

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, FEBRUARY 21, 2018**

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 6:30 p.m., Chairman Greer presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Debi Grand.

3. ROLL CALL

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

Absent: None

Excused: None

Also present: Community and Economic Development Director Kelly Hart

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

Motion/Second: Ash/Taylor

Motion unanimously carried by the following vote:

AYES: 5 (Ash, Grand, Greer, Moua, and Taylor)

NOES: None

ABSTAIN: None

ABSENT: None

The Planning Commission approved minutes of Regular Meeting – July 19, 2017; and
The Planning Commission approved minutes of Regular Meeting – August 16, 2017; and
The Planning Commission approved minutes of Regular Meeting – October 04, 2017; and
The Planning Commission approved minutes of Regular Meeting – October 18, 2017.

6. PUBLIC COMMENTS

Rigoberto Ramirez, Mayor Pro Tem, spoke regarding the Annual Business Awards Luncheon that was held on January 25, 2018, and commented on the event's success, with over 200 businesses and guests in attendance. Mayor Pro Tem Ramirez commended the Planning Commission for their dedicated service and thanked them for their contribution to the business community and the residents of the City of Stanton.

7. PUBLIC HEARINGS

None.

8. NEW BUSINESS

8A. GENERAL PLAN ANNUAL PROGRESS FOR CALENDAR YEAR 2017

Community and Economic Development Director Kelly Hart reported that State law requires the preparation and submittal of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department. The purpose of the report is to provide the City Council and the state agencies with information on progress towards implementing the General Plan in accordance with adopted goals, policies and action items.

Director Hart further reported that in Calendar Year 2017, a total of 2 housing units were constructed in the moderate category. This equates to approximately 3% of the total RHNA need for moderate housing production in the current cycle. She indicated that one of the projects as an accessory dwelling unit that was approved as part of the recent state law that was passed; and the new zoning ordinance that was adopted last year relating to accessory dwelling units.

Director Hart indicated that in regards to efforts made on the production of affordable housing, the Department of Finance has released the Tina/Pacific properties to the Housing Authority and the redevelopment project may now move forward. The City has initiated the process to begin the relocation of tenants and development of the affordable housing project.

Director Hart declared that the project is exempt from the California Environmental Quality Act ("CEQA") under section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment the activity is not subject to CEQA; and receive and file General Plan Annual Progress Report and forward comments to the City Council for consideration.

ACTION TAKEN:

The Planning Commission declared that the project is exempt from the California Environmental Quality Act ("CEQA") under section 15061(b)(3) as the activity is covered by the

general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment the activity is not subject to CEQA; and received and filed General Plan Annual Progress Report and forward comments to the City Council for consideration.

9. **OLD BUSINESS**

None.

10. **PLANNING COMMISSION COMMENTS**

None.


11. **DIRECTOR'S REPORT**

Community and Economic Development Director Kelly Hart reported to the Planning Commission the anticipation of an abundance of public hearings in the next coming months pertaining to large development projects. She informed the Commission of a potential Special Planning Commission Meeting scheduled in March to consider a commercial development project.

Director Hart clarified that El Pollo Loco on Beach Blvd. is currently conducting approved façade and tenant improvements, in response to an inquiry made by the Commission regarding a post on social media app "Next Door" reading the closure of El Pollo Loco. She reported that the improvements should be completed by March.

12. **ADJOURNMENT**

Commission adjourned at 6:39 p.m.



Kelly Hart
Community and Economic Development Director