

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING JANUARY 24, 2023

1. **CLOSED SESSION** None.

2. **CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY JOINT REGULAR MEETING**

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:31 p.m. by Mayor Shawver.

3. **PLEDGE OF ALLEGIANCE**

Led by Mr. Brian Donahue.

4. **ROLL CALL**

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

Absent: None.

Excused: None.

5. **SPECIAL PRESENTATIONS AND AWARDS**

A. Presentation by Mr. Howard Kummerman, Executive Director, Cypress College Foundation regarding the 48<sup>th</sup> Annual Americana Awards, which will honor Mr. Brian Donahue as the 2023 Citizen of the Year for the City of Stanton.

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

6. **CONSENT CALENDAR**

Motion/Second: Warren/Van

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Torres	AYE
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairperson Van	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 December 16, 2022 – December 29, 2022, in the amount of \$740,097.40.

**6C. APPROVAL OF MINUTES**

The City Council/Successor Agency/Housing Authority approved Minutes of Joint Regular Meeting – January 10, 2023.

**6D. 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.

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. Reconsidered the circumstances of the state of emergency; and
3. Finds that state or local officials have continued to impose or recommend measures to promote social distancing; and
4. Directed staff, no later than 30 days after the City Council approves the recommended action, to report back on the state-proclaimed state of emergency so that City Council may reconsider the circumstances of the emergency, and, if appropriate, make findings to continue to hold virtual meetings of City legislative bodies pursuant to AB 361.

**6E. RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE ENGINEER TO PREPARE AND TO FILE A REPORT FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1**

As part of the annual update to the Lighting and Landscaping District No. 1, certain procedural resolutions must be adopted by the City Council. The proposed resolution orders the Engineer's report for the Fiscal Year 2023/24 update.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Adopted Resolution No. 2023-02 initiating proceedings and ordering the Engineer's report for the Fiscal Year 2023/24 update, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENTS FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024; AND ORDERING THE ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE THEREWITH".**

**6F. LANDSCAPE MAINTENANCE AGREEMENT WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION**

The California Department of Transportation (Caltrans) owns the right-of-way along Beach Boulevard (SR-39). When development projects propose to install landscaping improvements on Beach Boulevard, Caltrans requires that the City enter into an agreement to maintain the landscaping. The City then transfers the maintenance responsibilities to the fronting property owner/developer through a separate agreement. To reduce administrative overhead and increase operational efficiencies, staff worked with Caltrans to develop a Landscape Maintenance Agreement for Beach Boulevard to allow the process of transferring maintenance responsibilities of any future development projects to be accomplished through an amendment to the Landscape Maintenance Agreement.

1. The City Council declared this action to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301(h) as maintenance of existing landscaping; and
2. Approved the Caltrans Landscape Maintenance Agreement; and
3. Authorized the Mayor and City Manager to execute said agreement; and

4. Approved the use of the amendment(s) with Caltrans to process the transfer of landscape maintenance responsibilities from Caltrans to the City and authorized the City Manager to execute said amendment(s).

## **END OF CONSENT CALENDAR**

### **7. PUBLIC HEARINGS**

#### **7A. CONSIDERATION OF AN ORDINANCE TO ADOPT THE 2022 CALIFORNIA BUILDING AND RELATED MODEL CONSTRUCTION CODES**

The State’s Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. The construction codes include: the California Building, Residential, Energy, Green Building Standards, Plumbing, Mechanical, Electrical, Fire, Existing Building, Historical, Administrative, Referenced Standards Codes, the International Property Maintenance Code, and the International Swimming Pool and Spa Code. If City Council approves the attached ordinance, the most recent editions of the California construction codes with the applicable amendments will become effective March 17, 2023 as required by State law.

Introduction by Ms. Maribeth Tinio, Acting Community and Economic Development Director.

Presentation by Mr. Khan Nguyen, Contract Building Official.

The public hearing was opened.

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

Motion/Second: Warren/Van

Motion carried by the following vote:

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

Motion unanimously carried:

1. The City Council conducted a public hearing; and
2. Declared that the project is not subject to CEQA in accordance with Sections 15378 and 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
3. Introduced for first reading Ordinance No. 1128, in accordance with California Government Code Title 5, Division 1, Part 1, as published by the Building Standards Bulletin 22-02, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AMENDING DIVISION I OF TITLE 16 AND CHAPTER 17.08 OF TITLE 17 OF THE STANTON MUNICIPAL CODE PERTAINING TO THE ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CONSISTING OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA ADMINISTRATIVE CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE; THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF”;** and

4. Set said Ordinance No. 1128 for a public hearing and second reading at the regular City Council meeting of February 14, 2023.

**8. UNFINISHED BUSINESS**

**8A. APPROVAL OF ORDINANCE NO. 1126**

This Ordinance was introduced at the regular City Council meeting of January 10, 2023.

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

Motion/Second: Van/Warren

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1126, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING THE CITY’S PURCHASING ORDINANCE AS SET FORTH IN TITLE 2 OF THE STANTON MUNICIPAL CODE”;** and

2. The City Council adopted Ordinance No. 1126.

**8B. CONSIDERATION OF EXTENSION OF THE EXCLUSIVE NEGOTIATION AGREEMENT WITH BRANDYWINE ACQUISITIONS GROUP, C&C DEVELOPMENT COMPANY, AND NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA REGARDING THE TINA-PACIFIC DEVELOPMENT PROJECT**

The City Council and Housing Authority will consider extending the Exclusive Negotiation Agreement (ENA) with Brandywine Acquisitions Group, C&C Development Company, and National Community Renaissance of California for the Tina Pacific Project for an additional 180 days to allow for additional time to negotiate a disposition and development agreement and any other necessary agreements.

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

Presentations by Mr. Jim Barisic, Brandywine Acquisitions Group and Mr. Todd Cottell, C&C Development.

Motion/Second: Torres/Van

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

Motion unanimously carried:

1. The City Council and Housing Authority 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. Approved extension of the ENA and authorized the City Manager/Executive Director to execute the First Amendment to the ENA.

## **9. NEW BUSINESS**

### **9A. ADOPTION OF STANTON LOCAL HAZARD MITIGATION PLAN**

Atlas Planning Solutions, the City’s consultant for the Local Hazard Mitigation Plan (LHMP), will provide a review of the final LHMP, which has been reviewed and approved by the California Governor’s Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA).

Introduction by Ms. Hannah Shin-Heydorn, City Manager.

Presentation by Mr. Aaron Pfannenstiel, Principal, Atlas Planning Solutions.

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

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

Motion unanimously carried:

1. The City Council declared 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. Received and filed the presentation; and

3. Approved Resolution No. 2023-03, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING AND ADOPTING THE CITY’S LOCAL HAZARD MITIGATION PLAN”.**

**9B. SCHEDULE FOR APPOINTMENTS TO THE PLANNING COMMISSION, PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION, AND PUBLIC SAFETY COMMITTEE**

The City is currently seeking residents who are interested in serving on the Planning Commission, Parks, Recreation and Community Services Commission, and Public Safety Committee. The City Council will consider dates to conduct commissioner and committee member candidate interviews and appointments.

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

Motion/Second: Torres/Warren

Motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

Motion unanimously carried:

1. The City Council 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. Approved the proposed recruitment schedule and selected the date of February 28, 2023, to conduct commissioner and committee member candidate interviews and appointments, and if the number of commission applicants is greater than ten (10), Council may wish to call a special meeting for Thursday, March 2, Tuesday, March 7, or Thursday, March 9, 2023 to conduct interviews and appointments.

**9C. CYPRESS COLLEGE FOUNDATION ANNUAL AMERICANA AWARDS**

City Council consider participation through a sponsorship contribution for the 48<sup>th</sup> Annual Cypress College Foundation Americana Awards scheduled for Saturday, March 11, 2023. This awards ceremony is used as a fundraiser for the Cypress College Foundation with all proceeds benefiting Cypress College students and programs and honors the Citizen of the Year from surrounding communities. This year Mr. Brian Donahue has been selected and will be honored as the City of Stanton’s Citizen of the Year.



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

Motion/Second: Torres/Warren

Motion carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

Motion unanimously carried:

1. The City Council 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);
2. Approved the City's participation through a sponsorship contribution for the 48<sup>th</sup> Annual Cypress College Foundation Americana Awards; and
3. Discussed and directed staff to proceed with the selection and purchase of Option 1: the Benefactor Sponsorship at a cost of \$3,500 which includes registration for ten (10) and a half-page color donor acknowledgement in the Americana Program.

#### **10. ORAL COMMUNICATION**

- Ms. Irene Stephenson, resident, spoke regarding overgrown trees that had become a danger and nuisance to her home and inquired as to whom is responsible for the maintenance of the trees. Ms. Stephenson reported that she was unsuccessful in her attempts in contacting the City and has since paid a contractor to trim the trees.
- Ms. Dawn Wojtowioz, resident, spoke regarding the high theft rate within her mobile home park and requested that the police conduct evening patrols within their park. Ms. Wojtowioz also inquired about the Stanton Inn and the types of programs, services, and clientele that the Stanton Inn would be offering.
- Ms. Kathy Hamilton, resident, inquired about the City's Talk on the Block series and requested that the Orange County Sheriff's Department, Orange County Fire Authority, and Mayor reignite these meetings and revisit her mobile home park to educate her and her neighbors on police and fire safety.

#### **11. WRITTEN COMMUNICATIONS**                      None.

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

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

- Mayor Pro Tem Van reported on the upcoming 41<sup>st</sup> Annual Tet Festival hosted by the Union of Vietnamese Student Associations of Southern California, which is scheduled to be held on January 27, 2023 – January 29, 2023.
- Mayor Shawver reported on the success of the drive thru food distribution event, which was held on January 21, 2023, at Stanton Park.

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

Mayor Shawver requested to agendaize discussion regarding an overview of the City’s overall budget and expenditures.

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

None.

**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 Charles L. Walter provided the City Council with an update on their current operations.

**15. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 8:43 p.m.

/s/ David J. Shawver

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MAYOR/CHAIRMAN

ATTEST:

/s/ Patricia A. Vazquez

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CITY CLERK/SECRETARY