

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
JOINT REGULAR MEETING JULY 27, 2021

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

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

3. **PLEDGE OF ALLEGIANCE**

Led by Mr. Jesse Zavala, Community Services Coordinator.

4. **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.

5. **SPECIAL PRESENTATIONS AND AWARDS**

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

6. **CONSENT CALENDAR**

Council Member Ramirez pulled item 6D from the Consent Calendar for separate discussion.

Motion/Second: Warren/Ramirez

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

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

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

6B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated July 2, 2021 – July 15, 2021, in the amount of \$2,485,630.28.

6C. APPROVAL OF MINUTES

The City Council/Successor Agency/Housing Authority approved Minutes of Special Joint Meeting and Joint Regular Meeting – July 13, 2021.

6E. LEASE AGREEMENT WITH FERNWOOD MOBILE HOME PARK, LP FOR ADDITIONAL PARKING FOR STANTON CENTRAL PARK AND APPROPRIATION OF FUNDS

The City has held an agreement for additional parking to accommodate visitors to Stanton Central Park with Fernwood Mobile Home Park since 2016. The agreement was put on hold during recent closures due to the pandemic. As activities have resumed, the need for additional parking has also increased. Stanton Central Park was designed to have 125 parking stalls. The agreement to lease approximately one acre of adjacent land will provide an additional 85 parking stalls. An appropriation from the General Fund's available fund balance is requested as the cost of this lease is not included in the City's Fiscal Year 2021-22 Adopted Budget.

1. The City Council declared that in accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15061(b)(3); and
2. Authorized the City Manager to execute the attached agreement for the leasing of property owned by the Fernwood Mobile Home Park, LP for parking for Stanton Central Park; and
3. Appropriated \$30,900 from the General Fund's available fund balance.

END OF CONSENT CALENDAR

6D. AUTHORIZATION FOR MAYOR DAVID J. SHAWVER AND COUNCIL MEMBER HONG ALYCE VAN TO ATTEND THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE IN SACRAMENTO

The League of California Cities Annual Conference and Expo is scheduled for September 22 – 24, 2021 in Sacramento. The League's Annual Business Meeting is scheduled to be held on September 24, 2021. In order to vote at the Annual Conference / Annual Business Meeting, City Council must designate a voting delegate and/or voting delegate alternate. Additionally, pursuant to the City of Stanton Travel and Reimbursement policy, a Council Member must receive City Council approval prior to a trip, if the trip will exceed \$500.00.

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

Motion/Second: Ramirez/Taylor

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

Motion unanimously carried:

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Authorized Mayor David J. Shawver and Council Member Hong Alyce Van to attend the League of California Cities Annual Conference, scheduled for September 22 – 24, 2021 in Sacramento; and
3. Designated Mayor David J. Shawver as the voting delegate and Council Member Hong Alyce Van as the voting delegate – alternate to serve as the City's representatives at the 2021 League of California Cities Annual Conference and Expo in Sacramento.

7. PUBLIC HEARINGS

7A. PUBLIC HEARING TO CONSIDER DEVELOPMENT AGREEMENT DA 20-05, PLANNED DEVELOPMENT PERMIT PDP 20-06, TENTATIVE TRACT MAP NO. 19145 AND SITE PLAN AND DESIGN REVIEW SPDR-810 FOR A NEW 36-UNIT, SINGLE FAMILY, CONDOMINIUM PROJECT LOCATED AT 7401, 7421, AND 7455 KATELLA AVENUE AND 10941 AND 10921 WESTERN AVENUE IN THE HIGH DENSITY RESIDENTIAL (RH), GENERAL MIXED-USE (GLMX) OVERLAY ZONE

A public hearing to consider a new 36-unit, single family, condominium project and associated improvements located at 7401, 7421 and 7455 Katella Avenue and 10941 and 10921 Western Avenue. Applications include Development Agreement DA 20-05, Planned Development Permit PDP 20-06, Tentative Tract Map No. 19145 and Site Plan and Design Review SPDR-810.

Introduction by Ms. Jennifer A. Lilley, Community and Economic Development Director.

Staff report by Ms. Estefany Franco, Associate Planner.

The City Council questioned staff regarding developer comments during the Stanton Planning Commission hearing, parking, elimination of units to increase parking numbers, options to increase green space, façade details, design features, architectural features, increased landscaping, development standards, setbacks, and elevations.

The public hearing was opened.

- Mr. John Good, Vice President of Land Acquisition, KB Homes Coastal Inc., Applicant, spoke regarding the proposed project (comments made during the Stanton Planning Commission hearing, traffic plan, elimination of units to increase parking numbers, options to increase green space, design features, development consisting solely of three bedroom units).
- Ms. Melissa Saldana, resident, spoke regarding concerns with the proposed project such as parking, path of travel, setbacks, increased traffic, and speeding. Ms. Saldana further requested that the City Council make a decision for the City's future and to approve a project that would benefit the current neighborhood and not only the developer.
- Ms. Margaret Cooney, resident, spoke regarding concerns with the proposed project such as parking, access for emergency vehicles, access for refuse trucks, traffic plan, and rodent control during and after demolition of the project site.

- Mr. Greg Himes, resident, spoke in opposition of the proposed project and further spoke regarding concerns with traffic congestion, set-backs, the proposed traffic plan, and tandem parking.
- Mr. Jim Pugh, Sheppard Mullen Law Firm, applicants legal representative, reported on the procedural and legal authority of both the Planning Commission and City Council pertaining to the planned development permit and the City Council's need to recognize and memorialize the Planning Commission's decision in approving said permit. Mr. Pugh further reported on the California Environmental Quality Act (CEQA) planned development findings as presented by the applicant and City staff, the City's need for units, the City's need to comply with Regional Housing Needs Allocation (RHNA) numbers, site use, density, design, and efficient use of the land.
- Ms. Ellen Grun, resident, spoke in opposition of the proposed project and further spoke regarding density, decrease in the quality of life for the surrounding residents, loss of sight, sky, and sun light, and lack of space (setbacks / unit spacing).
- Mr. Danny Williams, resident, spoke in opposition of the proposed project and questioned what the City does for residents in supporting existing setback laws, inquired as to what KB Homes Coastal Inc. is providing to the community and requested that the City Council support the residents and ensure that the developer abides by the current rules as residents would have to do, should they make any changes such as additions to their own homes.

The City Council questioned if the developer would be willing to move forward with a project design that consisted solely of three (3) bedroom units.

Mr. John Goodman, KB Homes Coastal Inc., applicant confirmed and agreed with the City Council's request for the project design to consist solely of three (3) bedroom units.

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

Motion/Second: Shawver/Taylor

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

Motion unanimously carried:

1. The City Council hereby determined that the Project is Categorically Exempt from CEQA under the Class 32 exemption for infill development set forth in State CEQA Guidelines section 15332. This determination is supported by substantial evidence, including (1) a 258-page CEQA Class 32 Categorical Exemption Support Letter (“Support Letter”) prepared by LSA, an environmental consultant; (2) an independent review of the Support Letter by the City of Stanton Planning Division; (3) an Initial Study; and (4) the entirety of the record of proceedings relating to the Project; and
2. Conducted the public hearing; and
3. Introduced Ordinance No. 1110 as amended*, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF STANTON AND KB HOME COASTAL, INC. FOR CERTAIN REAL PROPERTY LOCATED AT 7401, 7421, AND 7455 KATELLA AVENUE AND 10941 AND 10921 WESTERN AVENUE WITHIN THE CITY OF STANTON PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ. AND MAKING CEQA FINDINGS IN CONNECTION THEREWITH”;
and

**Motion to include modifications to the proposed ordinance and it’s exhibits and the proposed resolution by modifying the project design in removing the four (4) bedroom unit design options to a project that solely consist of three (3) bedroom units with an additional condition of approval to include three-car garages comprised of two standard parking spaces and one additional tandem space, and authority of approval of final design by staff with the intent to enhance and further improve the appearance of the elevations fronting Katella Avenue and Western Avenue.*

4. Adopted Resolution No. 2021-29 as amended* approving Site Plan and Design Review SPDR-810, Planned Development Permit PDP 20-06 and Tentative Tract Map No. 19145 to construct a new 36-unit, detached, condominium development and associated improvements, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW (SPDR)-810, PLANNED DEVELOPMENT PERMIT (PDP) 20-06 AND TENTATIVE TRACT MAP NO. 19145 FOR A NEW 36-UNIT, DETACHED CONDOMINIUM DEVELOPMENT FOR THE PROPERTIES LOCATED AT 7401, 7421, AND 7455 KATELLA AVENUE AND 10941 AND 10921 WESTERN AVENUE LOCATED IN THE HIGH DENSITY RESIDENTIAL (RH) AND GENERAL MIXED-USE (GLMX) OVERLAY ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER THE CLASS 32 EXEMPTION”; and

**Motion to include modifications to the proposed ordinance and its exhibits and the proposed resolution by modifying the project design in removing the four (4) bedroom unit design options to a project that solely consist of three (3) bedroom units with an additional condition of approval to include three-car garages comprised of two standard parking spaces and one additional tandem space, and authority of approval of final design by staff with the intent to enhance and further improve the appearance of the elevations fronting Katella Avenue and Western Avenue.*

5. Set Ordinance No. 1110 for second reading and adoption at the August 24, 2021 regularly scheduled City Council meeting.

8. UNFINISHED BUSINESS None.

9. NEW BUSINESS

9A. CITY OF STANTON’S AMERICAN RESCUE PLAN ACT ALLOCATION AND APPROPRIATION OF FUNDS

The United States Department of Treasury released American Rescue Plan Act (ARPA) regulations and updated local government allocations on May 10, 2021. As part of the \$1.9 trillion relief package, the City of Stanton’s allocation is at \$9,123,660. Staff will provide an ARPA presentation to propose the City’s ARPA spending plans. In addition, staff is requesting an appropriation in the ARPA Fund totaling of \$4,460,980 for Fiscal Years 2020/21 and 2021/22 to appropriate the funds received from the State of California in July

Introduction by Mr. Jarad L. Hildenbrand, City Manager.

Staff report by Ms. Soo E. Kang, Assistant to the City Manager.

Motion/Second: Van/Warren

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

Motion unanimously carried:

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. Received the presentation and approved the City of Stanton’s spending allocation plan of its \$9,123,660 American Rescue Plan Act allocation; and
3. Approved appropriations of \$120,000 including appropriation funding to retroactively pay the Stanton Housing Authority fund back to March 3rd, and \$4,340,980, for the ARPA Fund’s (#257) budgets for Fiscal Years 2020/21 and 2021/22, respectively.

9B. ST. POLYCARP CATHOLIC CHURCH REQUEST FOR CITY TO CO-SPONSOR ST. POLYCARP FAMILY FESTIVAL

Council Member Van recused herself from New Business Item 9B citing an appearance in impropriety. Council Member Van left the dais and exited the council chamber.

A request has been received for the City to co-sponsor the St. Polycarp Catholic Church’s St. Polycarp Family Festival, which is scheduled to be held on September 17 – 19, 2021.

Motion/Second: Shawver/Warren

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

Motion carried:

1. The City Council finds that this item is not subject to California Environmental Quality Act (“CEQA”) pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Authorized the City to act as a co-sponsor for the 2021 St. Polycarp Catholic Church’s St. Polycarp Family Festival and received and filed the report.

Council Member Van returned to the council chamber and dais.

9C. UPDATE AND DISCUSSION REGARDING STEPS TAKEN TO ADDRESS HOMELESSNESS WITHIN THE CITY OF STANTON AND THE RESOURCES BEING OFFERED BY THE CITY

Staff has prepared a presentation regarding the steps taken to address homelessness within the City of Stanton and the resources being offered by the City.

Staff report by Mr. James J. Wren, Public Safety Services Director.

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 report.

10. ORAL COMMUNICATIONS – PUBLIC None.

11. WRITTEN COMMUNICATIONS None.

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

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

- Council Member Van reported on the Stanton Community Foundation’s and Boys and Girls Club of Stanton’s Back to School Backpack giveaway event, which was held on July 24, 2021, and expressed her gratitude to Senator Josh Newman and City staff for their time and efforts in hosting a successful community event.
- Ms. Zenia Bobadilla, Community Services Director reported on the Movies Under the Stars series, National Night Out, Stanton Employee Luncheon, and Pacific Symphony free mobile concert.

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

None.

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

None.

Item 12D was addressed within the presentation of New Business Item 9C.

~~**12D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING ORANGE COUNTY SHERIFF'S DEPARTMENT SERVICE LEVELS, HOMELESS SERVICES, TICKETING, AND ENFORCEMENT**~~

~~At the July 13, 2021 City Council meeting, Mayor Shawver requested that this item be agendaized for discussion. Mayor Shawver is requesting to discuss and review the provided services of the Orange County Sheriff's Department to the City such as service levels, homeless services, ticketing, and enforcement.~~

~~**RECOMMENDED ACTION:**~~

~~City Council provide direction to staff.~~

Item 12E was addressed within the presentation of New Business Item 9C.

~~**12E. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING AUTHORIZING THE CITY ATTORNEY'S OFFICE TO FACILITATE PROSECUTIONS OF LOCAL LAW**~~

~~At the July 13, 2021 City Council meeting, Mayor Shawver requested that this item be agendaized for discussion. Mayor Shawver is requesting to discuss development of policies and creation of ordinances to authorize and allow the City Attorney's office to facilitate more prosecutions of local law, giving the City more control over its prosecution efforts.~~

~~**RECOMMENDED ACTION:**~~

~~City Council provide direction to staff.~~

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

None.

14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

None.

14A. 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 Cruz Alday provided the City Council with an update on their current operations.

15. ADJOURNMENT in honor and memory of both Ms. Margie Rice and Ms. Marsha Frazier.

Motion/Second: Shawver/
Motion carried at 10:09 p.m.

/s/ David J. Shawver

MAYOR/CHAIRMAN

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK/SECRETARY