

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, JANUARY 17, 2018**

Due to the malfunction of the minute recording equipment, the following minutes for the Stanton Planning Commission are in action format.

1. CALL TO ORDER

The members of the Planning Commission of the City of Stanton met in regular session in the City Council Chambers at 6:32 p.m., Chairperson Ash presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Joel Greer.

3. ROLL CALL

Present: Commissioner Greer, Commissioner Grand, Vice Chairman Moua, and Chairperson Ash

Absent: None

Excused: Commissioner Taylor

Also present: Community and Economic Development Director Kelly Hart and Associate Planner Rose Rivera

4. SPECIAL PRESENTATION

Presentation by Lieutenant Sean A. Howell, Orange County Sheriff's Department on handling an active shooter event and workplace violence.

Item 5. PLANNING COMMISSION REORGANIZATION was heard out of order (this item was heard after Item 10. OLD BUSINESS).

6. APPROVAL OF MINUTES

Motion/Second: Greer/Grand

Motion unanimously carried by the following vote:

AYES: 4 (Ash, Grand, Greer, and Moua)
NOES: None
ABSTAIN: None
ABSENT: 1 (Taylor)

The Planning Commission approved minutes of Regular Meeting – May 3, 2017; and

The Planning Commission approved minutes of Special Joint Agency Meeting – September 5, 2017.

7. PUBLIC COMMENTS

None.

8. PUBLIC HEARINGS

8A. PUBLIC HEARING TO CONSIDER PRECISE PLAN DEVELOPMENT PPD-788, TENTATIVE TRACT MAP TM17-02, PLANNED DEVELOPMENT PERMIT PDP17-02 AND A DEVELOPMENT AGREEMENT TO SUBDIVIDE A 4.95 ACRE SITE FOR THE DEVELOPMENT OF A HOUSING SUBDIVISION CONSISTING OF THE CONSTRUCTION OF 35 SINGLE FAMILY DETACHED DWELLING UNITS, A PRIVATE STREET, AND PRIVATE PARK AREA FOR THE PROPERTY LOCATED AT 8232 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE.

Community and Economic Development Director Kelly Hart introduced the item to consider Precise Plan of Development PPD-788, Tentative Tract Map TM17-02, Planned Development Permit PDP17-02 and a Development Agreement to subdivide a 4.95 acre site for the development of a housing subdivision consisting of the construction of 35 single family detached dwelling units, a private street, and private park area for the property located at 8232 Lampson Avenue in the RH (High Density Residential) Zone. Director Hart introduced Associate Planner Rose Rivera to further present the item.

Associate Planner Rivera introduced the item to consider a Precise Plan of Development PPD-788, Tentative Tract Map TM17-02, Planned Development Permit PDP17-02 and a Development Agreement to subdivide a 4.95 acre site for the development of a housing subdivision consisting of the construction of 35 single family detached dwelling units, a private street, and private park area for the property located at 8232 Lampson Avenue in the RH (High Density Residential) Zone.

Associate Planner Rivera reported that in 2017, the City interviewed different developers to identify the best company to purchase and develop the property which was owned by the Stanton Housing Authority at that time and that the City Council selected Melia Homes to develop the project site.

Associate Planner Rivera further reported that the 4.95 acre site has been vacant for a number of years and that it is largely unimproved, with only a shed and abandoned well on site and that the applicant is proposing to demolish these structures, subdivide the property

and develop 35 single family, detached homes, a private street and a park and to accomplish this, an application for a tentative tract map, a precise plan of development, a planned development permit and a development agreement are proposed.

Associate Planner Rivera detailed that the project site is located on the south side of Lampson Avenue, between Beach Boulevard and Monroe Street, is within the High Density Residential Zone, and carries a General Plan designation of South Gateway Mixed Use District and that properties to the south are zoned High Density Residential, properties to the west are zoned Commercial General, properties to the north are zoned High Density Residential and are also within the City of Garden Grove, and properties to the east are also located within the City of Garden Grove.

Associate Planner Rivera further detailed that:

- The surrounding uses to the north include a single family home in addition to a school district maintenance office located in the City of Garden Grove;
- That to the west of the property is the Beach & Lampson Square shopping center, to the East is Lawrence Elementary School in the City of Garden Grove and to the south is the Villa Capri Mobile Home Estates;
- Access for the proposed development would be provided by a single driveway which connects Lampson Avenue to the private street and that beyond the gated entry, the private street curves around a large private park and loops in a general rectangular pattern around the property, with homes on either side of the street;
- That a smaller private road cuts through the middle block of the homes to provide garage access to the homes located in the central portion of the property;
- That the site would also be improved with sidewalks along the front of the property and a portion of the private street to provide access to the common open space area and communal mail boxes;
- In regards to parking, the Stanton Municipal Code requires four parking spaces for a 3-4 bedroom house, of which at least two of must be enclosed, and one guest parking space per three units and that since the largest floor plan has a fifth bedroom option, an additional .5 parking spaces is added to the requirement for 14 of the units;
- To meet the parking requirement, the applicant is providing a two-car garage per unit with a private driveway which accommodates two vehicles, as well as 25 open parking spaces along the private street;
- That the project requires a total of 159 parking spaces and the applicant is proposing a total of 165 spaces;
- That both private and common open space areas are provided for each unit;
- That the Zoning Code requires a minimum of 150 square feet of private open space for each residence which the applicant is providing for in the form of an outdoor patio living area for each unit;
- That the Zoning Code also requires 5% of the total site to be usable active and passive open space, which in this case, 10,799 square feet is required for the proposed development and that the applicant has exceeded this requirement by proposing a 15,600 square foot park, which would include extensive landscaping, trees, a picnic table, shade structure, and barbecue.

Associate Planner Rivera stated that the builder is offering three floor plan options and that all three plans would be two stories with an entry, great room, kitchen, loft, laundry, four bedrooms, three baths and two-car garage. Additionally, Plan 3 is the largest of the plans

and offers an optional fifth bedroom and that each plan also provides for a large covered patio area to extend the living area to the outdoor space and provide an enhanced living experience.

Associate Planner Rivera further stated that the development minimizes the visual presence of the garage doors by utilizing upper story pop-outs, ornate metal work, and trellises, which differs from recent developments that have been approved in the City that provide for a narrow, garage door dominated elevation and that part of the project, the applicant is requesting a Planned Development Permit which would allow for greater flexibility from the strict application of the Stanton Municipal Code in order to provide a high quality development with enhanced amenities. Furthermore, the applicant is requesting to allow for a lower density than the zoning code target range, and modified setbacks and lot sizes in order to design a high quality, large family housing subdivision and that the project meets the Planned Development Permit requirements by providing a high quality architecture and open space elements. Additionally, the applicant is requesting a Development Agreement as part of the entitlement process.

Associate Planner Rivera concluded that in accordance with the requirements of the California Environmental Quality Act, an initial study was conducted and that in addition, a traffic analysis was prepared and found that the numbers of trips added as a result of this project are significantly less than what was planned for as part of the general plan, and can be accommodated on the street without creating any significant impact on the traffic or level of service of Lampson Avenue. Associate Planner Rivera further concluded that City staff has reviewed the proposed project and has determined that based on the findings of the initial study and supporting technical study, the project has been determined to be categorically exempt for an infill development.

Associate Planner Rivera specified that the recommended actions are to conduct a public hearing, declare the project is categorically exempt from CEQA, and adopt the resolutions as identified for approval of the project.

Associate Planner Rivera concluded her report to the Planning Commission and advised that she, as well as the applicant are available to answer any questions.

The Commission questioned staff and the applicant regarding various aspects of the proposed project.

THE PUBLIC HEARING WAS OPENED

Mr. Chad Brown, Melia Homes, applicant stated that Melia Homes is delighted to have been chosen to proceed with providing the City with a high quality design and further stated that Melia Homes is now seeking recommendation of approval and also hopes to begin work as soon as possible.

Ms. Monica Ulterras, Melia Homes, Project Manager, provided the Commission with an overview and technical information of the proposed project:

- Provided aerial views of the proposed project;
- Demonstrated uses;
- Discussed the landscape plan;

- Gated community with access off of Lampson Avenue;
- Lot size, sidewalks, street widths, etc.;
- Entry image;
- Park open space which are intended to provide conversational areas, and location of the mail boxes;
- Discussed the nine different elevations (Elevation A – French country feel / Elevation B – French cottage with brick veneer / Elevation C – French colonial feel);
- Reported that houses are over 3000 square feet;
- That the architectural style will manifest into a landmark development called Chateau Estates.

Ms. Ulterras, Melia Homes, Project Manager, further reported that Melia Homes is in agreement with proposed conditions and requests that the Commission provide a favorable decision.

Commissioner Grand questioned if the fifth bedroom would be located where the office is marked on Plan 3.

Vice Chairman Moua questioned if Melia Homes would be utilizing tankless water heaters and if they do in fact save water.

Mr. Steve Sarkis, resident, spoke in opposition to the proposed project and expressed his concerns regarding the “San Marcos Development” and cited his concerns with current traffic issues, future traffic issues due to the proposed development, signalization issues next to a school, parking, current issues with school buses, and suggested that another traffic light be installed.

Mr. Daniel Naritoku, resident, spoke regarding the homes located in front of the development and expressed his concerns with not being able to exit his driveway, requested that the City implement a no overnight parking restriction on Lampson Avenue, and commented on the closure of Sam’s Club.

Commissioner Greer responded that he understood the residents’ unease with future traffic concerns.

Director Hart responded that she will speak with the City’s Engineer regarding the traffic synchronization and the request for implementation of a no overnight parking restriction on Lampson Avenue.

Commissioner Grand expressed that she was pleased with the lower density design and overall design scheme of the proposed project.

Vice Chairman Moua questioned if there were any other design mechanisms that could be implemented to assist with easing the traffic problems.

THE PUBLIC HEARING WAS CLOSED

A motion was made by the Planning Commission to declare that the project is categorically

exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects); and adopt Resolution No. 2445 recommending that the City Council approve Precise Plan of Development PPD-788; and adopt Resolution No. 2446 recommending that the City Council approve Tentative Tract Map TM17-02, subject to Conditions of Approval contained therein; and adopt Resolution No. 2462 recommending that the City Council approve Planned Development Permit PDP17-02; and adopt Resolution No. 2447 recommending that the City Council adopt an Ordinance approving the proposed Development Agreement.

Motion/Second: Greer/Grand

Motion carried by the following vote:

AYES: 4 (Ash, Grand, Greer, and Moua)

NOES: None

ABSTAIN: None

ABSENT: 1 (Taylor)

ACTION TAKEN:

The Planning Commission conducted a public hearing; declared that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects); and adopted Resolution No. 2445 recommending that the City Council approve Precise Plan of Development PPD-788; and adopted Resolution No. 2446 recommending that the City Council approve Tentative Tract Map TM17-02, subject to Conditions of Approval contained therein; and adopted Resolution No. 2462 recommending that the City Council approve Planned Development Permit PDP17-02; and adopted Resolution No. 2447 recommending that the City Council adopt an Ordinance approving the proposed Development Agreement.

9. NEW BUSINESS

None.

10. OLD BUSINESS

None.

This item was heard out of order.

5. PLANNING COMMISSION REORGANIZATION

Annually the Commission elects a Chairperson and Vice Chairperson.

The Community and Economic Development Director opened nominations for Chairperson.

Chairperson Ash nominated Commissioner Joel Greer for the seat of Chairperson.

The Community and Economic Development Director closed nominations for Chairperson.

Motion/Second: Ash/Grand

Motion carried by the following vote:

AYES: 4 (Ash, Grand, Greer, and Moua)

NOES: None

ABSTAIN: None

ABSENT: 1 (Taylor)

Commissioner Joel Greer was selected as Chairperson.

Vice Chairperson Nominations:

The Community and Economic Development Director opened nominations for Vice Chairperson.

Commissioner Ash nominated Vice Chairperson Sou Moua for the seat of Vice Chairperson.

The Community and Economic Development Director closed nominations for Vice Chairperson.

Motion/Second: Ash/Greer

Motion carried by the following vote:

AYES: 4 (Ash, Grand, Greer, and Moua)

NOES: None

ABSTAIN: None

ABSENT: 1 (Taylor)

Vice Chairperson Moua was selected as Vice Chairperson.

11. PLANNING COMMISSION COMMENTS

Commissioner Ash expressed her gratitude to each Planning Commissioner, City Staff, and City residents for a wonderful year as Chairperson.

12. DIRECTOR'S REPORT

None.

13. ADJOURNMENT

Commission adjourned at 7:34 p.m.



Kelly Hart
Community and Economic Development Director