



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, MARCH 18, 2020, 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 Frazier
Vice Chairperson Grand
Commissioner Marques
Commissioner Moua
Commissioner Ash

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meeting – November 6, 2019.

6. **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.

7. **PUBLIC HEARINGS**

7A. **CONTINUED PUBLIC HEARING TO CONSIDER PRECISE PLAN OF DEVELOPMENT (PPD)-803, TENTATIVE TRACT MAP (TM)19-04, PLANNED DEVELOPMENT PERMIT (PDP)19-03 AND DEVELOPMENT AGREEMENT (DA)19-02 TO SUBDIVIDE A 2.35 ACRE SITE FOR THE CONSTRUCTION OF 40 DETACHED CONDOMINIUM UNITS AND ASSOCIATED IMPROVEMENTS FOR THE PROPERTY LOCATED AT 10871 WESTERN AVENUE, IN THE HIGH DENSITY RESIDENTIAL (RH) ZONE.**

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Adopt Resolution No. 2521 finding and recommending the City Council approve, as conditioned, Site Plan and Design Review (also called a Precise Plan of Development) (PPD)-803 Tentative Tract Map (TM)19-04, Planned Development Permit (PDP)19-03 and find that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (Infill Development); and
- Adopt Resolution No. 2522 recommending the City Council approve a Development Agreement between the City of Stanton and KB Home Coastal, Inc. for certain real property located at 10871 Western Avenue, Stanton pursuant to California Government Code Section 65864 et seq. and find that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (Infill Development).

7B. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT C20-02 TO ALLOW THE OPERATION OF A TATTOO PARLOR LOCATED AT 12885 BEACH BOULEVARD IN THE COMMERCIAL GENERAL (CG) ZONE WITHIN THE SOUTH GATEWAY MIXED USE (SGMX) OVERLAY.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the effects of the proposed project are Categorical Exemption from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facility);
- Declare that the project is consistent with the approved Mitigated Negative Declaration (SCH#2017101007) for the original project; and
- Adopt Resolution No. 2524 approving Conditional Use Permit C20-02.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. 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.

11. PLANNER'S REPORT

12. **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 12th day of March, 2020.



Amy Stonich, AICP
City Planner