

MINUTES OF THE CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY OF THE
CITY OF STANTON
JOINT SPECIAL MEETING MARCH 29, 2022

1. CALL TO ORDER

The meeting was called to order at 6:31 p.m. by Mayor Shawver.

2. PLEDGE OF ALLEGIANCE

Led by Mayor David J. Shawver.

3. 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.

SPECIAL ORDERS OF THE DAY

4. NEW BUSINESS

4A. APPROVAL OF VARIOUS AGREEMENTS AND AMENDMENTS RELATED TO TRANSFER OF HOMEKEY 1.0 PROJECTS (STANTON INN AND SUITES AND TAHITI MOTEL) FROM PROJECT LLCS TO PROJECT LP; AND FINDING AND DECLARING SUCH APPROVALS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUBLIC RESOURCES CODE SECTION 21000 ET SEQ.)

Requested is the City Council's approval of the following agreements and amendments (together, the "Agreements"):

- First Amendment to Grant Agreement for each of the Homekey 1.0 affordable housing projects at (i) the Tahiti Motel (11850 Beach Boulevard, Stanton, CA 90680) (the "Tahiti Motel," and the project, the "Tahiti Motel Project") and (ii) at the Stanton Inn and Suites a/k/a Stanton Apartment Homes (7161 Katella Avenue, Stanton, CA 90680) (the "Stanton Inn," and the project, the "Stanton Inn Project" and together with the Tahiti Motel Project, the "Projects");
- Amended and Restated Regulatory Agreement for each of the Projects;
- Subordination Agreement with Banner Bank for each of the Projects;
- Ground Lease for certain vacant land adjacent to the Tahiti Motel, as part of the Tahiti Project.

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

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

Motion to approve Resolution No. 2022-17 which would include all exhibits with amendment to Exhibit D to change the term to 65 years plus an optional 10-year extension.

Motion/Second: Shawver/Taylor

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

Amended motion unanimously carried:

1. The City Council declared that approval of the Agreements are exempt from the California Environmental Quality Act (“CEQA”), because the Projects are both: (1) categorically exempt, because they involve conversion of the existing hotels into interim and permanent supportive housing and will involve negligible or no expansion of use (see 14 C.C.R. § 15301) and none of the exceptions to the categorical exemptions apply (see 14 C.C.R. § 15300.2) – i.e., the locations of the Projects are not in particularly sensitive environments; the cumulative impact of these Projects on the environment is not significant; there are no unusual circumstances that would result in a reasonable possibility that approval of the Agreements will result in a significant effect on the environment; the Projects will not result in damage to scenic resources; the Projects are not located on hazardous waste sites; and the Projects will not cause a substantial adverse change in the significance of any historical resource; and (2) statutorily exempt under California Public Resources Code § 21080.50. The categorical and statutory exemptions each independently exempt the whole of the action; therefore, no further environmental review is required under CEQA; and
2. Approved Resolution No. 2022-17 which includes all exhibits with amendment to Exhibit D to change the term to 65 years plus an optional 10-year extension, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING VARIOUS AGREEMENTS AND AMENDMENTS RELATED TO TRANSFER OF HOMEKEY 1.0 PROJECTS (STANTON INN AND SUITES AND TAHITI MOTEL) FROM PROJECT LLCs TO PROJECT LP; AND FINDING AND DECLARING SUCH APPROVALS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUBLIC RESOURCES CODE SECTION 21000 ET SEQ.)”;

and
3. Approved the Agreements, and authorized the City Manager, in his capacity as Director of the Housing Authority, to execute the Agreements substantially in the same form as attached hereto as Exhibits A-1, A-2, B-1, B-2, C-1, C-2, and D (*with amendment to Exhibit D to change the term to 65 years plus an optional 10 year extension*).

8. **ADJOURNMENT** Motion/Second: Warren/Ramirez
Motion carried at 7:03 p.m.

/s/ David J. Shawver

MAYOR

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK