

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, DECEMBER 18, 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 6:31 p.m., Chair Ash presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Marques.

3. ROLL CALL

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

Absent: None.

Excused: None.

Also Present: Contract City Planner Amy Stonich

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

None.

6. PUBLIC COMMENTS

DeWayne Normand, resident of the City of Stanton, thanked the Planning Commission for their work and for the help they provide the City. He wished everyone a Merry Christmas.

7. PUBLIC HEARING

- 7A. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AZC19-03 AND ADOPT BOTH (A) AN URGENCY ORDINANCE AND (B) A NON-URGENCY ORDINANCE AMENDING TITLE 20 OF THE STANTON MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.**

City Planner Amy Stonich provided a background regarding the resolution approval. She provided an executive summary regarding the purpose of Accessory Dwelling Units and Junior Accessory Dwelling Units and impending changes to the legislature regarding Accessory Dwelling Unit ordinances.

City Planner Stonich explained that an Accessory Dwelling Unit (ADU) is a secondary dwelling unit with complete independent living facilities for one or more persons.

City Planner Stonich outlined the three types of Accessory Dwelling Units: detached, attached, and repurposed existing spaces.

She also outlined the new changes that will affect Accessory Dwelling Unit ordinances. For example, changes in zoning, changes in permitted size, changes to the processing time, and changes regarding parking requirements.

City Planner Stonich stated the changes will allow the City to provide more flexibility with regards to the size, and parking for Accessory Dwelling Units. She stated the City will have some restriction with regards to the maximum size of the units and implementing specific requirements regarding lot coverage. Finally, she stated the City will be more restrictive regarding deed restrictions, permitting, requiring owner occupancy and sales of Accessory Dwelling Units.

City Planner Stonich noted the recommended action was that the Planning Commission adopt Resolution No. 2520 Entitled: "A resolution of the Planning Commission of the City of Stanton California, recommending that the City Council approve AZC19-03 and adopt both (a) an urgency ordinance and (b) a non-urgency ordinance amending Title 20 of the Stanton Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling Units and determining the ordinance to be exempt from CEQA.

Commissioner Grand asked what "FAR" means.

City Planner Stonich responded "FAR" means "floor area ratio." She explained that did not apply before but it will apply to Accessory Dwelling Units in mixed zones.

Commissioner Grand asked regarding Accessory Dwelling Unit zoning requirements in residential areas.

City Planner Stonich stated the law has now changed to require that cities allow multifamily residences that have a primary residence to allow for an Accessory Dwelling Unit. She stated that now Homeowner Associations cannot restrict Accessory Dwelling Units in their CC&R's

Commissioner Grand requested clarification of requirements regarding lot coverage.

City Planner Stonich noted the City of Stanton did incorporate lot coverage restrictions because now they have to be allowed in all residential zones. She stated the proposed regulation sets lot coverage restrictions at the highest level.

Commissioner Moua expressed his concerns regarding parking.

City Planner Stonich agreed converted garages will affect parking because now parking spaces from converted garages do not have to be replaced.

Commissioner Grand was surprised that now CC&R's cannot regulate the parking requirements.

Vice Chair Frazier explained that Accessory Dwelling Units can only be converted if they can comply with Code and development standard requirements.

Commissioner Marques asked how these regulations will affect ownership and property rights for Homeowner Associations in condominiums.

City Planner Stonich noted some condos can have Junior Accessory Dwelling Units.

Vice Chair Frazier noted his concerns with parking.

Chair Ash asked City Planner Stonich to address what would happen if the City does not adopt the emergency ordinance.

City Planner Stonich stated the ordinance will take effect in January 2020 regardless of whether the City places additional requirements or not.

Commissioner Ash asked whether the cities are ever informed of planned legislative changes before they are made into law.

City Planner Stonich stated cities do have input and can cast their votes for the governors and other legislators before the bills are passed.

Chair Ash asked whether CC&R's that are already in place will be affected.

City Planner Stonich responded in the affirmative.

Commissioner Grand inquired about the requirements regarding visibility from the public right-of-way.

City Planner Stonich stated that design standard can be eliminated if the City does not want it.

Chair Ash opened the floor for public comment.

DeWayne Normand, resident, spoke about lot coverage and the way in which Accessory Dwelling Units have affected his street. He noted his concerns regarding converted garages and the implications it will have on parking. He spoke about the difference between Accessory Dwelling Units and room additions/conversions.

City Planner Stonich noted issues can be addressed by Code Enforcement. She stressed that unpermitted Accessory Dwelling Units can now be brought up to Code.

Jerry Ristrom, resident at 7922 Santa Barbara Avenue, stated he is concerned about the

Vietnamese community and asked whether there will be restrictions regarding the numbers of Junior Accessory Dwelling Units.

City Planner Stonich explained that only one Junior Accessory Dwelling Unit is allowed per residence. She also noted they are restricted to 500 square feet.

Chair Ash closed the public hearing.

Chair Ash commented the law regarding ADU's would change whether the Commission approves this resolution or not. She noted that if the Commission does not pass the resolution, the State will not permit them to regulate the matter.

City Planner Stonich clarified that a primary residence may only have one Accessory Dwelling Unit and one Junior Accessory Dwelling Unit.

Commissioner Moua asked whether the City has a say in the matter for new houses.

Chair Ash noted the next step would be to take the Ordinance to the City Council for consideration.

Commissioner Grand noted that this will affect the parking spaces that have already been considered and approved.

Chair Ash again stressed this decision belongs to the City Council.

City Planner Stonich noted parking for new developments taken to City Council is a separate issue from this resolution that has been requested.

A motion was made to adopt Resolution No. 2520 as amended, to correct formatting.

Motion/Second: Frazier/Grand

Motion unanimously by the following vote:

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

ACTION TAKEN:

The Planning Commission conducted a public hearing and adopted Resolution No. 2520 recommending that the City Council approve AZC19-03 and adopt both (A) an urgency Ordinance and (B) a non-urgency Ordinance amending Title 20 of the Stanton Municipal Code relating to Accessory Dwelling Units and Junior Accessory Dwelling units and determining the Ordinance to be exempt from CEQA.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

Vice Chair Frazier and Commissioner Marques wished everyone a wonderful Christmas and prosperous New Year.

11. PLANNER'S REPORT

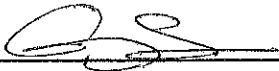
City Planner Stonich provided an update regarding the walk audit for the Active Transportation Plan prior to the next meeting at 4:30 p.m.

City Planner Stonich stated City Hall Facility Holiday closures will be from December 24, 2019 through January 2, 2020, however emergency services and limited building inspections will be made available.

City Planner noted December 23, 2019 is the last day for submitting plans to review under the existing Building Codes.

14. ADJOURNMENT

Commission adjourned at 7:11 p.m.



Amy Stonich, AICP
Contract City Planner