

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING MARCH 22, 2022

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:00 p.m. by Mayor / Chairman Shawver.

**2. ROLL CALL**

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

Absent: None.

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 6:01 p.m. for discussion regarding:

**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.

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

Absent: None.

Excused: None.

## **7. PLEDGE OF ALLEGIANCE**

Led by Mr. Alexander A. Ethans.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 6:01 to 6:30 p.m.

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

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

**A.** Special presentation of awards to honor and recognize Stanton's Women of Distinction 2022.

Introduction of Stanton's Women of Distinction Committee Members:

- Council Member Hong Alyce Van
- Ms. Jenny Shawver
- Ms. Jhovana Ramirez
- Ms. Mavis Ethans
- Ms. Pamela Schoonover.

The Committee Members introduced, recognized, and honored the City of Stanton's Women of Distinction 2022:

- Ms. Yvonne Alexander, Community and Civic Affairs Category
- Ms. Trinh Pham, Business Category
- Ms. Catherine Cueva, Government Category
- Ms. Aracely Villaruel, Arts Category
- Ms. Claudia Lusca, Health Category
- Ms. Kimbinh Nguyen, Volunteer Category
- Ms. Tina Fietsam, Humanitarian Category
- Ms. Monique Flores, Education Category

- B.** Presentation by Mr. Eric O’Donnell, Senior Associate and Mr. Ben Goldeen, Federal Advocacy Manager, Townsend Public Affairs, providing the City Council with an update on State and Federal Legislation.
- C.** Presentation of Certificate of Recognition honoring Orange County Fire Authority, Fire Division Chief Mike Petro for his dedicated service to the City of Stanton and best wishes on his retirement.

**9. CONSENT CALENDAR**

Motion/Second: Taylor/Van

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Van	AYE
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairman Ramirez	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 February 25, 2022 – March 10, 2022 in the amount of \$386,493.36.

**9C. APPROVAL OF MINUTES**

1. The City Council/Successor Agency/Housing Authority approved Minutes of Joint Regular Meeting – February 22, 2022; and
2. The City Council/Successor Agency/Housing Authority approved Minutes of Special and Joint Regular Meeting – March 8, 2022.

**9D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING SUBDIVISION TRACT MAP NO. 19003**

The subdivision tract map for the development of six (6) detached condominium units for the property located at 7320 Katella Avenue has been submitted by the developer for final certification and recordation.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 32, and Section 15332; and
2. Adopted Resolution No. 2022-15 approving final Tract Map No. 19003, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION TRACT MAP NO. 19003 FOR THE PROPERTY LOCATED AT 7320 KATELLA AVENUE”;** and

3. Finds that the recordation of Tract Map No. 19003 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. Finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code; and
5. Directed the City Engineer to review and approve any further technical edits necessary to allow for County Surveyor approval and for recordation of the map with the County Recorder of Orange County, and if edits are necessary, to require a revised Tract Map; and
6. Directed the City Engineer to collect any security instruments required by the Stanton Municipal Code and the Subdivision Map Act to guarantee construction of private and public improvements prior to the City Clerk endorsing the City Clerk’s certificate on the face of the Tract Map; and
7. Directed the City Clerk to endorse on the face of the map of the Tract Map, the certificate which embodies the approval of said map, and submit the map to the County Recorder of Orange County for recording.

**9E. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING SUBDIVISION TRACT MAP NO. 19145**

The subdivision tract map for the development known as Katella Assemblage (Lighthouse II) by KB Homes, which consists of 36 detached condominium units for the property located at 7401, 7421, 7455 Katella Avenue and 10921, 10941 Western Avenue has been submitted by the developer for final certification and recordation.

1. The City Council declared this project categorically exempt under the California Environmental Quality Act, Class 32, and Section 15332; and
2. Adopted Resolution No. 2022-14 approving final Tract Map No. 19145, entitled:  
  

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION TRACT MAP NO. 19145 FOR THE PROPERTY LOCATED AT 7401, 7421, 7455 KATELLA AVENUE AND 10921, 10941 WESTERN AVENUE”**; and
3. Finds that the recordation of Tract Map No. 19145 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. Finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code, or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code; and
5. Directed the City Engineer to review and approve any further technical edits necessary to allow for County Surveyor approval and for recordation of the map with the County Recorder of Orange County, and if edits are necessary, to require a revised Tract Map; and
6. Directed the City Engineer to collect any security instruments required by the Stanton Municipal Code and the Subdivision Map Act to guarantee construction of private and public improvements prior to the City Clerk endorsing the City Clerk’s certificate on the face of the Tract Map; and
7. Directed the City Clerk to endorse on the face of the map of the Tract Map, the certificate which embodies the approval of said map, and submit the map to the County Recorder of Orange County for recording.

**END OF CONSENT CALENDAR**

10. PUBLIC HEARINGS None.

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1120

This Ordinance was introduced at the regular City Council meeting of February 22, 2022.

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

Motion/Second: Warren/Van

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1120, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA REGARDING BY-DISTRICT ELECTIONS, ADJUSTING THE BOUNDARIES OF CITY COUNCIL ELECTION DISTRICTS AND CONFIRMING SUCH REVISED COUNCIL DISTRICT BOUNDARIES, AS REFLECTED IN THE ATTACHED MAP”;** and

2. The City Council adopted Ordinance No. 1120.

**12. NEW BUSINESS**

**12A. FIRST AMENDMENT TO CITY MANAGER EMPLOYMENT AGREEMENT**

For consideration is the First Amendment to Employment Agreement between the City and Jarad L. Hildenbrand for the position of City Manager.

Staff report by Ms. HongDao Nguyen, City Attorney.

Motion/Second: Taylor/Warren

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Van	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Ramirez	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 15378(b)(2) - continuing administrative or maintenance activities, such as purchase of supplies, personnel-related actions, general policy and procedures making, and
2. Authorized the Mayor to approve and execute the First Amendment to Employment Agreement with Jarad L. Hildenbrand; and
3. Adopted Resolution No. 2022-16 amending the Employee Benefits and Salary Rates, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, REGARDING EMPLOYEE BENEFITS AND SALARY RATES FOR ALL CLASSES OF EMPLOYMENT”.**

**13. ORAL COMMUNICATIONS – PUBLIC**

- Mr. Michael Pierce, resident, spoke regarding his concerns with the immense odor, noise levels, and light pollution emitting from the CR&R facility near his neighborhood.
- Mr. Jose L. Guerrero, resident, spoke regarding his concerns with the immense odor and noise levels emitting from the CR&R facility near his neighborhood.

**14. WRITTEN COMMUNICATIONS** None.

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

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

- Mayor Pro Tem Ramirez reported on the City's reignited business visitation program and requested that staff include CR&R in April's scheduled business visitations.
- Mayor Shawver reported on the upcoming "*Protest the Russian War Support the People of Ukraine*" event, which is scheduled to be held on April 2, 2022.

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

None.

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

Currently Scheduled.

- Update and discussion regarding steps taken to address homelessness within the City of Stanton and the resources being offered by the City.

**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** in honor and recognition of Division Chief Mike Petro, Orange County Fire Authority  
Motion/Second: Shawver/  
Motion carried at 7:27 p.m.

/s/ David J. Shawver

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MAYOR/CHAIRMAN

ATTEST:

/s/ Patricia A. Vazquez

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CITY CLERK/SECRETARY