of the project will be approximately \$175,009 - with the cost of the concrete slab and prevailing wages for the installation being the only variables. Funding is available for all costs through the American Rescue Plan Act (ARPA) funding allocation to enhance healthy infrastructure and improve access to recreational opportunities.

**FISCAL IMPACT:**

Only July 27, 2021, the City Council approved the Fiscal Year 2021/22 appropriation for the City’s American Rescue Plan Act (ARPA) Fund (#257). Funding for this project is included in the ARPA Fund’s budget for the Measures to Improve Access to and Encourage Use of Parks and Outdoor Space Project (Task Code #2022-820).

**ENVIRONMENTAL IMPACT:**

The City’s acceptance of the above-referenced \$30,000 grant, and the City’s allocation of funds to promote and implement a free-to-the-public outdoor Fitness Court, is not activity that qualifies as a “project” subject to the California Environmental Quality Act (“CEQA”) because the activity constitutes government fiscal activity that does not involve a project that may result in a potentially significant impact on the environment. (State CEQA Guidelines, §§ 15060(c)(3), 15378(b)(4)-(5).) Alternatively, even if the activity did qualify as a “project,” the implementation of an outdoor Fitness Court (which would be installed on a 30 x 30 foot concrete pad in Stanton Park) would be categorically exempt under State CEQA Guidelines section 15303, which exempts the construction of new, small facilities or structures.

**LEGAL REVIEW:**

The City Attorney has reviewed the resolution.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

- 3 - Promote a Quality Infrastructure
- 5 - Provide a High Quality of Life

**PUBLIC NOTIFICATION:**

Notifications and advertisements were performed as prescribed by law.

Prepared by:

Reviewed by:

/s/ Zenia Bobadilla

/s/ Michelle Bannigan

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Zenia Bobadilla  
Community Services Director

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Michelle Bannigan  
Finance Director

Approved by:

/s/ Jarad L. Hildenbrand

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Jarad L. Hildenbrand  
City Manager

**ATTACHMENTS:**

- A. Resolution No. 2021-38
- B. National Fitness Campaign Executive Summary
- C. Proposed Site Location

**RESOLUTION NO. 2021-38**

**RESOLUTION TO ADOPT AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT® AS PART OF THE 2022 NATIONAL FITNESS CAMPAIGN, AND FINDING SUCH ACTIVITY NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the City of Stanton has submitted a Grant Application to National Fitness Campaign (NFC) for participation in their 2022 initiative to install and activate outdoor Fitness Courts® in 200 cities and schools across the country; and

**WHEREAS**, the City of Stanton will accept a \$30,000 National Grant from our NFC Grant Committee and Statewide Partners, and provide a local match in the amount of \$175,009 to promote and implement a free-to-the-public outdoor Fitness Court®; and

**WHEREAS**, the City of Stanton will secure supplemental funding as needed through community sponsors or grants, which will be made available and committed to this program for the purchase of the outdoor Fitness Court®; and

**WHEREAS**, the City of Stanton will commit to construction and launch of the outdoor Fitness Court® by the end of the 2022 calendar year; and

**WHEREAS**, the Stanton City Council believes the outdoor Fitness Court® is an important wellness ecosystem that supports healthier communities, commits to funding/fundraising to participate in NFC's 2022 Campaign, and will earn local and national recognition as a leader in providing affordable health and wellness.

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

**SECTION 1:** The City's acceptance of a \$30,000 National Grant from the City's NFC Grant Committee and Statewide Partners, and the City's allocation of a local match in the amount of \$175,009 to promote and implement a free-to-the-public outdoor Fitness Court®, is not activity that qualifies as a "project" subject to the California Environmental Quality Act ("CEQA") because the activity constitutes government fiscal activity that does not involve a project that may result in a potentially significant impact on the environment. (State CEQA Guidelines, §§ 15060(c)(3), 15378(b)(4)-(5).) Alternatively, even if the activity did qualify as a "project," the implementation of an outdoor Fitness Court® (which would be installed on a 30 x 30-foot concrete pad in Stanton Park) would be categorically exempt under State CEQA Guidelines section 15303, which exempts the construction of new, small facilities or structures.

**SECTION 2:** The Stanton City Council hereby authorizes the City Manager or his designee, on terms acceptable to the City Attorney, to execute any documents that are necessary to accept the 2022 National Fitness Campaign \$30,000 grant funds for the outdoor fitness equipment and agrees to fund the remaining \$175,009 to purchase and install the outdoor Fitness Court® equipment.

**SECTION 3:** The City will collaborate with NFC to implement the outdoor Fitness Court® and make the outdoor fitness court free to community residents and visitors.

**ADOPTED, SIGNED AND APPROVED** this 23<sup>rd</sup> day of November 2021.

\_\_\_\_\_  
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. 2021-38 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 November 23, 2021, and that the same was adopted, signed and approved by the following vote to wit:

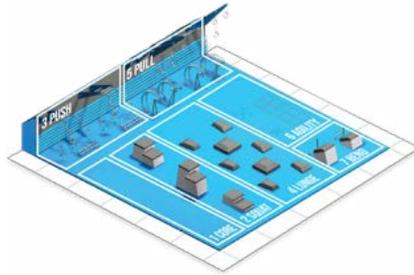
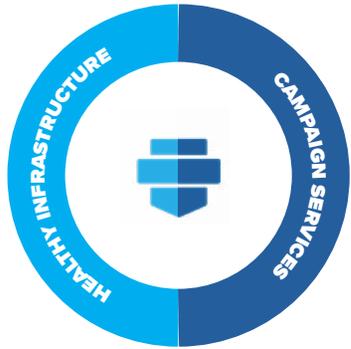
AYES: \_\_\_\_\_

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

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

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

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



**FITNESS COURT**

**21st Century Healthy Infrastructure**

National Fitness Campaign's Fitness Court is the centerpiece to its holistic health and wellness initiative. The Fitness Court is an outdoor bodyweight circuit training center with functional fitness DNA. The best-in-class system provides a full-body workout to adults of all ability levels. With 7 functional fitness zones, the Fitness Court can be used in thousands of ways. The Fitness Court is the world's best outdoor gym!



7 Minutes 7 Movements



**Strategic Planning Studies**

Strategic Planning & Feasibility Study, Site Design Consulting



**Campaign Funding Support**

Sponsor Strategy, Best Practices, National Installation Team Support



**Fitness Court App**

Free digital App Delivering Programming, Workouts & Content



**Ambassador Training**

NFC Fitness Court Ambassador Training ACE Certified (*America Council of Exercise*)



**Launch & Public Relations**

Featured Stories Highlighted through Press and Local Media

**FITNESS SEASON 2021**

**Annual Fitness Season**

Spring/Summer/Fall national & local training, classes & challenges series



**WORLD-CLASS TRAINING**

**SPRING**

World-class training videos will available on the Fitness Court App.



**WORLD-CLASS TRAINING**

**SUMMER**

World-class training videos will available on the Fitness Court App.



**CHALLENGE SERIES**

**FALL**

The Fitness Season culminates with local, regional and national challenges for residents.

WORLD CLASS MATERIALS & SYSTEM

# FITNESS COURT

**Made & Manufactured in the USA**  
Designed by NFC in California.



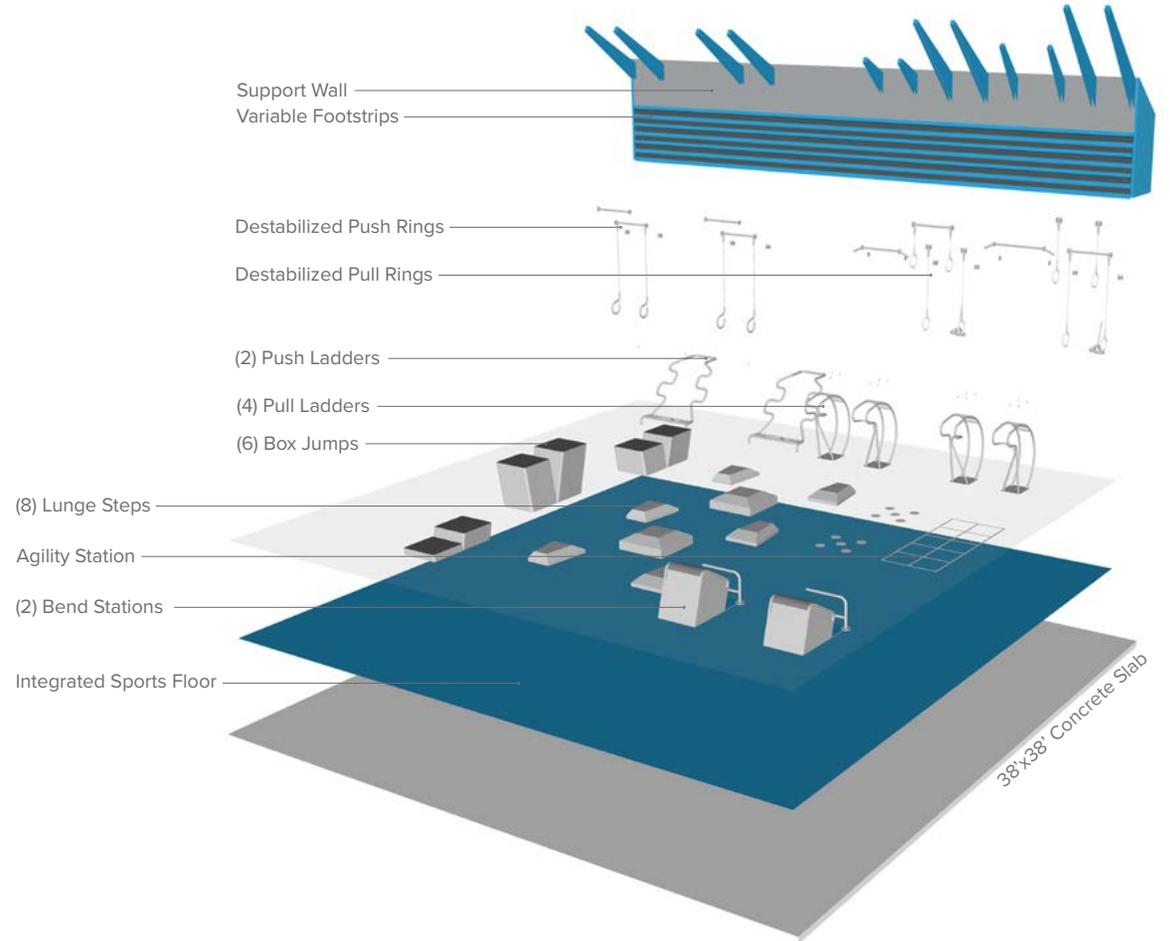
**High Quality**  
Dual-layer powder-coating  
carbon steel



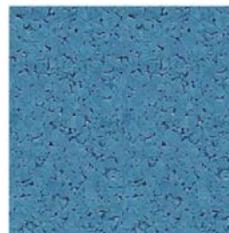
**Durable Materials**  
Tamper-resistant,  
galvanized & stainless  
steel bolts and fittings.



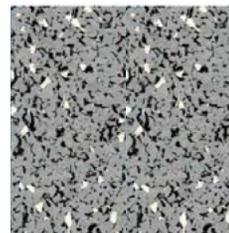
**Best In Class**  
Anti-graffiti laminate vinyl  
decals



Each Fitness Court® includes an integrated sports floor made from durable 2'x2' tiles which adhere directly to the concrete slab. Available in our standard NFC Blue or Grey to match any custom design.



Top (Blue Option)



Top (Grey Option)



Bottom



Reducer with Tile



Reducer

**2021 PROGRAM SUMMARY:** All items and services below are delivered to approved partners as part of the 2021 Campaign.

## HEALTHY INFRASTRUCTURE

### FITNESS COURT®

#### Fitness Court® Description:

32'x35' outdoor bodyweight circuit training system with the following components:

- Seven station circuit training system providing full-body workout modules
- Fitness Court body-weight training wall - 32'W x 2'D x 6' H with custom graphics
- Thirty pieces of body-weight fitness elements for simultaneous use by 28 users at one time. Fitness Elements anchored and grouped within seven stations.
- Bolts, attachments and anchors required for installation

#### Fitness Court Surface - Tile Surface Specifications

- Outdoor Sports Floor Size: 1,024 SF (32'x32')
- Color: NFC Blue
- Thickness: 1" Tiles
- ADA Border Included

#### Fitness Court Specifications:

- All structural components are made from high-grade carbon steel
- Structural components receive high-grade dual layer powder coating
- All cladding (skins) made from high-grade aluminum and powder coated
- Graphics and signage printed with anti-graffiti over-lamination material
- Manufactured in the United States
- Resilient to heavy, repeated daily use
- Over 30 individual pieces of equipment
- Powder-Coated Structural Components
- Galvanized fittings and bolts - *included*
- Stainless steel cables
- Full installation guide provided
- Warranty through NFC

## HEALTHY INFRASTRUCTURE DESIGN SERVICES

#### Strategic Planning & Feasibility Study

- City-wide impact analysis and master plan integration plan
- Site Design and Visibility Analysis

#### Custom Fitness Court Design Services & Construction & Installation Support

- Customized Fitness Court powder-coating and decal design - no two Fitness Courts are the same!
- stamped and certified design plans, concrete slab drawings, and contractor management are provided by the NFC Activation Team. With all ready-to-build plans included, most installations require less than 90 days to complete from ground-breaking to launch.
- NFC National Installation Partner Access - EIS (contracted separately)

## GRANT FUNDING, CONSENSUS BUILDING, SPONSOR SUPPORT

#### NFC Grant Funding Qualification

- Access to qualify for NFC's Grant Funding through NFC's national partners to support seeding the program.

#### Consensus Building Consulting

- NFC has industry experts in project management, and from conception through execution, they will collaborate on an average of 2 intensive monthly planning calls to drive success.

#### Sponsor Strategy Consulting Support

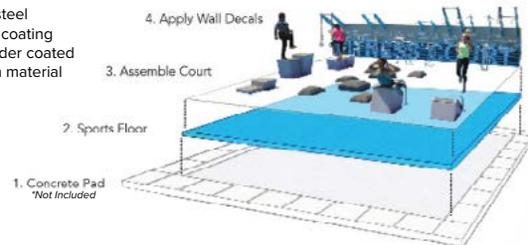
- Up to 10 custom renderings provided by NFC Design Team to support outreach to local sponsors and partners. Up to 5 custom slide presentations provided for in-person meetings and internal stakeholder consensus-building.



#### Warranty + Maintenance

- Made for all climates
- Almost no moving parts (only cables)
- Equipment is anchor bolted into concrete
- Replacement parts available through NFC
- No requirement for disassembly in winter
- Maintenance guide, including touch-up paint & necessary tooling included

See Official Warranty for Full Coverage Detail



## CAMPAIGN SERVICES

### FITNESS COURT® APP

#### The Fitness Court App

Free mobile app for iOS / Android teaches proper use, routines and challenges to all users

- **Classes:** schedule, run and track attendance using the Fitness Court App back-end scheduling tool, providing live class management through the OnSched platform. Training and basic setup provided by NFC within 30 days of launch event.
- **Learn:** video guides deliver workouts, and teach the basics for beginners on the Fitness Court. New content released quarterly, and updated by NFC National Training Team.
- **Train:** individual audio guides. New content released quarterly, updated by NFC National Training Team.
- **Challenge:** competitive tracking allows users to participate in timed, scored challenges, with an option to submit their scores to a national Leaderboard. Acts as a regional and national event qualification tool.

## CERTIFIED AMBASSADOR TRAINING

#### Programming and Training Tools

Fitness Court Ambassadors build and sustain a healthy culture around the Fitness Court ecosystem

- **Learn:** education modules provided by the NFC Training Team are eligible for a range of industry certifications, are offered both in-person and remote, and provide a range of class templates, coaching tips and more to qualified Ambassadors. Partnership includes program vouchers for up to 12 individual Ambassadors per Fitness Court, individually eligible for up to 3 continuing education credits (CECs), approved through the American Council on Exercise (ACE).
- **Train:** classes, clinics and challenges become the building blocks of a Fitness Season, led by Ambassadors, that engage all ages and fitness levels. These guided workout options expand the user community and increase long-term usage and adoption.
- **Share:** continuous online and print storytelling, engagement and social connection further build out a healthy culture on each Fitness Court. Up to five local Ambassadors are eligible to attend an in-person regional training event of their choice in 2021. \*Regional training schedule provided May 2021

## MEDIA, PRESS, & PROMOTIONS

#### Promotions and Marketing Package

Media support and community engagement materials excite users and strengthen program adoption

- **Custom Grant Announcement Kit:** promote the development of the program in your community with NFC support through traditional and social media channels - including a custom Press Release, site rendering, and outreach planning tools.
- **Launch Event Promotions Toolkit:** announce the launch of the Fitness Court on traditional media channels with a separate customized press release, outreach support and uniquely branded assets for social media.
- **NFC Website Feature Story:** NFC-hosted custom storytelling showcases the partnership and program development in your community.
- **Fitness Court Gear:** minimum \$750 credit towards the official NFC gear store - gear and giveaways (provided in part by national Campaign sponsor, Badger Sport®) nurture Ambassador relationships, honor stakeholders and excite event attendees, to amplify launch activities.
- **Opening Day Launch Support:** NFC provides event management templates, guidance for launch event planning, and custom promotional materials (flyers, media assets).

## FITNESS SEASON 2021

#### Annual Activation Series: 2021 Fitness Season

Bring the Latest Events & Programs to Your Fitness Court® this Year!

- Spring 2021 : 18 new workout routines & video tutorials introduced to the Fitness Court App, featuring pro trainer, Mark Lauren.
- Summer 2021: Classes and Clinics support ongoing programming for group exercise and app-based class
- Fall 2021: Challenge series builds competition & strengthens community. Marks the success of year's activation program for all users.
- Healthy Infrastructure Awards: annual recognition program highlighting exceptional partners and leaders nationwide, winners receive custom awards, decals and press support to announce





**NATIONAL FITNESS CAMPAIGN**

SAN FRANCISCO, USA  
NATIONALFITNESSCAMPAIGN.COM  
INFO@NFCHQ.COM  
(415) 702-4919

## Proposed Site Location for Fitness Court



## **CITY OF STANTON**

### **REPORT TO CITY COUNCIL**

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

**DATE:** November 23, 2021

**SUBJECT: RENEWAL OF AUTHORIZATION FOR VIRTUAL PUBLIC MEETINGS  
PURSUANT TO AB 361**

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

Consideration of the circumstances of the state of emergency related to the COVID-19 pandemic to determine whether remote teleconference meetings of the City Council, Committees, and Commissions can continue to be held under the provisions of AB 361.

#### **RECOMMENDED ACTION:**

1. City Council declare 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. Reconsider the circumstances of the state of emergency; and
3. Find that state or local officials have continued to impose or recommend measures to promote social distancing; and
4. Adopt Resolution No. 2021-39, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON,  
CALIFORNIA, AUTHORIZING VIRTUAL PUBLIC MEETINGS  
PURSUANT TO AB 361".**

#### **BACKGROUND:**

On October 26, 2021, City Council adopted Resolution 2021-34, which authorized City Staff to conduct remote teleconference meetings of the City Council, Committees, and Commissions under the provisions of AB 361 (in effect as of October 1, 2021 – Government Code Section 54953(e)). Pursuant to Government Code Section 54953(e)(3), the City Council is required every thirty (30) days to reconsider the circumstances of the state of emergency and determine whether:

- The state of emergency continues to directly impact the ability of the members to meet safely in person, or

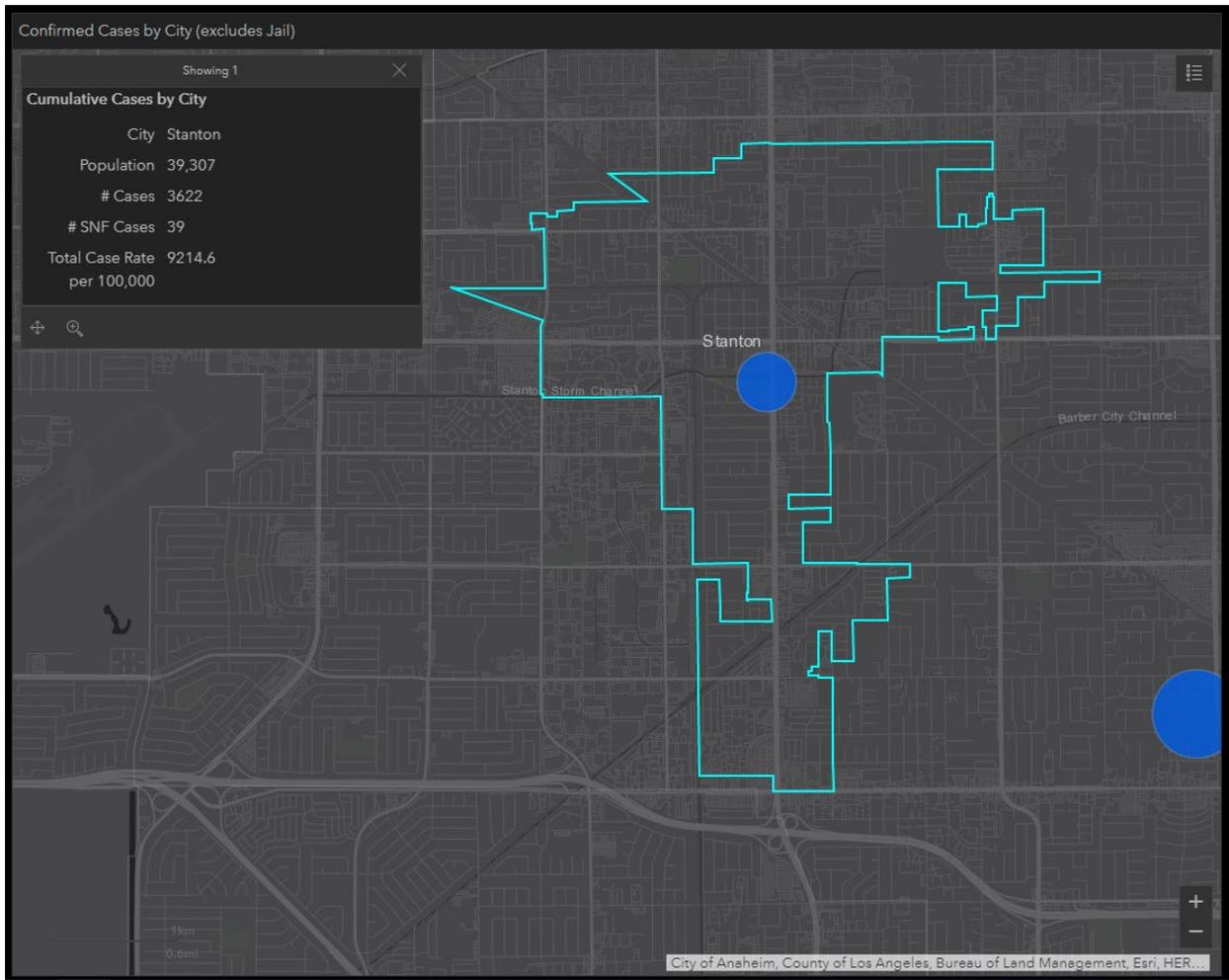
- State or local officials continue to impose or recommend measures to promote social distancing.

If neither of the two finding options can be made by majority vote, the City Council, Committees, and Commissions will no longer be able to continue holding public meetings by teleconference without compliance to the Ralph M. Brown Act's Section 54953(b)(3). Section 54953(b)(3) imposes notice and access requirements for public meetings conducted via teleconference. Such requirements include identifying in the meeting notice and agenda the teleconference location of each member of the legislative body participating in the meeting and ensuring that each teleconference location be accessible to the public.

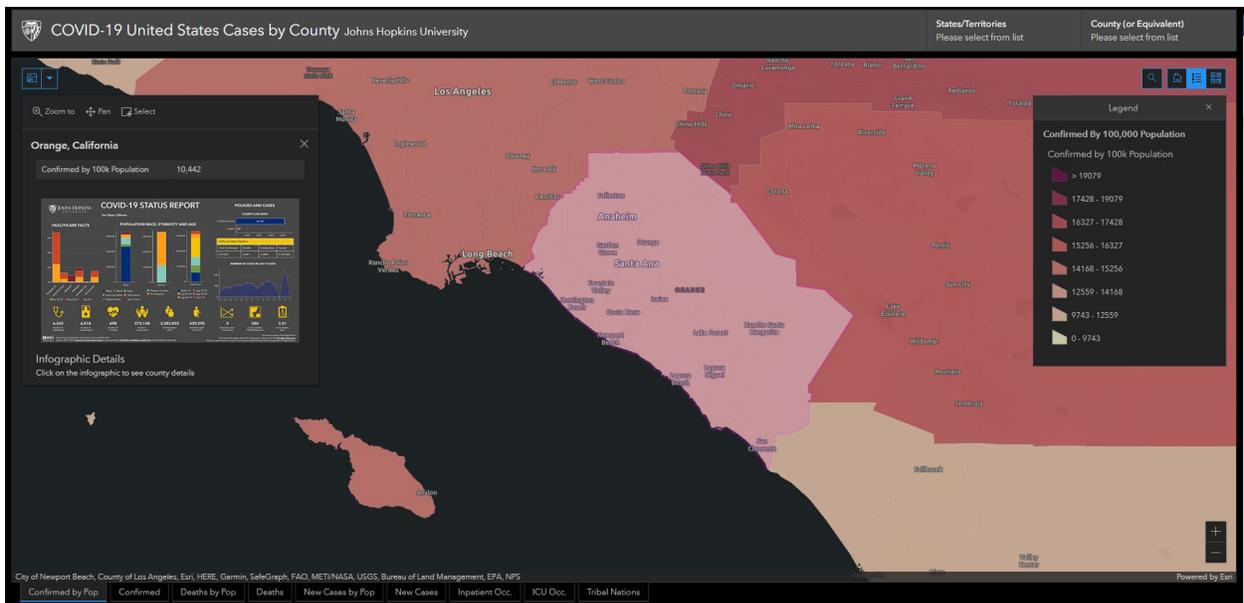
It is important to note that having virtual meetings under the provisions of Government Code Section 54953(e)(3) is optional. If the Council wishes, it may continue to meet in-person. In addition, hybrid meetings are permissible. The intent of the attached Resolution is to allow for the more flexible hybrid meeting option in the event that a Councilmember, Committee Member, or Commissioner could not attend the meeting in-person due to illness but wanted to appear via videoconference. If the Council will meet only or partially in-person, it should ensure compliance with the Orange County Health Care Agency's recommendations for local public meetings.

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

Currently, the State of California and the County of Orange remain under the state of emergency brought on by the COVID-19 pandemic, particularly with the spread of the Delta Variant. State and local officials are still recommending measures to promote social distancing.



[COVID-19 Cases by City](#)



[COVID-19 United States Cases by County](#)

## Update for November 16, 2021

To date, California has confirmed a total of 4,744,517 COVID-19 cases and 72,590 deaths.



Updated November 16, 2021, with data from November 15, 2021.

[Vaccines administered source data](#) and [cases, deaths, and tests source data](#)

[Tracking COVID-19 in California](#) (last updated November 16, 2021, at 10:00 AM)

### FISCAL IMPACT:

None.

### ENVIRONMENTAL IMPACT:

None. This item is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly).

### LEGAL REVIEW:

The City Attorney has reviewed the attached Resolution.

### STRATEGIC PLAN OBJECTIVE(S) ADDRESSED:

1. Provide a safe community.

### PUBLIC NOTIFICATION:

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

Prepared By:

/s/ Jason Huynh

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Jason Huynh  
Management Analyst

Approved as to Form By:

/s/ HongDao Nguyen

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HongDao Nguyen  
City Attorney

Approved By:

/s/ Jarad L. Hildenbrand

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Jarad L. Hildenbrand  
City Manager

**Attachment(s):**

- A. Resolution No. 2021-39

**RESOLUTION NO. 2021-39**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA,  
AUTHORIZING VIRTUAL PUBLIC MEETINGS PURSUANT TO AB 361**

**WHEREAS**, the Stanton City Council (“Council”) is committed to preserving and nurturing public access and participation in meetings of the Council, Committees, and Commissions; and

**WHEREAS**, with the exception of closed sessions, all meetings of the Council, Committees, and Commissions are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend and participate in the meetings; and

**WHEREAS**, starting in March 2020, in response to the spread of COVID-19 in the State of California, the Governor issued a number of executive orders aimed at containing the COVID-19 virus; and

**WHEREAS**, among other things, these orders waived certain requirements of the Brown Act to allow legislative bodies to meet virtually; and

**WHEREAS**, pursuant to the Governor’s executive orders, the Council has been holding virtual meetings during the pandemic in the interest of protecting the health and safety of the public, staff, and Councilmembers; and

**WHEREAS**, the Governor’s executive order related to the suspension of certain provisions of the Brown Act expired on September 30, 2021; and

**WHEREAS**, on September 16, 2021 the Governor signed AB 361 (in effect as of October 1, 2021 – Government Code Section 54953(e)), which allows legislative bodies to meet virtually provided there is a state of emergency, and either (1) state or local officials have imposed or recommended measures to promote social distancing; or (2) the legislative body determines by majority vote that meeting in-person would present imminent risks to the health and safety of attendees; and

**WHEREAS**, such conditions now exist in Orange County, specifically, a state of emergency has been proclaimed related to COVID-19, state and local officials are recommending measures to promote social distancing, and because of the ongoing threat of COVID-19, meeting in-person could present imminent risks to the health and safety of attendees.

**NOW, THEREFORE, BE IT RESOLVED** the City Council of the City of Stanton hereby finds and orders as follows:

**Section 1: Recitals.** All of the above recitals are true and correct and are hereby incorporated herein by reference.

**Section 2: CEQA.** This item is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly).

**Section 3: Remote Teleconference Meetings.** Consistent with the provisions of Government Code Section 54953(e), the Council finds and determines that (1) a state of emergency related to COVID-19 is currently in effect; (2) state and local officials have recommended measures to promote social distancing in connection with COVID-19; and (3) due to the COVID-19 emergency, meeting in-person would present imminent risks to the health and safety of attendees. Based on such facts, findings, and determinations, the Council authorizes staff to conduct remote teleconference meetings of the Council, Committees, and Commissions under the provisions of Government Code Section 54953(e). City Council’s action is on behalf of and covers all legislative bodies of the City.

**Section 4: Superseding.** This Resolution shall supersede Resolution No. 2021-34.

**Section 5: Effective Date of Resolution.** This Resolution shall take effect upon adoption and shall be effective for 30 days unless earlier extended by a majority vote of the Council in accordance with Section 6 of this Resolution.

**Section 6: Extension by Motion.** The Council may extend the application of this Resolution by motion and majority vote by up to 30 days at a time, provided that it makes all necessary findings consistent with and pursuant to the requirements of Section 54953(e)(3).

**Section 7: Severability.** If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable. The City declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**PASSED, APPROVED, AND ADOPTED** this 23<sup>rd</sup> day of November, 2021.

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DAVID 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. 2021-39 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 November 23, 2021, and that the same was adopted, signed and approved by the following vote to wit:

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

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

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

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

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

## CITY OF STANTON

### REPORT TO CITY COUNCIL / HOUSING AUTHORITY

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

**DATE:** November 23, 2021

**SUBJECT: HOMEKEY PROGRAM PERMANENT SUPPORTIVE HOUSING FUNDING COMMITMENT FOR RIVIERA MOTEL**

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

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

#### **RECOMMENDED ACTION:**

1. City Council / Authority Board declare 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. Approve a funding commitment in the amount of up to \$2.5 million from the City's ARPA funding allocation for a Permanent Supportive Housing Project in the City of Stanton; and
3. Authorize the City Manager / Executive Director to execute funding commitment letters memorializing City Council's intent to provide \$2.5 million in ARPA funds, with a final funding agreement submitted to the City Council for approval at a future meeting.

#### **BACKGROUND:**

Building on the success of the first round of Homekey, Homekey Round 2 continues a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness and who are, thereby, inherently disproportionately impacted by COVID-19 and other communicable diseases. Homekey is an opportunity for state, regional, and local public entities to develop a broad range of housing types and convert commercial properties or other existing buildings to Permanent (long-term) or Interim Housing for the target populations.

Administered by the California Department of Housing and Community Development

(HCD), approximately \$1.45 billion (FY 2021/22) in Homekey Round 2 grant funding will be made available to local public entities, including cities, counties, and other local public entities, such as housing authorities or federally recognized tribal governments within California. \$1.2 billion of the grant funding is derived from the State's direct allocation of the federal Coronavirus State Fiscal Recovery Fund (CSFRF) and the other \$250 million is from the State General Fund. The \$250 million in State General Fund money is intended to supplement the acquisition of, and to provide initial 24-month operating subsidies for, Homekey sites to promote project feasibility. To ensure statewide distribution, HCD divided the State into eight regions. The regions are largely aligned with the various Councils of Government. Orange County is in the Southern California Region along with Imperial, Riverside, San Bernardino, and Ventura Counties. Our region was allocated \$101,785,576 in CSFRF and \$21,257,049 in State General Funds.

HCD began accepting applications on a continuous, over-the-counter basis in late September 2021. The regional priority applications are due on January 31, 2022. The State will accept applications from across the state from February 2, 2022 through May 2, 2022, or when funds are exhausted, whichever occurs first. Projects receiving an award from the State's direct allocation of the federal CSFRF must expend the funds within eight months of the award date. The portion of a Project's award associated with State General Fund must be expended by June 30, 2026. Depending on the funding award, the successful applicant must close escrow by the expenditure deadline.

For the second round of Homekey, the County of Orange, along with its co-applicant, Jamboree Housing Corporation, will submit one application for the Riviera Motel. The motel is located in the City of Stanton and is a proposed conversion directly to permanent supportive housing (PSH). The City has been involved in the application process and anticipates contributing \$2,500,000 in funding to the Riviera Motel Permanent Supportive Housing Conversion Project, if awarded. As required by the State, the attached funding commitments letter indicates the project-specific amount requested from the City for the application.

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

In the first round of Homekey, the County of Orange and Jamboree Housing Corporation applied for Homekey funds to purchase and rehabilitate three motels in the City of Stanton: 1) Stanton Inn and Suites; 2) Tahiti Motel, and 3) Riviera Motel. The former two projects were funded by Homekey Round 1. The County of Orange and Jamboree Housing Corporation are in the process of applying for Homekey Round 2 funding for the Riviera Motel project. All three projects are slated to be PSH upon completion, with on-site services to be provided by Jamboree Housing Corporation.

Stanton Inn and Suites: The 72-room Stanton Inn was acquired in November 2020. The redevelopment of the Stanton Inn included the immediate necessary repairs to the two

buildings that comprise the motel, allowing them to be rapidly occupied (within 30 days of acquisition) and operated as interim housing (for a maximum of 5-year period). Tax credits for the project have been secured, and construction on further improvements to the property and conversion into PSH is expected to begin around April of 2022. Property Management and intensive wraparound services are currently provided by American Family Housing. The project received \$9.6 million from HCD for Homekey Round 1.

Tahiti Motel: The redevelopment of the 60-unit Tahiti Motel included the relocation (in compliance with Federal and State Relocation Law) of existing long-term tenants, followed by the immediate necessary repairs to the two buildings that comprise the motel, allowing them to be rapidly re-occupied (within 90 days of acquisition) and operated as interim housing (for a maximum of 5 years). Tax credits for the project have been secured, and construction on further improvements to the property and conversion into PSH is expected to begin around April of 2022. Property Management and intensive wraparound services are currently provided by American Family Housing. The project received \$7.92 million from HCD for Homekey Round 1.

Riviera Motel: The Riviera Motel is proposed as an adaptive re-use of an existing 21-unit motel into PSH for extremely low-income individuals who are experiencing homelessness or chronically homelessness. The Riviera Motel will provide much-needed housing and supportive services for at-risk and vulnerable residents of the County of Orange, creating affordable housing more rapidly than the construction of new units. The proposed project does not anticipate temporary operation of the site as Interim Housing. The proposed resident population is ten (10) non-chronically homeless veterans, ten (10) chronically homeless non-veterans, and one (1) on-site manager. The proposal includes services to the homeless veteran residents to be provided by Veterans Affairs through Veterans Affairs Supportive Housing (VASH) vouchers. As proposed, the chronically homeless residents will be supported by project-based vouchers and anticipated Mental Health Services Act services funded through the County. The County is reviewing the requested funding and vouchers and is subject to final review and approval by the County Board of Supervisors.

The existing motel rooms (which include full private bathrooms in each unit) will be modified to include a small kitchenette with a food preparation area, refrigerator, small sink, two-burner stove, and a microwave. The interior of the units will be completely refinished to include all new flooring and paint, new plumbing fixtures, new lighting fixtures, and redesigned bathrooms for accessibility and water efficiency. The building itself will be architecturally enhanced to modernize it against the backdrop of the Stanton community. It will also receive building envelope renovations to make it more energy efficient and site upgrades to enhance accessibility. The property currently includes a management/office space that will be renovated for use by the social services, case management, and property management staff to provide supportive services for the residents.

With the availability of the State's Homekey funds that the County and Jamboree Housing Corporation are pursuing, coupled with the City's ARPA funds, the City has a unique opportunity to leverage State and County resources to create new affordable housing

units in Stanton. The City’s \$2.5 million contribution (about \$125,000 per unit) would be about a quarter of the total cost for the Riviera Motel Permanent Supportive Housing Conversion Project and would maximize the Homekey contribution and the State’s matching requirement. This investment will support the immediate conversion of the units into PSH and avoid the costly interim operations costs.

Creating new PSH units contributes towards meeting the City's Regional Housing Needs Allocation goals (RHNA).

**6<sup>th</sup> Cycle Regional Housing Needs Allocation (2021-2029)**

<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
82	83	145	231	690	1,231

The proposed new PSH units would be counted toward the extremely low-income household category, which is one of the most difficult categories to satisfy. The conversion of hotel/motel units to permanent housing is a top priority for City Council, as evidenced in the City’s adopted Housing Element, Action H-4.1.2(c).

**Action H-4.1.2(c): Hotel and Motel Families**

The City will coordinate with the Orange County Housing Authority and non-profit organizations to determine the number of families who utilize hotels/motels as temporary residences. The City will contact public and non-profit organizations who may have an interest or experience in the conversion of hotel/motel units to permanent housing. The City has recognized that families who are living in hotels/motels may be provided an opportunity for permanent housing through the conversion of these facilities to residential units affordable to extremely low-, very low- and low-income families. The City will evaluate the feasibility of converting these units to permanent housing. Based on this analysis, the City will encourage the conversion of hotel/motels to permanent housing by the development community through a variety of activities such as in-kind technical assistance, density bonuses, reduced parking requirements and other modified development standards, fee waivers, fee deferrals, assistance with on and off-site improvements and other incentives and concessions.

**FISCAL IMPACT:**

The proposed recommendation would commit \$2.5 million of the City’s \$9.1 million ARPA allocation for the County's acquisition and rehabilitation of an existing motel property in Stanton for use as PSH.

**ENVIRONMENTAL IMPACT:**

None. This item is not subject to the California Environmental Quality Act (“CEQA”)

pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly).

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVE(S) ADDRESSED:**

1. Provide a safe community.
4. Ensure fiscal stability and efficiency in governance.
5. Provide a high quality of life.
7. Promote environmental stewardship and sustainable operations.

**PUBLIC NOTIFICATION:**

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

Prepared By:

/s/ Jason Huynh

\_\_\_\_\_  
Jason Huynh  
Management Analyst

Reviewed By:

/s/ HongDao Nguyen

\_\_\_\_\_  
HongDao Nguyen  
City Attorney

Reviewed By:

/s/ Soo Elisabeth Kang

\_\_\_\_\_  
Soo Elisabeth Kang  
Assistant to the City Manager

Concurred By:

\_\_\_\_\_  
Michelle Bannigan, CPA  
Finance Director

Approved By:

/s/ Jarad L. Hildenbrand

\_\_\_\_\_  
Jarad L. Hildenbrand  
City Manager

**Attachment(s):**

- A. Funding Commitment Letter – Riviera Motel
- B. Permanent Supportive Housing Q&A
- C. Homekey Round 2 Factsheet



# Attachment: A

[Click here to return to the agenda.](#)



7800 Katella Avenue  
Stanton, CA 90680



P | (714) 379-9222  
F | (714) 890-1443



Stanton@StantonCA.gov  
StantonCA.gov

**Date:**

November 23, 2021

**Roger Kinoshita**

Senior Director

**Jamboree Housing Corporation**

17701 Cowan Ave.,  
Suite 200  
Irvine, CA 92614

(949) 214-2345

RKinoshita@Jamboree  
Housing.com

**Dear Mr. Kinoshita,**

I am pleased to inform you that on November 23, 2021, the City Council for the City of Stanton (“City”) approved a two-and-one-half million dollar (\$2,500,000.00) funding commitment (the “Grant”), to Jamboree Housing Corporation (“Developer”), to acquire the Riviera Motel (located at 11892 Beach Boulevard, Stanton, CA 90680); relocate tenants; and convert the property into permanent supportive housing (the “Project”), subject to the terms of this letter.

Loan Source:	American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Fund
Grant Amount:	\$2,500,000.00
Term:	From [Start Date] to December 31, 2024

Grant funds shall be used exclusively for the purposes of capital costs (i.e., gaining site control, relocation, and/or construction of the Project), effective from [Start Date] (the “Proposed Start Date”). The grant funds will be disbursed to the developer in a single lump sum.

A copy of the City Council’s action approving this funding commitment is enclosed. The City’s and Authority’s funding commitment is conditional on the parties reaching final and mutually agreeable terms of a grant and regulatory agreement setting forth the parties’ rights and obligations.

Sincerely,

**X**

\_\_\_\_\_  
Jarad Hildenbrand  
**City Manager**

## What is Permanent Supportive Housing?



## What is Permanent Supportive Housing?

This successful model is based on research regarding how those with significant challenges who have experienced homelessness can avoid future episodes of homelessness. Permanent Supportive Housing,

also referred to as Supportive Housing, combines affordable housing with best-practice services for individuals and families with disabilities and a lengthy history of homelessness. This model has been demonstrated to permanently keep the majority of persons who enter the program from ever becoming homeless again. Communities, utilizing this approach, realize better than 90% success rate in avoiding a return to homelessness.

### **Is Permanent Supportive Housing just another word for “homeless shelter”?**

No, Permanent Supportive Housing is not a homeless shelter. In fact, a shelter is not housing. A shelter is designed to provide a transitional or temporary place to sleep or live. Permanent Supportive Housing is designed to help people permanently avoid homelessness. Generally, a shelter automatically sets a limitation on the time that someone can live there and may limit the hours when a person can be onsite. If housing cannot be found during this time, the person is likely to return to his/her homeless condition. Many shelters, such as the armories, are only open during the nighttime hours and the homeless must exit the premises during the daytime hours. As a result, many communities that provide a shelter may see homeless individuals wandering through the neighborhood during the day. This is not the experience of communities served by Jamboree’s permanent supportive housing communities.

### **Is Permanent Supportive Housing another term for “public housing”?**

No. Actually, the federal government in the 1970s built the last “public housing” that formed a justifiable negative stereotype... and most are being torn down. However, affordable housing today is subject to strict local controls and is smaller in scale than the old public housing. Today’s affordable multifamily housing is typically better in quality and design and often indistinguishable from market-rate housing. Jamboree’s built award-winning affordable communities that serve individuals and families who were formerly homeless. These properties have been recognized locally and nationally for their design, green features and resident programming.

### **What is Jamboree’s experience with Permanent Supportive Housing?**

Jamboree has owned and operated Permanent Supportive Housing developments for more than 10 years. These apartment communities are home to veterans, the formerly homeless, those living with mental illness, and transitional-aged youth (children who have aged out of the foster care system) and a proven solution to ending chronic homelessness and providing comprehensive programs for treating mental illness. Download an overview of Jamboree Permanent Supportive Housing and services.

### **Does Permanent Supportive Housing have a property manager live onsite?**

Yes, Permanent Supportive Housing properties typically have onsite staff that includes a community manager and maintenance technician hired by the owner. Community managers are hired with expertise in working with this specific population of residents.

### **Do sex offenders live in Permanent Supportive Housing?**

No, registered sex offenders are not entitled to live in the properties (HUD rule 2012-28).

**Are illegal substances allowed onsite?**

No, illegal substances (based on federal definitions) are not permitted on the properties and usage is grounds for criminal prosecution and eviction.

**Does Permanent Supportive Housing become a magnet for more homeless individuals?**

No, there is no evidence that Permanent Supportive Housing attracts more homeless people to a city, a specific neighborhood, or to the property itself.

**Does the presence of Permanent Supportive Housing increase loitering in the neighborhood?**

No, not in Jamboree's experience with supportive housing. Unlike shelters, where individuals are required to leave the shelter during the daytime, residents in Permanent Supportive Housing can remain onsite to enjoy their own home and the many services and programs offered in the neighborhood. As a result, increased loitering in the neighborhood is unlikely. Many residents re-establish personal goals related to education, employment and independence and become engaged in positive activities within the community – including employment, volunteering, education and others.

**Does Permanent Supportive Housing affect neighbor's property values?**

There is no evidence that any community where Jamboree has developed this form of housing that it affects property values negatively. Anecdotal evidence has been evaluated and housing values in the neighborhoods surrounding Jamboree developments perform equally to the surrounding community with no negative effects on property values. In fact, in 2008, Jamboree converted an empty, weed-infested remnant parcel adjacent to a freeway off ramp into a vibrant Permanent Supportive Housing apartment community that continues to enhance a community's image.

**Does crime in the neighborhood increase when Permanent Supportive Housing is built? Do calls to law enforcement increase?**

No, there is no evidence that crime in the neighborhood or calls to law enforcement increase. Jamboree developments have onsite staff that watch for the safety of the neighborhood as well as the residents of our own housing. Our staff is well trained to work with local law enforcement to report any unsafe activity and to ensure that our residents and others in the community are acting responsibly. Many residents volunteer and participate in activities such as National Night Out to keep their neighborhoods safe.

**What happens if there is a problem in the neighborhood? Are the communities "good neighbors?"**

As with any community, neighborhood issues can occur and can be quickly addressed by bringing them to the attention of the onsite staff, which every Jamboree project requires. Unlike many other rental communities, onsite staff has specific expertise and is committed to being good neighbors. Jamboree, as a community developer, takes a long-term interest in the neighborhoods where our communities are located and will own the property for at least 55 years. It is in Jamboree's own best interest to keep the property properly maintained and operated.

**Does parking in the neighborhood become an issue?**

Onsite parking is provided to the residents based on local municipal parking codes for multifamily communities.

**Are residents able to be evicted?**

Residents can be evicted if they do not pay rent or are in violation of their lease. However, onsite staff works closely with managers and service providers to make every effort to ensure the stability of the residents so that they do not return to homelessness.

**Do residents have a lease?**

Residents sign a lease and must abide by the lease terms and house rules, which are part of the lease.

**Are criminals allowed to live in the units?**

Criminal background checks are run on household members ages 18 and over to verify eligibility for residency. While a criminal background isn't an automatic disqualification to housing, Jamboree does take criminal backgrounds seriously and work closely with our development partners to set criteria that are extremely cautious about tenant selection and approval.

**Who is eligible to live in Permanent Supportive Housing and how are they selected?**

Individuals who are coming from homelessness with a disabling condition are typically identified through outreach teams and put on a coordinated entry list to prioritize those with the most immediate needs. Sometimes, units are developed for a specific disability such as serious and persistent mental illness or a developmental disability.

**What is the Coordinate Entry System (CES)?**

Designed by the U.S. Department of Housing and Urban Development (HUD) to coordinate services and housing for the homeless, CES requires counties to adopt a standard assessment, prioritization, and referral process with a focus to ensure fair and equal access to the services available in any given county. As a result, CES prioritizes the most vulnerable or at-risk homeless individuals or families for permanent housing placements first.

**Does CES conduct background checks?**

Criminal background checks are run on all household members ages 18 and over to verify eligibility for residency. While a criminal background isn't an automatic disqualification for housing, Jamboree does take criminal backgrounds seriously and works closely with our development and property management partners to set criteria that are extremely conservative about tenant selection and approval. Registered sex offenders are not entitled to live at Jamboree properties per HUD rule 2012-28.

### **Who verifies eligibility for the units?**

Eligibility is closely monitored by the funding agencies, e.g., a mental health disability is verified by the local health care agency. Financial and criminal background checks are also completed by the onsite managing agent as well as the agencies that provide the project funding.

### **Is there a limit to the number of individuals who live in each unit?**

Yes, unit occupancy depends on the number of bedrooms in an apartment. Federal guidelines identify the maximum number of residents eligible to live in the unit as two per bedroom plus one, e.g., a one-bedroom unit has a limit of three household members.

### **Are pets allowed in Permanent Supportive Housing?**

No. A typical Jamboree property does not allow pets. However, service and therapeutic animals often accompany residents in Permanent Supportive Housing. Professional verification of eligibility is required to have a service or therapeutic companion animal.

### **Do residents work?**

Residents often work, particularly after they have been stably housed. However, since the typical resident has a disability and is receiving a disability income, they may be unable to work.

### **Do residents pay rent?**

Yes, a typical resident pays 30% of their income in rent. Currently, disability income is approximately \$900 a month. Therefore, the resident pays around \$300 a month for rent.

### **Do residents pay for utilities?**

Depending on the financing for the community, utilities are often included in the rent. This generally includes water, gas and electricity.

### **Does a person under the age of 18 live in Permanent Supportive Housing?**

Typically, if a family member is under age 18, she/he can live with the eligible adult household member.

### **Why is Permanent Supportive Housing a “national best practice”?**

Permanent Supportive Housing is a national best practice because it is proven to be extremely successful in keeping formerly homeless disabled residents housed. National sources describe various retention rates, with some reporting that 85% of residents remain stably housed. In Jamboree’s own portfolio, we have seen that more than 90% of our residents remain stably housed and most live in our apartment communities for an average of at least five years.

### **Looking for more information?**

- For a quick overview of the types of homelessness, the housing options, and the evolving approach to housing the homeless in recent decades vs. today’s proven Housing First model, download the

Homelessness: A Snapshot of Housing Options & Approaches.

- For an overview of Jamboree’s experience developing Permanent Supportive Housing, check out the [Permanent Supporting Housing flier](#).
- To learn more about Permanent Supportive Housing, check out [Permanent Supportive Housing](#) on the Jamboree website.
- [Download a PDF](#) of this page.

Discussed in this article: [Homeless shelter](#), [Permanent supportive housing](#), [Public housing](#), [Supportive housing](#)

**Jamboree Housing Corporation**

17701 Cowan Ave, Suite 200

Irvine, California 92614

(949) 263-8676



## Our Communities

Quality California affordable housing for rent with services

Jamboree's history of service to communities, residents and partners is distinctive because of our commitment to quality, our drive for innovation, our collaborative partnerships and a foundation of trust. Our properties offer the very best of quality housing and services as well as overall community development that brings added impact to the neighborhoods it serves.

### Filter by






Orange County, CA

#### Alice Court

450 Glenneyre  
 Laguna Beach, CA 92651  
 SRO - studio residences



Sacramento County, CA

#### Arborelle

8007 Sunrise Blvd  
 Citrus Heights, CA 95610  
 Family residences



Sacramento County, CA

#### Asbury Place

1520 Morse Avenue  
 Sacramento, CA 95864  
 Family residences



Sacramento County, CA

#### Ashford Heights

4339 Galbrath Dr  
 Sacramento, CA 95842  
 Family residences



Orange County, CA

#### Belage Manor

1660 West Broadway  
 Anaheim, CA 92802  
 Senior residences



Orange County, CA

#### Birch Hills

255 Kraemer Circle  
 Brea, CA 92821  
 Family residences



Orange County, CA

#### Bonterra

401 Discovery Lane  
 Brea, CA 92821  
 Family residences



Sacramento County, CA

#### Breckenridge Village

7326 Stockton Blvd  
 Sacramento, CA 95823  
 Family residences



Orange County, CA

#### Briar Crest

11701 Stuart Dr, Unit 2  
 Garden Grove, CA 92843  
 Family residences



Orange County, CA

#### Camden Place

4500 Montecito Drive  
 La Palma, CA 90623  
 Senior residences



Sacramento County, CA

#### Cascades

9838 Lincoln Village Dr  
 Sacramento, CA 95827  
 Family residences



San Bernardino County, CA

#### Ceres Court

16284 Ceres Ave  
 Fontana, CA 92335  
 Family residences



San Bernardino County, CA



Los Angeles County, CA



San Bernardino County, CA



**Ceres Way**  
16424 Ceres Ave  
Fontana, CA 92335  
Family residences



**Cienega Gardens**  
1211 Lyman Ave  
Covina, CA 91724  
Family residences



**Citrus Grove**  
8845 Citrus Ave  
Fontana, CA 92335  
Family residences



**Clark Commons**  
8002 Orangethorpe Ave  
Buena Park, CA 90621  
Family residences



**Collage**  
1905 Pine Ave  
Long Beach, CA 90806  
Family residences



**Columbus Square**  
8561 N. Columbus Ave  
North Hills, CA 91343  
Senior residences



**Compass Rose**  
400 W. Valencia Dr  
Fullerton, CA 92832  
Family residences



**Cornerstone**  
810 S. Minnie St, #1  
Santa Ana, CA 92701  
Family residences



**Corona Park**  
956 Avenida del Vista, #1  
Corona, CA 92882  
Family residences



**Courier Place**  
111 S. College Ave  
Claremont, CA 91711  
Family, Multigenerational, Senior residences



**Desert Oasis**  
46211 Jackson St.  
Indio, CA 92201  
Family residences



**Diamond**  
1310 W. Diamond St  
Anaheim, CA 92801  
Special needs residences



**Doria**  
1000 Crested Bird  
Irvine, CA 92620  
Family, Special needs residences



**Emerald Cove**  
18191 Parktree Circle  
Huntington Beach, CA 92647  
Senior residences



**Granite Court**  
2853 Kelvin Ave  
Irvine, CA 92614  
Family residences



**Greenleaf**  
2048 W Greenleaf Ave  
Anaheim, CA 92801  
Family residences



**Grove Park**  
12572, 12602, 12612, 12631, 12651, 12661,  
12682 and 12692 Morningside Ave  
Garden Grove, CA 92843  
Family residences



**Hastings Park**  
4635 Antelope Rd  
Antelope, CA 95843  
Family residences



**Yolo County, CA**



**Orange County, CA**



**Orange County, CA**



**Heritage Oaks**  
186 Muir St  
Woodland, CA 95695  
Family residences



**Heritage Villas**  
26836 Oso Pkwy  
Mission Viejo, CA 92691  
Senior residences



**Heroes Landing**  
3312 W. 1st St  
Santa Ana, CA 92703  
Veterans residences

**Riverside County, CA**



**Highgrove Blossom**  
550 W. Center St  
Riverside, CA 92507  
Family residences

**San Bernardino County, CA**



**Hillcrest**  
8015 Citrus Ave  
Fontana, CA 92336  
Family residences

**Orange County, CA**



**Inn at Woodbridge**  
11 Osborne  
Irvine, CA 92604  
Senior residences

**Orange County, CA**



**Jackson Aisle**  
15432 Jackson St  
Midway City, CA 92655  
Special needs, SRO - studio residences

**Los Angeles County, CA**



**La Puente Park**  
14714 E. Prichard St  
La Puente, CA 91744  
Family residences

**Alameda County, CA**



**Lake Merritt**  
1417 1st Ave  
Oakland, CA 94606  
Senior residences

**Los Angeles County, CA**



**Laurel Crest**  
531 West Jackman St  
Lancaster, CA 93534  
Family residences

**Orange County, CA**



**Mendocino at Talega**  
123 Calle Amistad  
San Clemente, CA 92673  
Family residences

**Orange County, CA**



**Metro East**  
2222 E. 1st St.  
Santa Ana, CA 92705  
Senior residences

**Orange County, CA**



**Miracle Terrace**  
225 Southwestern Ave  
Anaheim, CA 92804  
Senior residences

**Orange County, CA**



**Monarch Pointe**  
1860 W. Crescent  
Anaheim, CA 92801  
Family residences

**Santa Clara County, CA**



**Monte Vista Gardens**  
2601 Nuestra Castillo Ct  
San Jose, CA 95127  
Family residences

**Orange County, CA**



**Montecito Vista**  
4000 El Camino Real  
Irvine, CA 92602  
Family residences

**Solano County, CA**



**Monument Arms**  
261 E. Alaska Ave  
Fairfield, CA 94533  
Family residences

**Orange County, CA**



**Oakview I-IV**  
18191 Parktree Circle  
Huntington Beach, CA 92648  
Family residences

**Glenn County, CA**



**Los Angeles County, CA**



**Orange County, CA**



**Orland**  
819 Newport Ave  
Orland, CA 95963  
Family, Multigenerational, Senior residences

**Panorama View**  
9222 N. Van Nuys Blvd  
Los Angeles, CA 91402  
Senior residences

**Park Landing**  
8850 La Palma Ave  
Buena Park, CA 90620  
Family residences



**Plum Tree**  
1055 Monte Bello St  
Gilroy, CA 95020  
Senior residences



**Puerto del Sol**  
745 W. Third St.  
Long Beach, CA 90802  
Family residences



**River Ranch**  
15940 Stoddard Wells Rd  
Victorville, CA 92392  
Senior residences



**Rockwood**  
1270 East Lincoln Ave  
Anaheim, CA 92805  
Family, Special needs residences



**Rose Crest**  
11762 Stuart Dr  
Garden Grove, CA 92843  
Family residences



**Rowland Heights**  
1945 S. Batson Ave  
Rowland Heights, CA 91748  
Family residences



**Royals**  
776 N. Van Ness Ave, Unit #1  
Los Angeles, CA 90038  
Family residences



**Sky Parkway**  
5414 Sky Parkway  
Sacramento, CA 95823  
Senior residences



**St. Andrews**  
1511 S. St. Andrews Place  
Los Angeles, CA 90019  
Family residences



**Summer Field**  
83385 Gemini St.  
Indio, CA 92201  
Family residences



**Sunswept**  
12682 - 12692 Sunswept Ave  
Garden Grove, CA 92843  
Family residences



**Temecula Reflections**  
31165 Black Maple Dr  
Temecula, CA 92592  
Family residences



**The Arbor at Woodbury**  
300 Regal  
Irvine, CA 92620  
Family residences



**The Exchange at Gateway**  
10562 Santa Fe Dr  
El Monte, CA 91731  
Family residences



**The Meadows in Irvine**  
14851 Jeffrey Rd  
Irvine, CA 92618  
Senior residences



**The Shenandoah**



**The Studios at Hotel Berry**



**Two Worlds**

**The Shilohs**  
6205 Riverside Blvd  
Sacramento, CA 95831  
Family residences

**The Studios at Hotel City**  
729 L St  
Sacramento, CA 95814  
Special needs, SRO - studio residences

**The Woods**  
1511 S. St Andrews Place  
Los Angeles, CA 90019  
Family residences



**Valencia Woods**  
16375 Valencia Ave  
Fontana, CA 92335  
Family residences



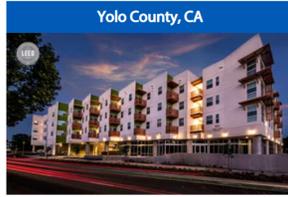
**Vista Pointe**  
2170 N. Rancho Ave.  
Colton, CA 92324  
Family residences



**Voorhis Village**  
653 E. Juanita Ave  
San Dimas, CA 91773  
Family residences



**Wesley Village**  
10861 Acacia Pkwy  
Garden Grove, CA 92840  
Family, Multigenerational, Senior residences



**West Gateway Place**  
825 Delta Lane  
West Sacramento, CA 95691  
Family residences



**Woodglen Vista**  
10450 Magnolia Ave  
Santee, CA 92071  
Family residences

**Latest News:** [Want to end OC homelessness? Schedule a partner presentation today.](#)

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**Jamboree Housing Corporation**  
17701 Cowan Ave, Suite 200  
Irvine, California 92614  
(949) 263-8676

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# Homekey Round 2 NOFA Fact Sheet

As a part of the California Comeback Plan, Governor Gavin Newsom allocated \$2.75 billion in total funding to expand Homekey. This is one of the largest single investments in homeless housing in California history and is expected to support the creation of up to 14,000 new housing units for people experiencing homelessness or at risk of homelessness.

Eligible applicants include Tribal Entities, cities, counties, cities and counties, and all other state, regional, and Local Public Entities. Applicants may apply independently or jointly with a nonprofit or for-profit corporation.

Homekey funds must be used for the Target Population of individuals and families experiencing or at risk of Homelessness, who are inherently impacted or at increased risk for medical diseases or conditions due to the COVID-19 pandemic.

Homekey funds will be available on a continuous, Over-the-Counter basis. Applications will be available from September 30, 2021 through May 2, 2022 or until funds are exhausted, whichever occurs first.

## Funding

**\$ 1.45 Billion**

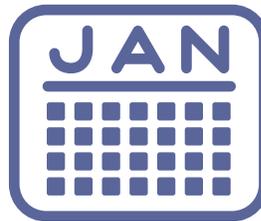
Homekey NOFA Round 2 grant funds

**\$ 1.2 Billion**

From the Coronavirus State Fiscal Recovery Fund (CSFRF)

**\$ 250 Million**

From the State General Fund

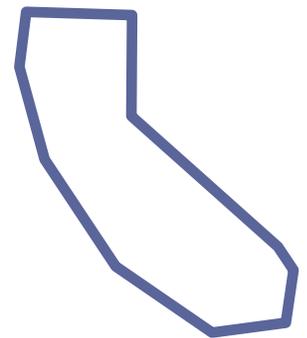


**8 Geographic Regions**

available for funding on basis of need until Jan 31, 2022

**February 1, 2022**

Statewide availability of funds



In addition to geographic allocations, Homekey funds have been set aside as follows:

- 5% of total funds for Tribal Entities
- 8% of total funds for Homeless Youth
- 20% of total funds for Discretionary Reserve
- 5% of total funds for State Administrative Costs



## Eligible Uses

Include, but are not limited to the following:

- Multifamily rental housing projects
- Shared or scattered site housing
- Manufactured housing
- Excess state-owned properties
- Acquisition and/or rehabilitation of sites for permanent or interim housing
- Master leasing for non-congregate housing
- Converting units from nonresidential to residential
- New construction of dwelling units
- Purchase affordability covenants and restrictions
- Relocation costs for people who are displaced by the Homekey Project
- Capitalized operating subsidies



## Other Program Requirements

- Projects must be fully occupied within 90 days of completion of construction and/or rehabilitation.
- Projects may be a mix of Homekey Assisted Units and non-Homekey Assisted Units.
- Interim Housing Projects shall have an affordability restriction for 15 years and Permanent Housing Projects shall have an affordability restriction for 55 years.
- All projects shall employ the core components of Housing First, including local Coordinated Entry System (CES) prioritization protocols.
- All projects shall support local Continuum of Care (CoC) participation in statewide Homeless Data Integration System (HDIS) and Homeless Management Information System (HMIS).
- Existing Homekey Assisted units will not be eligible for funding under the Round 2 NOFA.



## Grant Award

### Capital Funds

- The maximum capital grant is calculated on a per door basis by unit size or sub population served. Up to \$200,000 per door award for projects with no local match. Projects with local match may be eligible for an additional \$100,000 per door.
- The Department may pay up to one-half of the relocation costs per door.
- Capital awards must be expended within 8 months of the award and all applicable construction and/or rehabilitation must be completed within 12 months of award.

### Operating Funds

- Operating subsidy available for Assisted Units ranging from \$1,000 - \$1,400 per unit per month for two to three years, depending on local match.
- Operating funds must be fully expended by June 30, 2026.
- Subject to Department's written approval, capital awards may be used toward operating costs and operating awards may be used to fund capital expenditures.

### Bonus Award

\$10,000 bonus per Assisted Unit for each of the following:

- Timely submission of application on or before January 31, 2022 (may be used for capital or operating costs).
- Expedited occupancy, where Assisted Units are fully occupied within 8 months of the date of award (bonus may only be used for operating costs).



# City Council Initiated Item 18D

***“DISCUSSION REGARDING  
TELEVISIONING / BROADCASTING  
CITY COUNCIL MEETINGS”***

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