



**CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVE., STANTON, CA**

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, MARCH 6, 2019, 6:30 P.M.

AGENDA

Supportive and descriptive documentation for agenda items, including staff reports, is available for review in the Planning Secretary's Office.

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 379-9222, extension 210. Notification by noon on the Monday prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.

Please turn off all cellular phones and pagers while the Planning Commission meeting is in session.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chairman Moua
Vice Chair - Vacant
Commissioner Ash
Commissioner Frazier
Commissioner - Vacant

4. SWEARING IN/SEATING NEW PLANNING COMMISSIONERS

The City Clerk will administer the Oath of Office to Andrew Marques and Alyce Van.

5. SPECIAL PRESENTATION

None.

6. APPROVAL OF MINUTES

The Planning Commission approve minutes of Regular Meeting – August 15, 2018; and

The Planning Commission approve minutes of Regular Meeting – September 19, 2018.

7. PUBLIC COMMENTS

At this time members of the public may address the Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission, for a maximum of three (3) minutes, provided that **NO** action may be taken on non-agenda items.

8. PUBLIC HEARINGS

- 8A. PUBLIC HEARING TO CONSIDER PRECISE PLAN DEVELOPMENT PPD-792, TENTATIVE TRACT MAP TM18-01 AND VARIANCE V18-01 TO SUBDIVIDE A 0.47 ACRE SITE FOR THE DEVELOPMENT OF A HOUSING SUBDIVISION CONSISTING OF THE CONSTRUCTION OF FOUR CONDOMINIUM UNITS, A PRIVATE DRIVEWAY, COMMON OPEN SPACE AND A VARIANCE FOR THE REDUCTION OF THE MINIMUM DRIVEWAY WIDTH REQUIREMENT FOR THE PROPERTY LOCATED AT 7181 KERMORE LANE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE.**

RECOMMENDED ACTION

That the Planning Commission:

1. Conduct a public hearing;
2. Declare that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects);
3. Adopt Resolution No. 2467 approving Precise Plan of Development (PPD-792);
4. Adopt Resolution No. 2468 approving Tentative Parcel Map (TM18-01); and
5. Adopt Resolution No. 2479 approving Variance (V18-01).

- 8B. **PUBLIC HEARING TO CONSIDER PRECISE PLAN DEVELOPMENT PPD-787, TENTATIVE TRACT MAP TM17-01, ZONE CHANGE ZC17-02 INCLUDING GENERAL PLAN AND ZONING MAP AMENDMENT AND A MITIGATED NEGATIVE DECLARATION TO SUBDIVIDE A 0.92 ACRE SITE FOR THE DEVELOPMENT OF A HOUSING SUBDIVISION CONSISTING OF THE CONSTRUCTION OF 17 THREE-STORY ATTACHED CONDOMINIUM UNITS FOR THE PROPERTY LOCATED AT 11752 BEACH BLVD. IN THE CG (COMMERCIAL GENERAL) ZONE WITH THE GENERAL MIXED-USE OVERLAY, AND THE RE (RESIDENTIAL ESTATES) ZONE.**

RECOMMENDED ACTION

That the Planning Commission:

1. Conduct a public hearing;
2. Adopt Resolution No. 2473 recommending the City Council approve the Mitigated Negative Declaration (SCH# 2018121037) and a Mitigation Monitoring and Reporting Program;
3. Adopt Resolution No. 2440 recommending the City Council approve Precise Plan of Development PPD-787;
4. Adopt Resolution No. 2441 recommending the City Council approve Tentative Tract Map TM17-01; and
5. Adopt Resolution No. 2442 recommending the City Council approve Zone Change ZC17-02 inclusive of a General Plan and Zoning Map Amendment.

9. **NEW BUSINESS**

9A. **PRESENTATION ON THE GENERAL PLAN, HOUSING DENSITY, AND ECONOMIC DEVELOPMENT**

10. **OLD BUSINESS**

None.

11. **PLANNING COMMISSION REORGANIZATION**

1. The Community & Economic Development Director will accept nominations for Chair.
2. The Chairperson will accept nomination for Vice Chair.

12. **PLANNING COMMISSION COMMENTS**

At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

13. DIRECTOR'S REPORT

14. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 28th day of February, 2019.



Kelly Hart
Community & Economic Development Director