

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON MEETING MARCH 26, 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 5:32 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: Council/Agency/Authority Member Torres.

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 5:34 p.m. for discussion regarding:

**4A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

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

Number of Potential Cases: 1

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

The City Council / Successor Agency / Housing Authority reconvened in open session at 6:32 p.m.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 5:34 to 6:32 p.m.

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

**6. ROLL CALL**

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

Absent: None.

Excused: None.

**7. PLEDGE OF ALLEGIANCE**

Led by Captain Charles L. Walters, Orange County Sheriff's Department.

**8. SPECIAL PRESENTATIONS AND AWARDS**

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

**9. CONSENT CALENDAR**

Mayor Shawver requested to pull items 9G and 9I from the consent calendar for separate discussion.

Motion/Second: Taylor/Warren

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	AYE
	Council/Agency/Authority Member Torres	AYE
	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 February 23, 2024 – March 7, 2024, in the amount of \$1,900,856.97.

**9C. APPROVAL OF MINUTES**

The City Council/Successor Agency/Housing Authority approved Minutes of Special and Joint Regular Meeting – March 12, 2024.

**9D. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING SUBDIVISION PARCEL MAP NO. 2021-110**

The subdivision parcel map for the development of a single-family residential dwelling located at 11572 Court Lane 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 3, Section 15303 (New Construction or Conversion of Small Structures) and Class 15, and Section 15315 (Minor Land Divisions); and
2. Adopted Resolution No. 2024-07 approving final Parcel Map No. 2021-110, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION PARCEL MAP NO. 2021-110 FOR THE PROPERTY LOCATED AT 11572 COURT LANE”;** and

3. Finds that the recordation of Parcel Map No. 2021-110 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. Authorized the Mayor to execute the Subdivision Improvement Agreement for Parcel Map No. 2021-110; and
6. 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 Parcel Map; and
7. Directed the City Clerk to endorse on the face of the map of the Parcel Map, the certificate which embodies the approval of said map, and submit the map to the County Recorder of Orange County for recording.

**9E. AUTHORITY TO ADVERTISE FOR CONSTRUCTION OF THE FAMILY RESOURCE CENTER RENOVATION (PHASE II) PROJECT**

The plans and specifications for the Family Resource Center Renovation (Phase II) Project are complete. The City Engineer is recommending City Council approve the specifications and plans for bidding, subject to revision by the City Engineer and the City Attorney, to ensure the construction contract is awarded in an efficient and timely manner. The Project plans and specifications are available in the City Engineer's Office for review.

1. The City Council finds that this project is exempt from the California Environmental Quality Act ("CEQA"), Class 2, Section 15302 as replacement of existing structures and facilities; and
2. Approved the bid specifications and plans, subject to revisions required by the City Engineer and the City Attorney; and
3. Authorized and advertised for bids the Family Resource Center Renovation (Phase II) Project.

**9F. CITY SPONSORSHIP REQUEST – STANTON COMMUNITY FOUNDATION ANNUAL CAR SHOW**

Per the City’s Sponsorship Program, the Stanton Community Foundation is requesting co-sponsorship of the 20<sup>th</sup> Annual Car Show. The sponsorship request is for in-kind consideration valued at \$300. At its meeting on August 23, 2022, the City Council directed staff to bring all sponsorship requests to the Council for consideration until further notice.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301c; and
2. Determined the status of the Stanton Community Foundation’s sponsorship request for a total in-kind value of \$300.

**9H. ACCEPTANCE OF THE CERRITOS AVENUE RESURFACING PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA**

The Cerritos Avenue Resurfacing Project consisting of the demolition and removals, roadway modifications, concrete work (ramps and sidewalks), asphalt pavement, signing and striping, and all appurtenant work for Cerritos Avenue between Knott Avenue and Beach Boulevard is now complete. The final construction cost for the project is under the awarded contract amount. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of March 7, 2024 and recommends that the City Council accept the completed 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 Cerritos Avenue Resurfacing Project, as certified by the City Engineer, and affixed the date of March 7, 2024 as the date of completion of all work on this project; and
3. Approved the final construction contract amount of \$850,135.27 with Hardy & Harper, Inc.; 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 Hardy & Harper, Inc. in the amount of \$42,056.76.

**END OF CONSENT CALENDAR**

**9I. AWARD OF CONSTRUCTION CONTRACT FOR THE PREMIER PARK RENOVATION PROJECT**

Fourteen bids for the Premier Park Renovation Project were opened on February 6, 2024. Based on the post-bid analysis of the bids received, staff has determined the bid submitted by RG General Engineering, Inc. to be the lowest responsible and responsive bid at \$1,216,105.

Motion/Second: Shawver/Torres  
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 project is exempt from the California Environmental Quality Act (“CEQA”), Class 2, Section 15302(c) as replacement or reconstruction of an existing facility; and
2. Waived minor bid irregularities to RG General Engineering, Inc.; and
3. Awarded a construction contract for the Premier Park Renovation Project to RG General Engineering, Inc. for the bid amount of \$1,216,105.00 and reject all other bids; and
4. Authorized the City Manager to bind the City of Stanton and RG General Engineering, Inc. in a contract for the construction; and
5. Authorized the City Manager to approve contract changes, not to exceed 10-percent of the bid amount (\$121,610.00).

**9G. FIRST AMENDMENT TO GRANT ADMINISTRATION AGREEMENT WITH THE HOPE CENTER OF ORANGE COUNTY**

The City was designated as the recipient of \$5,000,000 as part of the Byrne Discretionary Grant program (Byrne Grant), which must be used for a North Orange County Public Safety Task Force project. The North Orange County Public Safety Collaborative’s Coordinating & Advisory Board directed the funds to be used to sponsor the programs and activities of the HOPE Center of Orange County (HOPE Center). In June 2023, the City and the HOPE Center entered into a Grant Administration Agreement in which the City agreed to function as a pass-through entity to disburse Byrne Grant funds to the HOPE Center. The proposed first amendment to the Grant Administration Agreement redirects certain Byrne Grant funds currently categorized as Indirect Costs to Direct Costs.

Motion/Second: Shawver/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 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. Approved the First Amendment to Grant Administration Agreement and authorized the City Manager to execute said Agreement.

## **10. PUBLIC HEARINGS**

### **10A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ADOPTING THE TOWN CENTER SPECIFIC PLAN AND CORRELATING GENERAL PLAN AMENDMENT, ZONE MAP AMENDMENT, AND SUBSEQUENT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION TO THE 2008 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT**

The Planning Commission held two public hearings and voted to recommend that the City Council adopt the Stanton Town Center Specific Plan (TCSP), General Plan Amendment, Zone Map Amendment, and Subsequent Initial Study and Mitigated Negative Declaration. The TCSP is a policy document that will serve as the Zoning to implement the General Plan's Town Center Mixed-Use District and establish consistency between the General Plan and Zoning Code. The guidelines and standards were specifically designed to create a pedestrian-friendly community and protect existing single-family uses. The City Council is asked to review the TCSP and Subsequent IS/MND for adoption and hold a public hearing to take public comment.

Staff report by Ms. Crystal Landavazo, Community and Economic Development Director.

Presentation by Mr. John Moorland, Director of Community Planning, Rincon Consultants.

The public hearing was opened.

- Mr. Scott Harrison, business owner, spoke regarding the City’s financial resources to assist in moving the proposed project forward, addressed the possibility of eliminating current alleyways, which presently illicit illegal activity, and the option to include his neighboring properties within one section of the height requirement plan as they are currently split within the proposed maps.

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

Motion/Second: Warren/Van

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

Motion unanimously carried:

1. The City Council conducted the public hearing and first reading of Ordinance No. 1141, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING THE STANTON TOWN CENTER SPECIFIC PLAN, GENERAL PLAN AMENDMENT, ZONE MAP AMENDMENT, SUBSEQUENT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION TO THE 2008 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND MITIGATION MONITORING AND REPORTING PROGRAM”;** and

2. Adopted the Initial Study and Draft Subsequent Mitigated Negative Declaration (MND) prepared pursuant to CEQA and the State CEQA Guidelines; and
3. Set April 9, 2024 as the date for second reading of Ordinance No. 1141.

## **11. UNFINISHED BUSINESS**

### **11A. CONSIDERATION OF EXTENSION OF EXPIRED COMMERCIAL CANNABIS CULTIVATION PERMITS AND ISSUANCE OF DELIVERY PERMITS FOR EXISTING OPERATIONAL COMMERCIAL CANNABIS RETAIL OUTLETS**

At the December 12, 2023, City Council meeting, after considering a request to extend expired commercial cannabis cultivation permits, the City Council directed staff to research operational commercial cannabis cultivation businesses in the surrounding region, with a focus on timelines to become operational. In addition,

staff is proposing City Council consideration of the issuance of delivery permits for existing operational commercial cannabis retail outlets.

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

Public Comment:

- Mr. Devon Julian, Culture, spoke in favor of the proposed recommended actions.
- Mr. Airron Roy, Culture, spoke in favor of the proposed recommended actions.

Motion/Second: Van/Torres

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	AYE
	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 Section 15301; and
2. Authorized an extension of up to 36 months with a selected Option No. 2 tiered cultivation tax payment schedule for expired commercial cannabis cultivation permits and prepare the necessary supporting Municipal Code amendments; and
3. Authorized staff to re-open the application period specifically for delivery permits to the currently operational retail permit holders in good standing and prepare the necessary supporting Municipal Code amendments.

Mayor Shawver requested to hear item 12A New Business out of order. The Mayor and City Council authorized the request.

**12A. ORANGE COUNTY FIRE AUTHORITY (OCFA) FISCAL YEAR 2023 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT APPLICATION**

On March 28, 2024, the OCFA Board of Directors will consider authorizing staff to apply for the FY 2023 SAFER Grant on behalf of Fire Stations 7 (San Juan Capistrano), 18 (Trabuco Canyon), 57 (Aliso Viejo), 45 (Rancho Santa Margarita), and 46 (Stanton) for funding of a fourth firefighter/paramedic for each shift. The Council will consider whether they support this action on behalf of the City of Stanton.

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

Public Comment:

- Mr. Chris Hamm, OC Firefighters Association, spoke in favor of the OCFA SAFER grant application.
- Mr. Justin Dillon, spoke in favor of the OCFA SAFER grant application.

Motion/Second: Shawver/Van

ROLL CALL VOTE:	Council Member Taylor	AYE
	Council Member Torres	AYE
	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 Section 15301; and
2. Voted in support of the OCFA SAFER grant application on behalf of Fire Station 46.

**11B. SELECTION OF THE CITY’S NEW SEAL AND MOTTO**

The purpose of this report is to review options recommended by the Branding & Messaging ad hoc committee to seek City Council selection of a seal and motto as part of the next phase of the City's branding and messaging project.

Introduction by Ms. Zenia Bobadilla, Community Services Director.

Staff report by Ms. Ashley Cain, Community Services Manager.

Motion/Second: Van/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 this project to be categorically exempt under the California Environmental Quality Act, 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. Selected Seal Option No. 1 (periwinkle blue) and Motto Option No. 1 (Pride. Purpose. Progress.) to move forward with the next phase of the branding and messaging project.

**12. NEW BUSINESS**

~~**12A. ORANGE COUNTY FIRE AUTHORITY (OCFA) FISCAL YEAR 2023 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT APPLICATION**~~

This item was heard out of order.

**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 Pro Tem Warren reported on the City Council's attendance at the 49<sup>th</sup> Annual Cypress College Foundation Americana Awards, which was held on March 16, 2024.
- Mayor Pro Tem Warren expressed her gratitude to the City's Public Works Department for their swift and active response to a sheered fire hydrant on Beach Boulevard.
- Ms. Zenia Bobadilla, Community Services Director, reported on the City's upcoming annual Easter Egg Hunt event, which is scheduled to be held at Stanton Central Park on March 30, 2024.

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

Mayor Shawver requested an annual review of the Homeless Liaison Officer Pilot Program.

**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**

Introduction of Battalion Chief Brian Bear, Orange County Fire Authority to the City Council and Stanton community.

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

Introduction of Battalion Chief Christopher Sobiesiak, Orange County Fire Authority to the City Council and Stanton community.

Mayor Shawver expressed his gratitude to City staff for their outstanding dedication to the City.

- 18. ADJOURNMENT** Motion/Second: Shawver/  
Motion carried at 9:09 p.m.

/s/ David J. Shawver

---

DAVID J. SHAWVER, MAYOR

ATTEST:

/s/ Patricia A. Vazquez

---

CITY CLERK/SECRETARY