

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY
OF THE CITY OF STANTON
SPECIAL & JOINT REGULAR MEETING NOVEMBER 23, 2021

SPECIAL CITY COUNCIL MEETING – STUDY SESSION

(5:30 PM)

CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING – CLOSED SESSION

(6:00 PM)

JOINT REGULAR CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY MEETING

(6:30 PM)

PUBLIC HEARING – REDISTRICTING

(6:45 PM)

1. CALL TO ORDER STANTON CITY COUNCIL SPECIAL - STUDY SESSION (5:00 PM)

The Special City Council Meeting – Study Session was called to order at 5:30 p.m. by Mayor Pro Tem Taylor.

2. ROLL CALL

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

Absent: Council/Agency/Authority Member Van.

Excused: Mayor/Chairman Shawver.

SPECIAL ORDERS OF THE DAY

3. STUDY SESSION - NEW BUSINESS

Council Member Van arrived at 5:31 p.m.

3A. STUDY SESSION FOR THE 6TH CYCLE HOUSING ELEMENT UPDATE

The City of Stanton has been working to update the Housing Element for the 2021-2029 planning period to identify goals and strategies to meet the housing needs of all existing and future residents. The draft document has been made available for public review. The consultant team (De Novo Planning Group) will present an overview of the draft plan community engagement process, details of the housing needs and resources, and opportunities to meet the City's regional housing needs.

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

Presentation by Mr. Perry Banner, Principal Planner, De Novo Planning Group.

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.

4. ADJOURNMENT OF STANTON CITY COUNCIL SPECIAL - STUDY SESSION

The Special City Council Meeting – Study Session was adjourned at 5:52 p.m. by Mayor Pro Tem Taylor.

5. CALL TO ORDER REGULAR CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING (6:00 PM)

The meeting was called to order at 6:00 p.m. by Mayor Pro Tem / Vice Chairman Taylor.

6. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

7. CLOSED SESSION

The members of the City Council / Successor Agency / Housing Authority of the City of Stanton proceeded to closed session at 6:00 p.m. for discussion regarding:

**7A. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)**

Number of Potential Cases: 1

8. CALL TO ORDER / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING

The meetings were called to order at 6:32 p.m. by Mayor Pro Tem / Vice Chairman Taylor.

9. ROLL CALL

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

Absent: None.

Excused: Mayor/Chairman Shawver.

10. PLEDGE OF ALLEGIANCE

Led by Council Member Carol Warren.

The City Attorney / Agency Counsel reported that the Stanton City Council / Successor Agency / Housing Authority met in closed session from 6:00 to 6:30 p.m.

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

11. SPECIAL PRESENTATIONS AND AWARDS

Mr. Connor Medina, Government Affairs Representative, Orange County Business Council (OCBC) presented the City Council with an award recognizing the OCBC's selection of the City of Stanton as the 11th Annual Turning Red Tape into Red Carpet Awards recipient of the Building & Land Reuse and Community Revitalization for Project Homekey.

- Representatives from both Senator Josh Newman and Assemblywoman Sharon Quirk-Silva's office presented certificates of recognition to the City Council for their accomplishment in being selected as the OCBC's award recipient of the Building & Land Reuse and Community Revitalization for Project Homekey.

MAYOR PRO TEM TAYLOR CALLED FOR A RECESS AT 6:39 PM.

THE CITY COUNCIL RECONVENED AT 6:45 PM.

PUBLIC HEARINGS (*Heard out of order*)

13. PUBLIC HEARINGS

13A. PUBLIC HEARING – THE REDRAWING OF COUNCIL MEMBER DISTRICT BOUNDARIES (REDISTRICTING)

Every 10 years, cities with by-district election systems must use new data from the Census to review and, if needed, redraw district lines to reflect how local populations have changed. This process, called redistricting, ensures that all districts have a nearly equal population. The redistricting process for the City of Stanton must be completed by April 17, 2022.

Introduction by Ms. Patricia A. Vazquez, City Clerk.

Presentation by Ms. Stephanie Smith, Best Best & Krieger, LLP

The City Council questioned staff regarding population per district, total population, register voter count, racial markup, communities of interest remain in intact, high-density housing, and projected population.

The public hearing was opened.

In Person Public Comment:

- Ms. Esther Mendoza, resident requested that the City Council ensure that her neighborhood Crosspointe Village be considered as a community of interest and remain intact and within a single district.

Written Communication:

- Ms. Marisa Patterson, resident requested that the City Council ensure that her neighborhood Crosspointe Village be considered as a community of interest and remain intact and within a single district.
- Mr. Matt Sandoval, resident requested that the City Council ensure that her neighborhood Crosspointe Village be considered as a community of interest and remain intact and within a single district, increase the number of current districts, and that the two parallel districts run from city center to the south gateway to be eliminated and replaced with compact districts that includes the south gateway mixed overlay zone.

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

1. The City Council declared the action not a project as defined by the California Environmental Quality Act (“CEQA”) and will have no result direct or indirect to physical changes in the environment; and
2. Received a report from staff and the City’s redistricting consultant on the redistricting process and permissible criteria to be considered to redraw district boundaries; and
3. Conducted a public hearing to receive public input on district boundaries.

12. CONSENT CALENDAR

All items on the Consent Calendar may be acted on simultaneously, unless a Council/Board Member requests separate discussion and/or action.

12. CONSENT CALENDAR

Motion/Second: Ramirez/Van

| | | |
|-----------------|---|--------|
| 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 | ABSENT |

Motion carried:

CONSENT CALENDAR

12A. 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.

12B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated October 22, 2021 – November 4, 2021, in the amount of \$361,656.92.

12C. APPROVAL OF MINUTES

1. The City Council/Successor Agency/Housing Authority approved Minutes of Special Joint Meeting and Joint Regular Meeting – October 26, 2021; and
2. The City Council/Successor Agency/Housing Authority approved Minutes of Special Joint Meeting and Joint Regular Meeting – November 9, 2021.

12D. ADOPT RESOLUTION APPROVING THE ANNUAL MEASURE M2 EXPENDITURE REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2021

Orange County Local Transportation Authority Ordinance No. 3 (“Ordinance”) requires that the City adopt a resolution approving an Annual Measure M2 Expenditure Report. This report accounts for the City’s share of Measure M2 revenues, developer/traffic impact fees, and the funds that were expended to satisfy the City’s Maintenance of Effort requirements (MOE). The Annual Measure M Expenditure Report for the fiscal year ended June 30, 2021, has been included as Exhibit A to the Resolution (Attachment A).

1. The City Council finds that this item is not subject to California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060 (c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopted Resolution No. 2021-36 approving the Annual Measure M2 Expenditure Report for the Fiscal Year Ended June 30, 2021, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF STANTON FOR THE FISCAL YEAR ENDED JUNE 30, 2021”; and

3. Directed staff to submit the report with OCTA.

12E. LOW AND MODERATE INCOME HOUSING ASSET FUND ANNUAL REPORT FOR FISCAL YEAR 2020-2021 (HOUSING AUTHORITY)

The attached Low and Moderate Income Housing Asset Fund Annual Report for Fiscal Year 2020-2021 is being presented for consideration as required by State Law.

1. The Authority Board declared that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15061(b)(3); and
2. Received and filed the Annual Progress Report.

12F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING SUBDIVISION TRACT MAP NO. 19105

The subdivision tract map for the development of six (6) two-story detached condominium units for the property located at 7922 Cerritos has been submitted for final certification and recordation. This tract map is for the Habitat for Humanity project.

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. 2021-37 (Attachment A) approving final Tract Map No. 19105, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING SUBDIVISION TRACT MAP NO. 19105 FOR THE PROPERTY LOCATED AT 7922 CERRITOS”;
and

3. Finds that the recordation of Tract Map No. 19105 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 make 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 to endorse the City Engineer’s certificate on the face of Tract Map No. 19105; and
6. Directed the City Clerk to endorse on the face of Tract Map No. 19105 the certificate which embodies the approval of said map and submit the map to the County Recorder of Orange County for recording.

12G. RESOLUTION TO ADOPT AND ALLOCATE FUNDS FOR AN OUTDOOR FITNESS COURT AS PART OF THE 2022 NATIONAL FITNESS CAMPAIGN, AND FINDING SUCH ACTIVITY NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adoption of a resolution accepting grant funds for an Outdoor Fitness Court at Stanton Park and approving the remaining project costs to be funded through the American Rescue Plan Act (ARPA) Fund.

1. The City Council determined that this activity does not qualify as a project subject to the California Environmental Quality Act (“CEQA”) under State CEQA Guidelines section 15378(b)(4)-(5), or alternatively, that the activity is categorically exempt from CEQA under State CEQA Guidelines section 15303; and
2. Adopted Resolution No. 2021-38, entitled:

“RESOLUTION TO ADOPT AND ALLOCATE FUNDS FROM THE AMERICAN RESCUE PLAN ACT OF 2021 IN THE AMOUNT OF \$173,000 FOR AN OUTDOOR FITNESS COURT AT STANTON PARK AS PART OF THE 2022 NATIONAL FITNESS CAMPAIGN AND FINDING SUCH ACTIVITY NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.”

12H. 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. Adopted Resolution No. 2021-39, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING VIRTUAL PUBLIC MEETINGS PURSUANT TO AB 361”.

END OF CONSENT CALENDAR

13. PUBLIC HEARINGS (*Heard out of order*)

Public Hearing item 13A was heard out of order and considered at the beginning of the regular meeting agenda.

14. UNFINISHED BUSINESS None.

15. NEW BUSINESS

15A. HOMEKEY PROGRAM PERMANENT SUPPORTIVE HOUSING FUNDING COMMITMENT FOR RIVIERA MOTEL

The City has received a request from the County of Orange and Jamboree Housing Corporation to consider partnering in the acquisition of the Riviera Motel in the City of Stanton for the rehabilitation and conversion of the property into permanent supportive housing.

Ms. Soo Elisabeth Kang, Assistant to the City Manager.

Mr. Doug Becht, Acting Director, Office of Care Coordination, Orange County Health Care Agency.

The City Council questioned staff regarding veteran units, preference to Stanton residents, coordinated entry system, referrals, valuation process, relocation process, timelines, long term / short term housing, capacity, and if animals are allowed.

Motion/Second: Van/Warren
Motion carried by the following vote:

AYES: 4 (Ramirez, Taylor, Van, and Warren)
NOES: None
ABSTAIN: None
ABSENT: 1 (Shawver)

Motion carried.

1. The City Council / Authority Board 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 a funding commitment in the amount of up to \$2.5 million from the City's ARPA funding allocation for a Permanent Supportive Housing Project in the City of Stanton; and
3. Authorized the City Manager / Executive Director to execute funding commitment letters memorializing City Council's intent to provide \$2.5 million in ARPA funds, with a final funding agreement submitted to the City Council for approval at a future meeting.

16. ORAL COMMUNICATIONS – PUBLIC

Ms. Elizabeth Ash, resident expressed her gratitude to the City of Stanton in recognizing her husband and veteran Mr. Ken Ash at the City's 2021 Veteran's Day Ceremony event.

17. WRITTEN COMMUNICATIONS None.

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

18A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

Council Member Van reported that the Orange County Public Library will no longer be imposing overdue fines until further notice and that regular loan periods are in place, however overdue fees will not be charged.

18B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

None.

18C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

18D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING TELEVISIONING / BROADCASTING CITY COUNCIL MEETINGS

At the November 9, 2021, City Council meeting, Council Member Van requested that this item be agendaized for discussion. Council Member Van is requesting to discuss televising / broadcasting City Council meetings and making them available to the public.

Presentation by Council Member Van.

Written Communication:

- Mr. Doug Makino, resident spoke in favor of the proposed item stating that providing access to those who are unable to attend meetings in person would greatly improve the City's accountability and transparency.

Consensus was received and the City Council directed staff to proceed with research and a staff report for proposed plans to begin televising / broadcasting City Council meetings.

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

None.

20. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

Ms. Patricia A. Vazquez, City Clerk reported that the next Redistricting Public Hearing (*Public Hearing #2*) will be held via a Special City Council Meeting on Thursday, December 16, 2021 at 5:00 PM.

20A. ORANGE COUNTY SHERIFF'S DEPARTMENT

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

21. ADJOURNMENT Motion/Second: Taylor/
Motion carried at 7:49 p.m.

/s/ David J. Shawver

MAYOR/CHAIRMAN

ATTEST:

/s/ Patricia A. Vazquez

CITY CLERK/SECRETARY