

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON MEETING APRIL 23, 2024

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

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

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 5:38 p.m. by Mayor / Chairman Shawver.

**2. ROLL CALL**

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

Absent: None.

Excused: Council/Agency/Authority Member Torres.

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

**4. CLOSED SESSION**

The City Attorney requested that the City Council table Closed Session Item 4A to the next regularly scheduled City Council meeting.

The City Council approved the City Attorney's request to table Closed Session Item 4A to the next regularly scheduled City Council meeting.

~~**4A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**~~

~~Existing litigation pursuant to Government Code section 54956.9(d)(1)~~

~~Number of cases: 1~~

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

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 5:40 p.m. for discussion regarding:

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

Number of Potential Cases: 1

**4C. CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION**  
Pursuant to Government Code section 54956.9(d)(1)  
Number of cases: 1

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

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

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

**6. ROLL CALL**

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

Absent: None.

Excused: Council/Agency/Authority Member Torres.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 5:38 to 6:42 p.m.

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

**7. PLEDGE OF ALLEGIANCE**

Led by Captain Ryan C. Pierce, Orange County Sheriff's Department.

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

9. **CONSENT CALENDAR**

Motion/Second: Taylor/Van

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

Motion unanimously carried:

**CONSENT CALENDAR**

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

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

**9B. APPROVAL OF WARRANTS**

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

**9C. APPROVAL OF MINUTES**

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

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

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

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

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

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

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. Approved the supplement to professional services agreement for Townsend Public Affairs, Inc.; and
3. Authorized the City Manager to bind the City of Stanton and Townsend Public Affairs, Inc. in a contract to provide advocacy and grant writing services to the City of Stanton for term extension from July 1, 2024 to June 30, 2025.

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

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

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

**END OF CONSENT CALENDAR**

**10. PUBLIC HEARINGS** None.

**11. UNFINISHED BUSINESS**

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

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

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

Motion/Second: Shawver/Warren

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

Motion unanimously carried:

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

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

2. The City Council adopted Ordinance No. 1142.

**12. NEW BUSINESS**

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

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

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

Motion/Second: Shawver/Taylor

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

Motion unanimously carried:

1. The City Council finds that these actions are not subject to California Environmental Quality Act (“CEQA”) pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment) and even if they were considered a project, they would still be exempt from CEQA under State CEQA Guidelines Sections 15060(C)(2), and 15061(B)(3); and

2. Adopted Resolution No. 2024-12, entitled:

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

13. ORAL COMMUNICATIONS – PUBLIC                      None.

14. WRITTEN COMMUNICATIONS                              None.

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

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

Mayor Shawver reported on his attendance at the League of California Cities (Cal Cities') 2024 City Leader Summit which was held on April 17 - 19, 2024 in Sacramento, California.

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

- Mayor Pro Tem Warren requested to agendize for discussion revisit/review of the City's current rules and regulations pertaining to special events to allow for more events to be held per business per year.
- Council Member Van requested to agendize a presentation and update by the Orange County Power Authority (OCPA).

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

None.

Due to the excused absence of Council Member Torres, this item has been tabled to the next regularly scheduled City Council meeting.

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

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

~~RECOMMENDED ACTION:~~

~~City Council provide direction to staff.~~

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

None.

17A. ORANGE COUNTY SHERIFF'S DEPARTMENT

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

Captain Ryan C. Pierce provided the City Council with an update on their current operations.

- Captain Ryan C. Pierce, Orange County Sheriff's Department, Stanton's incoming Chief of Police introduced himself to the City Council and Stanton community.
- Sergeant Andrea Bogdanovich, Orange County Sheriff's Department, introduced herself to the City Council and Stanton community.

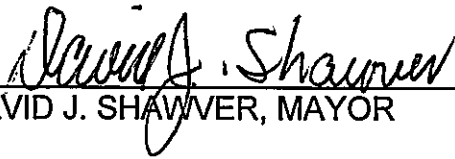
Ms. Zenia Bobadilla, Community Services Director reported on the City's upcoming:

- Paint the Town with Love (citywide volunteer day) Event, which is scheduled to be held on May 4, 2024.
- Bubble Soccer - Teen Night Out event, which is scheduled to be held on May 10, 2024 at Stanton Central Park.

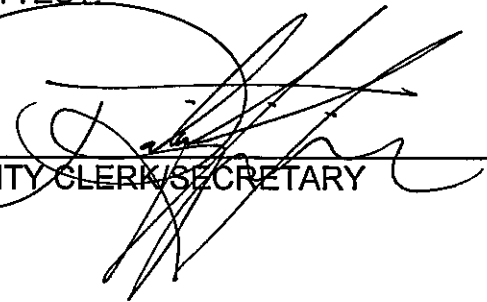
Dr. Sara Zimmerman, business owner, Resilience Rising Behavioral Health, introduced herself and her business to the City Council and Stanton community.



18. ADJOURNMENT Motion/Second: Shawver/  
Motion carried at 7:11 p.m.

  
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DAVID J. SHAWVER, MAYOR

ATTEST:

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