

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, NOVEMBER 20, 2019**

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 6:34 p.m., Vice Chair Frazier presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Moua.

3. ROLL CALL

Present: Vice Chair Frazier, Commissioner Marques, Commissioner Moua, Commissioner Grand.

Absent: Chair Ash.

Excused: None.

Also Present: Contract City Planner Amy Stonich and Senior Planner Rose Rivera

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

None.

6. PUBLIC COMMENTS

None.

7. PUBLIC HEARING

7A. CONTINUED PUBLIC HEARING TO CONSIDER PRECISE PLAN DEVELOPMENT PPD-796, TENTATIVE PARCEL MAP TM19-01 AND VARIANCE V19-01 TO SUBDIVIDE A 0.51 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 PRIVATE DRIVEWAY LENGTH FOR THE PROPERTY LOCATED AT 7162 KERMORE LANE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE.

City Planner Amy Stonich introduced the item and invited Senior Planner Rose Rivera to further present the item. Senior Planner Rivera introduced stated the Applicant is proposing to construct a residential subdivision on an existing .51-acre site that previously housed a dilapidated single-family dwelling but has recently been demolished due to code enforcement issues. She noted the proposed project would consist of the construction of four new residential townhome units and associated site improvements and an application for a precise plan of development, a tentative parcel map and a variance are proposed.

Senior Planner Rivera stated the project site is located on the south side of Kermore Lane between Knott Avenue and Lowden Street. She stated the site is in the (RM) Medium Density Residential Zone and carries a General Plan designation of Medium Density Residential. Surrounding zoning includes the Medium Density Residential Zone to the east, west and north, and Single-Family Residential to the south.

Senior Planner Rivera depicted images of the surrounding properties and noted to the north and south of the site, there are single-family residences. The Harmony subdivision is to the east and west.

Senior Planner Rivera showed the Commission the proposed site plan and noted the project site would have access to Kermore Lane from one common driveway along the eastern property line. She noted the Stanton Municipal Code requires that driveways serving ten or less dwelling units be a minimum of twenty-five feet in width for two-way traffic when adjacent to garages in order to accommodate vehicle maneuvering. In order to meet this requirement, the Applicant is requesting a variance to allow for a ten-inch reduction in the private driveway length due to the narrowness of the lot. This reduction would not create a hindrance as it would still maintain the minimum dimension standards required to safely perform vehicle maneuvers.

Senior Planner Rivera discussed that in regards to parking, the Stanton Municipal Code requires a three to four (3-4) bedroom dwelling to provide four parking spaces. In addition, one guest parking space is required for every three dwelling units. She noted the Applicant would meet this parking requirement by providing a two-car garage in addition to two parking spaces on the driveway of each unit. The required two guest parking spaces are also provided for the project.

Senior Planner Rivera continued that both private and common open space areas are provided for each unit. She noted the Zoning Code requires five percent of the total site to be usable open space therefore, 1,103 square feet of open space is required for the proposed development. She explained that the Applicant has provided 1,171 square foot private park between units three and four and would include extensive landscaping. She indicated private open space would also be provided for each unit ranging from 567 to 1,312 square feet.

Senior Planner Rivera also demonstrated the floor plan and noted the proposed project includes three floor plan options with similar layouts. She outlined the various layouts of each floor plan option.

Senior Planner Rivera displayed a snapshot of the proposed elevations and noted the elevations feature earth tone stucco and tile roofing. She stated the homes would provide

architectural enhancements such as shutters. Staff has worked with the Applicant to ensure that the proposed development provided an enhanced appearance and neighborhood atmosphere along Kermore Lane. To accomplish this, Lot 1 has been oriented towards Kermore Lane, and has been enhanced with the front entry porch that also faces towards Kermore Lane.

Senior Planner Rivera confirmed City staff has reviewed the proposed project and has determined that based on environmental assessment, the project has been determined to be categorically exempt for an infill development.

Senior Planner Rivera stated the recommended action was that the Commission conduct a public hearing, declare that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects); adopt Resolution Number 2495 approving Precise Plan of Development PPD-796; adopt Resolution Number 2496 approving Tentative Parcel Map TM19-01; and adopt Resolution Number 2497 approving Variance V19-01.

Senior Planner Rivera concluded her presentation and stated that the Applicant is present to answer and questions.

Commissioner Marques confirmed the variance numbers for the project were assigned correctly.

Commissioner Grand had questions regarding the driveway and whether it is twenty-five feet in width and whether the Fire Department approved that width.

Senior Planner Rivera stated that the Orange County Fire Authority (OCFA) reviewed the project and provided their comments. OCFA provided their particular conditions of approval, and the Applicant would be required to submit the plans to OCFA for approval prior to construction.

Commissioner Marques stated a correction needed to be noted regarding the variance requested for the width of the driveway, not the length.

Senior Planner Rivera discussed the width and length of the driveway. She explained a variance is requested for the private driveways.

Commissioner Moua asked regarding the capacity of the sewer system and if it will be able to support all the additional dwellings.

Senior Planner Rivera stated the City Engineer reviewed the plans and the adequacy for the sewer. She stated the City Engineer has provided conditions of approval for the project.

Vice Chair Frazier inquired regarding guest parking spaces and ADA compliance.

Senior Planner Rivera responded that if the Applicant needs to provide ADA compliant parking spaces, the building plan checker would note that during the building plan check process.

Vice Chair Frazier opened the floor a public hearing on the project.

Ms. Kimberly Miller, resident at 7171 Kermore Avenue, expressed her concerns whether the new home-buyers are aware there are two dog boarding kennels across the street from the development. She asked they be made aware.

Commissioner Grand stated she read in the report that it will be disclosed.

Senior Planner Rivera affirmed it is a condition of approval that the CC&R's disclose that information.

Vice Chair Frazier closed the public hearing.

Commissioner Grand asked regarding the requirements for approval pertaining to solar-ready residences and charging stations.

City Planner Stonich clarified that this is a building code requirement in beginning in 2020.

Vice Chair Frazier explained that since these are private residences, if they were to install charging stations they would have to be within the garage, not accessible to the public.

Motion/Second: Marques/Grand

Motion passed by the following vote:

AYES:	Moua, Grand, Frazier, Marques.
NOES:	None
ABSTAIN:	None
ABSENT:	Ash

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); adopted Resolution No. 2495 approving Precise Plan of Development PPD-796; adopted Resolution No. 2496 approving Tentative Parcel Map TM19-01; and adopted Resolution No. 2497 approving Variance V19-01.

Vice Chair Frazier announced the 10-day period during which the Planning Commission's decision on this matter may be appealed to the City Council via written appeal submitted to the City Clerk's Office.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

Commissioner Grand asked whether there would be a meeting in December.

City Planner Stonich responded there are no items on the schedule.

Commissioner Grand reminded everyone of the upcoming Tree Lighting Ceremony on December 5, 2019.

Commissioner Moua wished everyone a Happy Thanksgiving.

Commissioner Marques wished everyone Happy Holidays and welcomed Ms. Stonich to the City and commended Ms. Rivera for stepping in to the lead.


Vice Chair Frazier thanked everyone for being present.

11. PLANNER'S REPORT

None.

12. ADJOURNMENT

Commission adjourned at 7:06 p.m.



Amy Stonich, AICP
Contract City Planner