



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, JULY 15, 2020, 6:30 P.M.
AGENDA

SAFETY ALERT – NOTICE REGARDING COVID-19

Governor Newsom proclaimed a State of Emergency in California as a result of COVID-19. The Governor issued Executive Order N-25-20, which allows Planning Commissioners to attend Planning Commission meetings telephonically. Please be advised that some, or all, of the City of Stanton Planning Commissioners and staff may attend this meeting telephonically.

Given the health risks associated with COVID-19:

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions. If you wish to attend the Planning Commission meeting in person, the City Council Chamber located at 7800 Katella Avenue, California 90680, will be open for this meeting and the public shall have the right to observe at this location. While you may attend this meeting in person, given the health risks associated with COVID-19, please consider carefully before attending this meeting in person and keep a six foot distance from others.

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:

E-Mail your comments to communitydevelopment@ci.stanton.ca.us with the subject line "PUBLIC COMMENT ITEM #" (*insert the item number relevant to your comment*) or "PUBLIC COMMENT NON-AGENDA ITEM." Comments received by 5:00 p.m. before the meeting (Wednesday, July 15, 2020) will be compiled, provided to the Planning Commission, and made available to the public via the City's website (www.ci.stanton.ca.us) before the start of the meeting. Staff will not read e-mail comments at the meeting but the official record will include all e-mail comments received until the close of the meeting.

The Stanton Planning Commission and staff thank you for your continued patience and cooperation during these unprecedented times. Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4243.

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. 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.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Frazier
Vice Chair Grand
Commissioner Marques
Commissioner Moua
Commissioner Ash

4. **SPECIAL PRESENTATION**

Introduction of new Community & Economic Development Director, Jennifer A. Lilley.

5. **APPROVAL OF MINUTES**

None.

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.

- Members of the public wishing to address the Planning Commission during Public Comments or on a particular item may do so by submitting their comments via e-mail to CommunityDevelopment@ci.stanton.ca.us with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM". Comments received by 5:00 p.m. before the meeting (Wednesday, July 15, 2020) will be compiled, provided to the Planning Commission, and made available to the public via the City's website (www.ci.stanton.ca.us) before the start of the meeting. Staff will not read e-mail comments at the meeting but the official record will include all e-mail comments received until the close of the meeting.

7. PUBLIC HEARINGS

- 7A. PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR-805, TENTATIVE TRACT MAP TM20-02 AND PLANNED DEVELOPMENT PERMIT PDP20-02 TO ALLOW FOR THE DEVELOPMENT OF SIX (6) CONDOMINIUMS LOCATED AT 7922 CERRITOS AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE.**

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the effects of the proposed project are Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (In-fill Development Projects); and
- Adopt Resolution No. 2516 approving Site Plan and Design Review SPDR-805, Tentative Tract Map TM20-02, Planned Development Permit PDP20-02.

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 9th day of July, 2020.



Jarad L. Hildenbrand
City Manager



CITY OF STANTON

REPORT TO THE PLANNING COMMISSION

TO: Chairperson and Members of the Planning Commission

DATE: July 15, 2020

SUBJECT: PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR-805, TENTATIVE TRACT MAP TM20-02 AND PLANNED DEVELOPMENT PERMIT PDP20-02 TO ALLOW FOR THE DEVELOPMENT OF SIX (6) CONDOMINIUMS LOCATED AT 7922 CERRITOS AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE

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BACKGROUND

The applicant, Ryan Waufle representing Habitat for Humanity of Orange County, Inc. ("Applicant"), is proposing to develop six (6) moderate-income condominiums and associated site improvements. To accommodate this proposed project, the Applicant has requested the following Planning entitlements:

- Site Plan and Design Review SPDR-805 - 20.530.030 of the Stanton Municipal Code (SMC) requires a site permit for the construction of two or more new dwelling units on a lot or in conjunction with the submittal of a subdivision;
- Tentative Tract Map TM20-02 - The California Subdivision Map Act requires a Tentative Tract Map for condominium purposes to develop five (5) or more condominiums for individual ownership; and

- Planned Development Permit PDP20-02 – 20.520.020 of the SMC requires a Planned Development Permit to allow modifications to applicable development standards; and
- Density Bonus – California Government Code Section 65915 allows developers who apply for a density bonus to also request incentives and concessions if the Project is eligible.

ANALYSIS/JUSTIFICATION

PROJECT LOCATION - The project site is located on the corner of Cerritos Avenue and Flower Avenue. The subject site is a .394 acre parcel that is currently a vacant lot utilized as an overflow parking lot for neighboring properties. The project site is in the Medium Density Residential (RM) zone and carries a General Plan designation of Medium Density Residential. Surrounding zoning and uses are as follows:

Surrounding Land Use Designation

North	Alida Gardens Condominiums	Medium Density Residential (RM) Zone
South	Single Family Residence	Medium Density Residential (RM) Zone
East	Del Taco Restaurant	Commercial Neighborhood (CN) Zone
West	Single Family Residence	Medium Density Residential (RM) Zone

PROJECT DESCRIPTION - The Applicant is proposing to construct a new residential subdivision on an existing .394 acre site (Assessor's Parcel Numbers: 079-331-12 & 079-331-13). The project consists of six (6) moderate-income condominium units, a private common drive aisle, and common and private open space.

The Project is utilizing Density Bonus Law to allow for an increase in density. This allows for up to an 80 percent increase in the allowed density if the project is 100 percent affordable. The City's General Plan designation of Medium Residential allows for a density of six (6) to 11 units per acre. The Project site is a .394 acre lot and therefore has a maximum density of four (4) dwelling units. The Applicant is requesting a 35 percent increase in density which would allow for up to 14.9 units per acre or six dwelling units on a .394 acre site.

Figure 1. Conceptual Rendering



STREET ELEVATION VIEW FROM CERRITOS AVENUE

PLANNED DEVELOPMENT PERMIT/SITE PLAN AND DESIGN REVIEW – The applicant is requesting a Planned Development Permit (PDP) which allows greater flexibility from the strict application of the SMC. The intent of the PDP is to encourage a high quality development which incorporates enhanced amenities while still meeting the goals and intent of the General Plan. The proposed project conforms to the municipal code requirements in terms of height, structure coverage and impervious surface coverage. Where the site does not meet code requirements, the PDP is used to ensure that high standards of design are met and that the project is consistent with the intent of the Code. In order to accommodate the enhanced development experience, the applicant is requesting approval of a PDP to allow modifications to development standards which include:

- Setbacks (Front, Rear, and Side)
- Separation Between Habitable Structures

In addition, a Density Bonus is used to address the increase in density and reduction in parking.

Setbacks/Separation Between Habitable Structures. In terms of setbacks and separation between habitable structures as indicated in the table below, the setbacks and separation between habitable structures do not meet what is required as specified in Table 2-12 of SMC Section 20.230.030. In order to in modify development standards, a Planned Development Permit is required.

Development Standards and Modifications

<u>Development Standard</u>	<u>Required</u>	<u>Provided</u>
Front Setback (Fronting Flower Avenue)	20 feet (Minimum)	8 feet
Rear Setback	20 feet (Minimum)	12 feet
Side Setback (South)	10 feet (Minimum)	7 feet, 6 inches
Side Setback (Fronting Cerritos Avenue)	10 feet (Minimum)	7 feet, 6 inches
Distance Between Habitable Structures for Multi-Family 2- Story Dwelling Units	25 feet (Minimum)	12 feet

The Project utilizes the most efficient layout and design, dispersing six (6) condominium units in an otherwise small and rectangular lot. The building is setback eight (8) feet from the front of the property (Fronting Flower Avenue) to allow for massing breaks and building articulations. In addition, open parking stalls and planting areas on the north of the property provide separation from the front of the property for Unit 1 and Unit 2. The Project provides landscaping and open space areas throughout the site to break up living areas. Amenities such as tot lot and a picnic area are buffered by landscaping and open space areas between the adjacent developments. The rear yard is setback eight (8) feet less than the required 20 feet. The rear of the property is adjacent to an alleyway which acts as an additional buffer between the proposed Project and the commercial uses.

The distance between habitable structures for multi-family two-story dwelling units is 25 feet. The Project provides for 12 feet in separation between Units 3 & 4 and Units 5 & 6. These condominium units are linked by a common walkway that create a place of interaction between residents and provides an enhanced pedestrian experience. Units 1 & 2 are separated from the other condominium units by a 25-foot common drive aisle.

DENSITY BONUS – As part of the 2019 housing package, Governor Gavin Newsom signed a number of bills modifying Housing Laws. In particular, Assembly Bill 1763 amended California’s Density Bonus Law (Government Code § 65915) allowing for greater flexibility in development standards for projects that are affordable. Government Code Section 65915(a)(1) states that a “City... shall adopt an ordinance that specifies how compliance with this section will be implemented. Failure to adopt an ordinance shall not relieve a City... from complying with this section”. The City of Stanton last updated the Density Bonus Law in 2013 during the City’s overhaul of the Stanton Municipal Code. As of the time this application for six (6) moderate income condominium units was submitted, the City did not have an updated Density Bonus Law. Therefore, if the City’s Density Bonus Ordinance conflicts with State Law, the City should apply State Law.

The State's Density Bonus Law allows developers to request incentives and concessions if the Project is eligible. Projects that consist of at least 30% moderate income units are entitled to up to three incentives or concessions. (Gov. Code 65915(d)(2)(C).)

An incentive or concession is defined as any of the following (Gov. Code 65915(k).):

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Gov. Code § 65915(c).
2. Approval of mixed-use zoning, or
3. Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, or for rents for the targeted units to be set as specified in subdivision (c).

This Project includes 100 percent moderate income units and is eligible for three concessions in addition to the requested density bonus, discussed below. The Project is utilizing one incentive/concession from the Density Bonus Law: a reduction in parking.

Because the Project consists of over 40 percent moderate income units, it qualifies for a density bonus of up to 35 percent. (Gov. Code § 65915(f)(4).) Stanton Municipal Code Section 20.210.030 states that the maximum density in the RM zone is 11 dwelling units per acre. The project site is a .394 acre lot and therefore has a maximum density of four (4) dwelling units. The Project incorporates a 35 percent increase in density that equates to six (6) dwelling units per acre.

Stanton Municipal Code Section 20.320.030 states that the minimum parking requirements for a three-bedroom multi-family dwelling unit is 3.5 spaces. In addition to the required parking spaces per bedroom, one (1) additional parking space is required for guest parking purposes. The Project is required to have 23 parking spaces. The Project provides for a total of 17 parking spaces (12 enclosed and 5 open spaces). A list of the applicable incentives and concessions obtained from the Density Bonus Law can be found on Exhibit "B" of the attached resolution.

Density Bonus Modifications

<u>SMC</u>	<u>Requirement</u>	<u>Provided</u>
Parking Requirement	23 (Minimum)	17 (12 enclosed, 5 open)
Density	4 – 11 units per acre (Maximum)	14.9 units per acre (6 units on a .394 acre lot)

CIRCULATION – Project Site would have access to Flower Avenue from the 25-foot wide common drive aisle which provides access to five (5) open parking spaces along the drive aisle (four standard and one accessible van stall). The drive aisle meets the minimum drive width as specified by Orange County Fire Authority (OCFA) and would be improved with decorative stamped concrete in order to enhance the entry point to the Project. The Project is located along Cerritos Avenue, approximately 150 feet from Beach Boulevard. Cerritos Avenue is designated as a secondary arterial and Beach Boulevard designated as a principal arterial in the General Plan. Due to the proximity of the Project to both Cerritos Avenue and Beach Boulevard, the redevelopment of the site is adequately served by the surrounding streets. A trip generation analysis was prepared by Stantec Engineering Firm and found that the project would have no significant impact on the surrounding roadway network and should be exempt from preparation of a traffic study.

FLOOR PLAN, DESIGN AND ARCHITECTURE – The Applicant is proposing one (1) floor plan which consists of two-story homes approximately 1,450 square feet in size and would each have three bedrooms and two-and-a-half bathrooms. The Project utilizes a craftsman style finish with full-wrap siding and uses earth tone colors throughout the building, and incorporates extensive landscaping, enhanced paving, and common and private open space. Each unit will be provided with a private outdoor fenced yard.

OPEN SPACE/LANDSCAPING - Per Table 2-12 of SMC Section 20.230.050, a minimum of five percent of the total site is required to be dedicated to common open space. The Project provides approximately 1,000 square feet of common open space, exceeding the SMC requirement. The Project provides landscaping and open space areas throughout the site to break up living areas, amenities such as a tot lot and a picnic area are provided. The Project also provides between 156 to 185 square-feet of private open space for each condominium unit.

[illegible]

ENVIRONMENTAL IMPACT

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general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services.

Here, the project meets all the criteria for a Class 32 exemption. First, the project is consistent with the general plan including Strategy LU 3.1.2, and Community Development Goal CD 1.2, and with approval of the Planned Development Permit, the project is consistent with the Zoning Code. Second, the project site is .394 acres in size and located in an urbanized area, surrounded by fully developed parcels, including a single family residential, commercial uses, and an apartment complex. Third, there are no known endangered, rare or threatened species in the City, and the project site in its current condition has not been identified as a designated site for any endangered, threatened or rare species. Fourth, approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed project has been studied and reviewed in the Initial Study and Traffic Analysis (Attachment E), which identify that the number of trips added as a result of this project are significantly less than what was planned for as part of the general plan, and can be accommodated on the street without creating any significant impact on the traffic or level of service of the surrounding roadway network. The noise and air quality will have no significant impact as a result of this project beyond the temporary standard construction operations, and with the completion of a Water Quality Management Plan, the project will not create any significant impact to the water quality on the site and in the vicinity. Finally, the project site is also able to be adequately served by all required utilities and public services. As the site is located within an urbanized area, water, electrical, cable and phone, and sewer services are all established within the area, and the site will be able to connect to all services. All emergency public services are also available and able to service the site. Orange County Fire Authority (OCFA) has reviewed the plans and deemed that there is appropriate access to the site to accommodate their equipment.

Furthermore, none of the exceptions to the use of the Class 32 categorical exemption identified in State CEQA Guidelines section 15300.2 apply because: (1) the project will not result in a cumulative impact from successive projects of the same type in the same place, over time; (2) there are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment; (3) the project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources; (4) the project does not include any hazardous waste sites; (5) and the project will not cause a substantial adverse change in the significance of a historical resource.

Therefore, the proposed project is categorically exempt from the provisions of CEQA.

PUBLIC NOTIFICATION

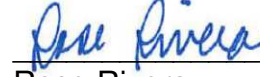
Notice of Public Hearing was mailed to all property owners within a five hundred-foot radius of the subject property and made public through the agenda-posting process.

Prepared by,



Izzak Mireles
Assistant Planner

Approved by,



Rose Rivera
Senior Planner

ATTACHMENTS

- A. PC Resolution No. 2516
- B. Applicant's Narrative
- C. Vicinity Map
- D. Site Plan/Landscape Plan/Floor Plans/Elevations/Tentative Tract Map
- E. Environmental Documents

RESOLUTION NO. 2516

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON CALIFORNIA APPROVING SITE PLAN AND DESIGN REVIEW SPDR-805, TENTATIVE TRACT MAP TM20-02 AND PLANNED DEVELOPMENT PERMIT PDP20-02 TO ALLOW FOR THE DEVELOPMENT OF SIX (6) CONDOMINIUMS LOCATED AT 7922 CERRITOS AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT, STATE CEQA GUIDELINES CODE SECTION 15332 (IN-FILL DEVELOPMENT)

THE PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on January 27, 2020, Ryan Waufle representing Habitat for Humanity of Orange County, Inc. ("Applicant") filed applications for approval of a Site Plan and Design Review SPDR-805, Tentative Map TM 20-02, and Planned Development Permit PDP 20-02 for the development of a .394 acre site, located at 7922 Cerritos Avenue ("Project Site") which will include the development of six (6) moderate-income condominiums and associated site improvements; and

WHEREAS, Section 20.530.030 of the Stanton Municipal Code (SMC) requires a Site Plan and Design Review ("Precise Plan of Development") for the construction of two (2) or more new dwelling units on a lot and for the subdivision of land; and

WHEREAS, the Subdivision Map Act (Government Codes Section 66410 et. seq.) and SMC Section 19.06.010 require a tentative tract map for the creation of five (5) or more condominiums as defined in Civil Code Section 783; and

WHEREAS, Applicant has filed for a 35% Density Bonus, per SMC Section 20.330.030, (increasing the allowable density from four dwelling units on a .394 acre site to allowing six dwelling units) to allow for a 100 percent moderate income, covenant restricted, condominium project, and has requested one concession/incentive: modification to the applicable development standard regarding parking (reducing the required parking spaces from 23 to 17 spaces); and

WHEREAS, Applicant has filed for a Planned Development Permit (PDP), per SMC Section 20.520.020, to allow modifications to applicable development standards regarding setbacks between buildings (reducing the required setback between buildings from 25 feet to 10 feet), front yard setback (reducing the required setback from 20 feet to 8 feet), and side yard setback (reducing the required setback from 10 feet to 7'6"), and rear yard setback (reducing the required setback from 20 feet to 12 feet); and

WHEREAS, the subject property is zoned Medium Density Residential (RM) and the General Plan Land Use designation is Medium Density Residential. The Project is considered a multi-family residential use and is an allowable use under the RM zone and Medium Density Residential land use designation; and

WHEREAS, on July 15, 2020, the Planning Commission of the City of Stanton, after giving notice thereof as required by law, conducted a duly-noticed public hearing to consider approval of a Site Plan and Design Review SPDR-805, Tentative Tract Map TM 20-02 and Planned Development Permit (PDP) 20-02, for the development of a .394 acre site, located at 7922 Cerritos Avenue in the Medium Density Residential (RM) zone; and

WHEREAS, the Planning Commission has carefully considered all testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.), the City is the lead agency for the proposed Project; and

WHEREAS, the State CEQA Guidelines state that there exist categories of projects that are exempt from CEQA; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the City has determined approval of the Project is exempt from the requirements of CEQA and the State CEQA Guidelines pursuant to State CEQA Guidelines section 15332, Class 32 (In-fill Development Projects); and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FINDS AND DETERMINES THAT:

SECTION 1: All of the facts, findings and conclusions set forth in this resolution are true and correct, and are incorporated herein by this reference.

SECTION 2: Based upon its review of the entire record before it, including the Initial Study and Traffic Analysis, the Planning Commission finds that that the Project, as conditioned herein, is categorically exempt from environmental review under the CEQA pursuant to State CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects). The Class 32 exemption specifically exempts from further CEQA review projects characterized as in-fill development meeting each of the following conditions. First, the Project must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project is consistent with the general plan including Strategy LU 3.1.2, and Community Development Goal CD 1.2, and with approval of the Planned Development Permit, the project is consistent with the Zoning Code. Second, the proposed development must occur within City limits, on a project site of no more than five acres, and be substantially surrounded by urban uses. The site is .394 acres in size and located in an urbanized area, surrounded by fully developed parcels, including a single family residential, commercial uses, and an apartment complex. Third, the Project site must have no value has habitat for endangered, rare, or threatened species. There are no known endangered, rare or threatened species

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in the City, and the site in its current condition has not been identified as a designated site for any endangered, threatened or rare species. Fourth, approval of the Project must not result in any significant effects relating to traffic, noise, air quality, or water quality. The traffic analysis provided by the applicant identifies that the number of trips added as a result of this project are significantly less than what was planned for as part of the general plan, and can be accommodated on the street without creating any significant impact on the traffic or level of service of the surrounding roadway network. The noise and air quality will have no significant impact as a result of this project beyond the temporary standard construction operations, and with the completion of a Water Quality Management Plan, the project will not create any significant impact to the water quality on the site and in the vicinity. Finally, the Project site must be adequately served by all required utilities and public services. The site is also able to be adequately served by all required utilities and public services. As the site is located within an urbanized area, water, electrical, cable and phone, and sewer services are all established within the area, and the site will be able to connect to all services. All emergency public services are also available and able to service the site. Orange County Fire Authority (OCFA) has reviewed the plans and deemed that there is appropriate access to the site to accommodate their equipment. All required documentation has been completed for the project in compliance with CEQA and the Project qualifies for the Class 32 exemption.

Furthermore, none of the exceptions to the use of the Class 32 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The Project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the Project that result in a reasonably possibility of a significant effect on the environment. The Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The Project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 32 exemption applies, and no further environmental review is required.

SECTION 3: That in accordance with the requirements as set forth in Section 20.530.050 of the Stanton Municipal Code for Site Plan and Design Review application:

A. The project is allowed within the subject zone.

The Project is for six (6) detached condominium units within the Medium Density Residential (RM) zone. Section 20.210.020 of the Stanton Municipal Code states that multi-family dwellings in the RM zone are permitted, subject to approval of a site plan and design review. The applicant is also requesting approval of a Planned Development Permit to modify development standards which include distance between habitable structures, and front, rear, and side yard setbacks. In addition, the Applicant is also requesting a Density Bonus to modify parking requirements and maximum allowable density. With approval of the associated applications, the Project would be in full conformance with the zoning code.

B. The project is designed so that:

1. The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property;

The Project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property. Conditions of approval have been included (Exhibit "A") to ensure that during the construction phase, appropriate measures are taken to minimize the impacts of the construction activities in the residential neighborhood. Therefore, potential impacts would be less than significant and will not constitute adverse effects.

2. Architectural design and functional plan of the structures and related improvements are of high aesthetic quality and compatible with adjacent developments;

The Project features buildings constructed in craftsman style with full-wrap siding. High quality architectural designs and materials are used including; concrete roof tile, manufactured wood siding, concrete paving surfaces, adequate security lighting and enhanced landscaping. The Project provides private outdoor living areas for each unit, and common open space areas that provide a playground and picnic area. The Project Site as a whole incorporates extensive landscaping on the perimeter of the site, along with enhanced paving throughout. The adjacent developments are single family homes, and apartments, therefore, the Project is consistent and compatible with adjacent developments.

3. Structures and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site; and

The structures are six (6) for sale condominium units. The exterior of the structures are designed to be compatible with the existing neighborhood, and the residential use of the property is consistent with the existing and future use of the neighborhood. Therefore, the Project is designed with adequate consideration of the existing and contemplated land and development.

4. The project's site plan and design is consistent with the City's Design Standards and Guidelines, if any.

The City does not currently have any adopted design guidelines. However, the Project is designed to be compatible with the existing and recent residential developments within the neighborhood and the city.

C. Designed to address the following criteria, as applicable:

1. Compliant with the Zoning Code, Municipal Code Title 16 (Buildings and Construction), and all other applicable City regulations and policies;

A planned development permit allows for modifications of some of the development standards. With approval of the Site Plan and Design Review,

Planned Development Permit, Tentative Map, and Density Bonus, the Project would be in full compliance with the Municipal Code and all other City regulations and policies. Therefore, the Project meets applicable land use and development standards.

2. Efficient site layout and design;

The Project will consist of six (6) condominiums which feature three (3) bedrooms and 2.5 bathroom units. All structures will be two (2) stories in height to provide a uniform design. The property is rectangular in shape and is accessed from Flower Avenue. The condominium units are dispersed on the site and have a designated common open space area, utilizing the most efficient layout and design. Two of the three condominium units are linked by a common walkway, creating a place for interaction between residents. Therefore, the Project is designed efficiently and adequately.

3. Adequate yards, spaces, walls, and fences, parking, loading, and landscaping that fit within neighboring properties and developments;

The Project provides landscaping and open space areas throughout the site to break up living areas, amenities such as a tot lot and a picnic area, and buffered by landscaping and open space areas between the adjacent development. In regards to parking, the Project includes 17 parking spaces which is a deficiency of 6 spaces as required by Stanton Municipal Code. Density Bonus Law allows projects with dwelling units that are 100 percent affordable to be exempt from minimum parking requirements (Government Code § 65915). The Project also provides between 156 to 185 square-feet of private open space for each condominium unit; and has approximately 1,000 square-feet of common open space (picnic area and playground are included). Fencing is provided on the perimeter of the property. Therefore, the Project is adequately designed to fit within the neighboring properties and developments.

4. Relationship to streets and highways that are adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed development;

The Project is located along Cerritos Avenue, approximately 150 feet from Beach Boulevard. Cerritos Avenue is designated as a secondary arterial and Beach Boulevard designated as a principal arterial in the General Plan. Due to the proximity of the Project to both Cerritos Avenue and Beach Boulevard, the redevelopment of the site is adequately served by the surrounding streets. A trip generation analysis which was outlined in the July 15, 2020 staff report found that the project would have no significant impact on the surrounding roadway network.

5. Compatible and appropriate scale to neighboring properties and developments;

The Project would be compatible with existing single and multi-family developments in the area. The height of the Project will not exceed two-stories which is allowable in the Medium Density Residential (RM) Zone. The Project's

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design provides a transition between the different densities and development types in the area. The Project will also include landscaping features throughout, which creates aesthetically pleasing spaces for residents and pedestrians and acts as a functional buffer for neighboring properties.

6. Efficient and safe public access (both pedestrian and vehicular) and parking;

The Project Site would have access to Flower Avenue from the 25-foot wide common drive aisle which provides access to five (5) open parking spaces along the drive aisle (four standard and one accessible van stall). A planting area is provided on the Project to act as a buffer between the six (6) open parking spaces and Unit 1. In addition, the Project Site also provides a connection to six single driveways which serve as access points to the garages for each unit. Common spaces and paths for residents are incorporated into the design to ensure effective pedestrian circulation and safety.

7. Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design;

The Project will feature three-bedroom condominium units, providing consistency throughout the Property. All structures will be two (2) stories in height to provide a uniform design. The Property is rectangular in shape and therefore the individual structures face east-west to most efficiently utilize the space.

8. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;

The Project Site is currently a vacant lot which was utilized for parking for the surrounding residential areas. The construction and improvements at the Project Site are consistent with the existing residential uses. Further, the front setback (Flower Avenue) would be improved with accent pavers and extensive landscaping treatments to improve the entrance view from the street. Therefore, the Project would not have a substantial adverse effect on the visual character of the area.

9. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;

The Project utilizes and establishes physical and architectural features through the utilization of modern site planning. This Project provides additional homeownership opportunities for moderate-income families in a site that is currently underutilized. The Project incorporates high quality architectural designs and materials with varying architectural treatments.

10. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired;

The design features of the Project are architecturally compatible with the newer developments within the neighborhood and City. The Project would be constructed in craftsman style with full-wrap siding and include concrete roof tiles, manufactured wood siding, concrete paving surfaces, and enhanced landscaping. Massing breaks and building articulation are provided as façade improvements throughout the building.

11. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;

The project is consistent in design features as the existing and proposed developments within the neighborhood and city. The project would utilize siding as the main façade material and include architectural accents such as accent brackets, trellises and window trims. The project also provides architectural features to avoid design repetition, including the use of façade pop-outs to create articulation along the longer elevation and differing elevation heights to provide an expressive rooflines.

12. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;

The units would be earth toned colors and constructed in craftsman style with full-wrap siding and include concrete roof tiles, manufactured wood siding, concrete paving surfaces, and enhanced landscaping. Therefore, the Project is compatible in color, material and composition of the exterior elevations to neighboring visible structures.

13. Appropriate exterior lighting that provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties;

The Project will incorporate exterior lighting that will be appropriate in scale and will provide for public safety. All exterior lighting will be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare.

14. Compatible in scale and aesthetic treatment of proposed structures with public areas;

The Project Site as a whole incorporates extensive landscaping enhanced paving, and landscaped edges that provide a sense of place within the Project. With the incorporation of these features, the Project provides an aesthetically pleasing housing development that is compatible with the overall neighborhood. The Project is conditioned and required to comply with all outside agency permitting requirements to ensure the use does not adversely affect the surrounding air quality or water quality. Therefore, the Project is compatible with existing and future land uses.

15. Appropriate open space and use of water-efficient landscaping; and

Each unit will be provided with a private outdoor fenced yard in addition to common open space areas throughout the Project. The Project provides for extensive landscaping which would meet the adopted Water Efficient Ordinance Guidelines as required by Stanton Municipal Code.

16. Consistent with the General Plan and any applicable Specific Plan;

The Project is consistent with the City's General Plan, specifically:

- Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites. The residentially zoned lot has been underutilized for numerous years. The site is a vacant lot which is currently utilized as an overflow parking lot. The Project will create a homeownership opportunities for six (6) moderate-income families. The Project is an infill development in an urbanized area and therefore will have access to existing public services and utilities.
- Goal H-4.1: Access to decent and suitable housing opportunities for all Stanton residents. The City shall encourage and support the development of housing for all income segments of the population. This 100 percent moderate-income, project will create an opportunity for six (6) low-income families to become homeowners. The project uses the State of California's Density Bonus Law that limits these units for homeownership only and requires these units to be recorded with an affordability restriction for at least 55 years (Government Code § 65915).
- Goal CD-1.2: Promote an attractive streetscape and public right-of-way, especially along major primary and secondary corridors, that is consistent with the desired vision and image of Stanton. The Project would provide extensive landscaping for an enhanced pedestrian atmosphere along Flower Avenue and Cerritos Avenue. In addition, the elevations are designed to provide an enhanced streetscape inclusive of high quality elevations, with architectural features on the second floors of the buildings to ensure the improvements are visible from Flower Avenue and Cerritos Avenue.

SECTION 4: That in accordance with the requirements as set forth in Section 19.10.100 and 19.10.110 of the Stanton Municipal Code for subdivisions:

A. The proposed map is consistent with the city's general plan;

The Project is utilizing the State of California's Density Bonus Law to allow for an increase in density. This law allows for up to an 80 percent increase in the allowed density if the project is 100 percent affordable. The City's General Plan designation of Medium Residential allows for a density of six (6) to 11 units per acre. The Project site is a .394 acre lot and therefore has a maximum density of four (4) dwelling units. Six dwelling units are proposed on the site. The Tentative Map reflects the allowable density under Density Bonus Law.

- B. The design and improvement of the proposed subdivision is consistent with the city's general plan;

The Tentative Map is consistent with the City's General Plan, specifically:

- Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites. The residentially zoned lot has been underutilized for numerous years. The Project would provide for six (6) moderate income homes to be built. The Tentative Map would allow for the units to be sold separately, providing a more stable resident population and allow for the Density Bonus Law to be used. The Project is an infill development in an already established area and therefore will have access to existing public services and utilities.
- Goal H-4.1: Access to decent and suitable housing opportunities for all Stanton residents. The City shall encourage and support the development of housing for all income segments of the population. This 100 percent moderate-income, project will create an opportunity for six (6) low-income families to become homeowners. The project uses the State of California's Density Bonus Law that limits these units for homeownership only and requires these units to be recorded with an affordability restriction for at least 55 years (Government Code § 65915).
- Goal CD-1.2: Promote an attractive streetscape and public right-of-way, especially along major primary and secondary corridors, that is consistent with the desired vision and image of Stanton. The Project would provide extensive landscaping for an enhanced pedestrian atmosphere along Flower Avenue and Cerritos Avenue. In addition, the elevations are designed to provide an enhanced streetscape inclusive of high quality elevations, with architectural features on the second floors of the buildings to ensure the improvements are visible from Flower Avenue and Cerritos Avenue.

- C. The site is physically suitable for the proposed type of development;

The Project Site is physically suitable to accommodate the condominium subdivision of residential units, street access, turnaround radius, private and common open space areas, and emergency vehicle access. OCFA has signed off on the project and has provided Conditions of Approval.

- D. The requirements of the California Environmental Quality Act have been satisfied;

As discussed above in Section 2 of this Resolution entitled CEQA, the Class 32 Categorical Exemption is applicable to this Project and none of the exceptions to the Categorical Exemption are applicable. As such, the requirements of CEQA have been satisfied.

- E. The site is physically suitable for the proposed density of development;

The Project is utilizing Density Bonus Law to allow for an increase in density. Because the Project consists of over 40% moderate income units, it qualifies for a

density bonus of up to 35%. (Gov. Code § 65915(f)(4).) The City's General Plan designation of Medium Residential allows for a density of six (6) to 11 units per acre. The Project site is a .394 acre lot and therefore has a maximum density of four (4) dwelling units. Six dwelling units are proposed on the site.

- F. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

Design and improvement of the subdivision will not cause substantial environmental damage or substantial and avoidable injury to fish and game. Based on the environmental review completed for this Project, the Project would not cause substantial damage or substantial unavoidable injury to fish and wildlife. There is no recorded habitat or endangered species in the City, there are no waterways, canals, or streams in or within the surrounding area of the Project that would affect fish and wildlife, there are no known hazardous materials located within the Project Site, and the site is not registered as a Superfund Site with the EPA.

- G. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems;

The Project was found to not have a significant impact to air and water quality. Specifically, the Property is located within an "urbanized area", as that term is defined in Section 15387 of the CEQA Guidelines, and meets the aforementioned conditions and will not cause a significant effect on the environment and is, therefore, categorically exempt from the provisions of CEQA. Therefore, the design and improvement of the proposed subdivision will not cause serious health problems.

- H. The design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public;

The design of the subdivision will not conflict with easements of record or established by court judgment, acquired by the public at-large, for access through or use of the property. Upon review of the Project by the Engineering Department, there is no known conflict with any easements, or rights-of-way as there are no known easements on the property.

- I. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations pursuant to Section 19.10.090;

The Project will utilize the Planned Development Permit (PDP) to allow for flexibility in development standards and create a high quality product that aligns with the Goals, Strategies and Actions of the City of Stanton's General Plan. These include, but are not limited to, adding to the range of housing types in the area, supporting infill

development and enhancing the image of the area and the City of Stanton. In addition, the Project will utilize Density Bonus Law that allows for incentives and concessions for projects that are affordable. This Project is 100 percent affordable and is covenant restricted to moderate-income families.

SECTION 5: That in accordance with the requirements as set forth in Section 20.520.060 of the Stanton Municipal Code for a Planned Development Permit:

A. The Planned Development Permit will:

1. Be allowed within the subject base zone;

The subject property is zoned Medium Density Residential (RM). The Project is for six (six) condominiums, which is considered a multi-family residential use and is an allowable use under the RM zone.

2. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;

The Project is consistent with the City's General Plan, specifically:

- Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites. The residentially zoned lot has been underutilized for numerous years. The Project would provide for six (6) moderate income homes to be built. The Tentative Map would allow for the units to be sold separately, providing a more stable resident population and allow for the Density Bonus Law to be used. The Project is an infill development in an already established area and therefore will have access to existing public services and utilities.
- Goal H-4.1: Access to decent and suitable housing opportunities for all Stanton residents. The City shall encourage and support the development of housing for all income segments of the population. This 100 percent moderate-income, project will create an opportunity for six (6) low-income families to become homeowners. The project uses the State of California's Density Bonus Law that limits these units for homeownership only and requires these units to be recorded with an affordability restriction for at least 55 years (Government Code § 65915).
- Goal CD-1.2: Promote an attractive streetscape and public right-of-way, especially along major primary and secondary corridors, that is consistent with the desired vision and image of Stanton. The Project would provide extensive landscaping for an enhanced pedestrian atmosphere along Flower Avenue and Cerritos Avenue. In addition, the elevations are designed to provide an enhanced streetscape inclusive of high quality elevations, with architectural features on the second floors of the buildings to ensure the improvements are visible from Flower Avenue and Cerritos Avenue.

3. Be generally in compliance with all of the applicable provisions of this Zoning Code relating to both on-site and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this Chapter and the subject base zone, including prescribed development standards and applicable design guidelines, except for those provisions modified in compliance with this Chapter;

The Project conforms to the current Municipal Code requirements in terms of use, height, structure coverage and certain setbacks. Where the Project Site does not meet Municipal Code requirements, the Planned Development Permit (PDP) and Density Bonus Law is used to ensure that high standards of design are met and that the Project is consistent with the intent of the Municipal Code. The Planned Development Permit would allow additional flexibility in the design to provide a development that exceeds site and design standards of normal developments that are created using strict application of the development standards found in the SMC. A full summary of the applicable incentives and concessions obtained from the Density Bonus Law and waivers obtained by the Planned Development Permit can be found in Exhibit "B".

4. Ensure compatibility of property uses within the zone and general neighborhood of the proposed development;

The Project is allowed by right in the Medium Density Residential (RM) zone. There are a variety of uses in the immediate vicinity of the property, including single family and multi-family residential and commercial uses. The Project incorporates design features that respond to and are sensitive of these existing adjacent land uses. Due to the proximity of Beach Boulevard, and the compatibility of existing land use in the area, the density of the project aligns with the development patterns in the area and throughout the City of Stanton.

- B. The Project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities (e.g., additional public art), LEED or other "green" related standards, etc.) than might otherwise occur from more typical development applications;

The Project will feature three bedroom condominium units that are affordable to moderate income families. All structures will be two-stories in height to provide a uniform design. The Property is rectangular in shape and therefore the individual structures face north-south to most efficiently utilize the shape of the property. Landscaping is provided throughout the project, enhancing the experience for residence, and providing buffers to the adjacent properties. The condominium units are linked by a common walkway, creating a place for interaction between residents. Landscaping and trees are proposed throughout the site to break up living areas, amenity areas, and buffer between adjacent developments. All parking for the project is located on site for the use of residents and their guests. The parking will

adequately address the needs of the future residents and will help to lessen the overflow into surrounding neighborhoods. The project will provide for two-car garages per unit in addition to six uncovered guest parking stalls.

- C. Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;

The Project has been designed in conformance with the California Building Code, the City of Stanton Municipal Code, the Planned Development Permit, and the intent of the General Plan. The Project is sensitive to the existing surrounding uses and is designed to a high standard that will contribute to the character of the surrounding community. The Project will not cause any adverse effects in terms of noise or pollutants to the surrounding communities or the general public. The Project is subject to all Conditions of Approval to ensure that any potential impacts are mitigated.

- D. Proper on-site traffic circulation (e.g.; pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zone-Specific Standards);

The Project Site would have access to Flower Avenue from the 25-foot wide common drive aisle which provides access to five (5) open parking spaces along the drive aisle (four standard and one accessible van stall). The drive aisle meets the minimum drive width as specified by Orange County Fire Authority (OCFA) and would be improved with decorative stamped concrete in order to enhance the entry point to the Project. The Project is located along Cerritos Avenue, approximately 150 feet from Beach Boulevard. Cerritos Avenue is designated as a secondary arterial and Beach Boulevard designated as a principal arterial in the General Plan. Due to the proximity of the Project to both Cerritos Avenue and Beach Boulevard, the redevelopment of the site is adequately served by the surrounding streets. A trip generation analysis was prepared by Stantec Engineering Firm and found that the project would have no significant impact on the surrounding roadway network and should be exempt from preparation of a traffic study.

- E. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;

The Project is an infill development and has access to existing utilities, roads and infrastructure. The Property is rectangular in shape and is accessed from Flower Avenue. The Project complements the size and shape of the parcel and effectively makes use of the space available. The Project meets, utilizes, and establishes physical and architectural features through the utilization of modern site planning. The condominium units are dispersed on the site and have a designated common open space area, utilizing the most efficient layout and design. Two of the three condominium units are linked by a common walkway, creating a place for interaction between residents. The property is very flat and will remain relatively flat upon

completion of the Project. There are no major grade changes which will lessen the impact on the surrounding properties.

- F. Adequate public services and facilities exist, or will be provided, in compliance with the Conditions of Approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare;

The Project is an infill development in an already established area and, therefore, will have access to existing public services and utilities. The Project intends to connect to the existing utilities located along Flower Avenue.

- G. The proposed development, as conditioned, will not have a substantial adverse effect on surrounding properties or their allowed use;

The Project is an allowable use under the current zoning and General Plan Land Use designation. The site will conform to the maximum height standards under the Medium Density Residential zone and will have adequate on-site circulation, parking, and drainage. There will not be any adverse effects on the surrounding properties and their allowed uses.

- H. If the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is appropriately buffered from the commercial use and is provided sufficiently enhanced amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The enhanced amenities may include additional landscaping, additional private open space, private or separated entrances, etc;

The Project will not provide for a mix of residential and commercial as it is exclusively residential uses.

- I. The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection;

The Project would be compatible with existing single and multi-family developments in the area. The Project will feature three (3) bedroom condominium units that are two (2) stories in height to provide a uniform design. The property is rectangular in shape and is accessed from Flower Avenue. The condominium units are dispersed on the site and have a designated common open space area, utilizing the most efficient layout and design. Two of the three condominium units are linked by a common walkway, creating a place for interaction between residents.

- J. The applicant agrees in writing to comply with any and all conditions imposed by the review authority in the approval of the Planned Development Permit;

Upon approval of the Project, the Applicant has advised staff that the Applicant would agree, in writing, to comply with any and all conditions imposed by the review authority in the approval of the Planned Development Permit.

SECTION 6: That in accordance with the State of California Government Code Section 65915 for Density Bonuses and other incentives:

- A. Waivers and Concessions: In addition to the waivers requested by the Applicant under the City's Planned Development Permit (PDP), the State's Density Bonus Law allows developers to request incentives and concessions if the Project is eligible. Projects that consist of at least 30% moderate income units are entitled to up to three incentives or concessions. (Gov. Code 65915(d)(2)(C).)

An incentive or concession is defined as any of the following (Gov. Code 65915(k).):

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Gov. Code § 65915(c).
2. Approval of mixed-use zoning, or
3. Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, or for rents for the targeted units to be set as specified in subdivision (c).

This Project includes 100 percent moderate income units and is eligible for three concessions in addition to the requested density bonus. The Project is utilizing one incentive/concession from the Density Bonus Law: a reduction in parking.

Because the Project consists of over 40% moderate income units, it qualifies for a density bonus of up to 35%. (Gov. Code § 65915(f)(4).) Stanton Municipal Code Section 20.210.030 states that the maximum density in the RM zone is 11 dwelling units per acre. The project site is a .394 acre lot and therefore has a maximum density of four (4) dwelling units. The Project incorporates a 35 percent increase in density that equates to six (6) dwelling units per acre.

Stanton Municipal Code Section 20.320.030 states that the minimum parking requirements for a three-bedroom multi-family dwelling unit is 3.5 spaces. In addition to the required parking spaces per bedroom, one (1) additional parking space is required for guest parking purposes. The Project is required to have 23 parking spaces. The Project provides for a

total of 17 parking spaces (12 enclosed and 5 open spaces). A list of the applicable incentives and concessions obtained from the Density Bonus Law can be found on Exhibit “B”.

SECTION 7: The Planning Commission hereby finds that all of the facts, findings and conclusions set forth above in this Resolution are true and correct.

SECTION 8: That based upon the above findings, the Planning Commission recommends that the City Council approve Site Plan and Design Review SPDR-805, Tentative Map TM20-02, and Planned Development Permit PDP 20-02 for the development of six (6) moderate-income, covenant restricted condominiums located at 7922 Cerritos Avenue in the Medium Density Residential (RM) zone and find that the project is statutorily exempt per California Environmental Quality Act, Public Resource Code Section 15332 (in-fill development and subject to the Conditions provided in the attached Exhibit “A,” which is incorporated herein by reference.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on July 15, 2020 by the following vote, to wit:

AYES:	COMMISSIONERS:	_____
NOES:	COMMISSIONERS:	_____
ABSENT:	COMMISSIONERS:	_____
ABSTAIN:	COMMISSIONERS:	_____

Thomas Frazier, Chair
Stanton Planning Commission

Jennifer A. Lilley, AICP
Community and Economic Development Director

EXHIBIT "A"
SITE PLAN AND DESIGN REVIEW SPDR-805, TENTATIVE TRACT MAP TM20-02
AND PLANNED DEVELOPMENT PERMIT PDP20-02
7922 Cerritos Avenue

CONDITIONS OF APPROVAL

A. Planning Department

1. The applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
2. Each entitlement described herein (SPDR-805, PDP 20-02, and TM20-02) shall not be effective unless and until the other entitlement become effective.
3. Site Plan and Design Review SPDR-805 shall terminate if Planned Development Permit PDP20-02 and Tentative Tract Map 19105 TM20-02 is allowed to expire or the Final Tract Map is not filed within 24 months.
4. The Project/use will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plan drawings submitted, and conditions imposed in this Resolution of Approval, the Resolution of Approval for Tentative Tract Map 19105 (TM20-02), and the Resolution of Approval for Planned Development Permit PDP20-02.
5. The Project and/or use shall be in conformity with all applicable provisions of the Stanton Municipal Code and Planned Development Permit PDP 20-02 and shall conform to the requirements of the Subdivision Map Act, as applicable.

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6. All common area and HOA maintained landscaping areas as depicted in the approved Landscape Plan and shall be installed and planted prior to the issuance of a certificate of occupancy. A final landscape, irrigation and lighting plan indicating the common area improvements, and to include the furniture and light standards in the common areas. The landscape plan shall include all calculations and certifications as required by the Section 20.315.050 of the Stanton Municipal Code and the adopted Water Efficient Ordinance Guidelines.
7. A total of six (6) open parking spaces shall be continually maintained on site. This shall be regulated by the homeowner's association and incorporated into the CC&Rs.
8. Garages shall remain clear and available for the parking of vehicles. This shall be regulated by the homeowner's association and incorporated into the CC&Rs.
9. All exterior lighting shall be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare. A certified lighting and photometric plan shall be approved by the Community Development Director or his/her designee prior to installation. The lighting shall be maintained by the homeowner's association and incorporated into the CC&Rs.
10. The south facing upper story windows of each residence shall be frosted or textured to obscure views of adjacent residential development while permitting natural light to enter the interior of the units.
11. Solid fencing within the front setback area shall be a maximum of 42 inches in height, unless within a traffic visibility area, at which point the maximum height shall be 30 inches.
12. Walls or fences shall comply with Chapter 20.310 of the SMC and material shall be approved by the Planning Division.
13. If any perimeter wall that is proposed to remain that is damaged by the Applicant(s)/Owners(s) during any portion of the demolition and construction process, the damaged property shall be repaired at the cost of the Applicant(s)/Owner(s).
14. All utilities located on the site that are unable to be placed underground shall be screened with decorative paneling, fencing, and landscaping to the satisfaction of the Community Development Director.
15. A will-serve letter from CR&R shall be submitted to the Planning Division prior to issuance of building permits.
16. CC&R's, Articles of Incorporation and By-Laws for the homeowner's association shall be reviewed and approved by City Staff, the City Attorney and the Department of Real Estate (DRE) prior to recordation and issuance of Certificate of Occupancy and shall include the following requirements:
 - a. The Applicant shall provide the Planning Division proof of review and approval of the CC&R's by the DRE prior to recordation. A copy of the recorded CC&R's shall be submitted to the Planning Division prior to the release of utilities.

- b. The CC&R's shall specifically dictate responsibilities between the homeowners association and private property owners for the maintenance, both interior and exterior, of all buildings, plumbing and electrical facilities.
 - c. The CC&R's shall specifically dictate responsibilities between the homeowners association and private property owners for the maintenance of the common and private open space areas.
 - d. The CC&R's shall prohibit the removal of the common open space areas, as approved on the Site Plan.
 - e. The CC&R's shall specifically identify any and all exclusive use easement areas and dictate the responsibilities between private property owners and the homeowners association.
 - f. CC&R's shall include a provision as to the use and maintenance of open parking spaces, driveways, common and private open space. Long term parking of more than 72 hours is also prohibited in open parking spaces. Movement of a vehicle directly from one open parking space to another shall not constitute a break in the 72 hour regulation.
 - g. The CC&R's shall contain provisions prohibiting over night vehicular parking and/or storage of recreational vehicles on the site.
 - h. CC&R's shall prohibit parking and any type of obstruction of the required fire access lanes.
 - i. CC&R's shall prohibit the construction of additional entries/exits into individuals residences.
 - j. CC&R's cannot be amended in the future without City written approval.
17. No person on vehicle machinery related to the construction of the Project shall be on the property prior to 7:30 a.m. No construction shall occur until 8:00 a.m. The Public Works Director or the Community Development Director or his/her designee may further restrict the hours and days of construction based on substantiated complaints received from surrounding neighbors and/or require an onsite inspector to be paid for by the Applicant/Developer (1-4 hour minimum charge per day).
 18. The Applicant/Owner shall acknowledge and agree to the conditions of approval as adopted by the City Council. Such acknowledgment and agreement shall be in writing and received by the City within 30 days of approval by the City Council. In addition, the Applicant shall record the Conditions of Approval in the Office of the County Recorder. Proof of recordation shall be provided to the Planning Division within 60 days of City Council Approval.
 19. All utilities within the Project including electrical and/or cable TV service, shall be placed in an underground facility to the satisfaction of the City Engineer.
 20. All required school impact fees shall be paid prior to issuance of building permits.
 21. All required park In-lieu fees shall be paid prior to the issuance of building permits. The required fees for single family dwelling units (attached and detached) are \$11,173.00 per unit.

22. All required residential impact fees shall be paid prior to issuance of building permits. The required fee for medium density dwelling units is \$1,120.00.
23. All required sewer connection fees shall be paid prior to the issuance of building permits.
24. There shall be no release of utilities in connection with this permit until all standard and/or special conditions have been completed to the satisfaction of the City of Stanton Community Development, Engineering, Building & Safety Departments and Orange County Fire Authority (OCFA).
25. The Applicant shall submit in writing how the affordability of units will be maintained and shall record a signed restrictive covenant with the County prior to Building Final.
26. Any changes to the approved plans which occur through the Building plan check must also be approved by authorized Planning Division Staff.
27. Any deviations to the approved Tract Map, Planned Development Permit, Site Plan, Floor Plans, Elevations and Landscape Plan must also be approved by the Planning Division. Any approval by the Building Division does not constitute approval by the Planning Division.
28. A Sign Application for entry monument signage must be submitted to and approved by the Community Development Department prior to issuance of building permits.

B. Building Department

1. Applicant shall furnish, three (3) complete sets of plans (Structural, Mechanical, Electrical, and Plumbing) designed and signed in ink by the required licensed professionals. Said plans submitted shall contain structural calculations. Mechanical plans shall include duct and equipment data. Plumbing plans shall include isometric drawing of drain vents and water system.
2. All plans shall meet the 2019 Title 24 Energy Code.
3. All plans shall be designed in conformance with the 2019 California Building Code, 2019 California Plumbing Code, 2019 California Mechanical Code, the 2019 California Electrical, the 2019 Green Building Standards, 2019 Title 24 Energy Code and Code as amended by City Ordinance.
4. Electrical plans shall include service, panel schedules and feeder size. Panel schedules and motors shall comply with requirements of the 2019 edition of the California Electrical Codes.
5. Provide approval by the Orange County Fire Authority.
6. The conditions of approval will be required to be copied on the approved set of plans prior to issuance of building permits. All the conditions must be completed prior to final approval and issuance of the last Certificate of Occupancy.
7. Applicant will be required to have all the contractors and sub-contractors recycle construction materials to the maximum extent possible. All recyclable construction materials are to be taken to an approved Transfer Station.

8. Applicant will be required to submit a Waste Management plan (WMP) for the demolition and new construction phases of the Project. All recyclable construction materials are to be taken to an approved Transfer Station.
9. A stamped soils investigation report shall be submitted with the plans for plans check. Report shall include soil bearing capacity, seismic study, in compliance with the Seismic Hazard Mapping Act of the State of California, grading, paving, sulfate test and other pertinent information under good engineering practice.
10. Compliance with mandatory California Green code requirements including but not limited to, recycling by occupants, solar ready for building, electric vehicle (EV) charging for new construction, and commissioning reports.
11. Compliance with mandatory requirements for low-rise residential buildings shall have photovoltaic system meeting minimum qualification of the 2019 California Building code 150.1(C) 14.

C. Public Works – Engineering

General

1. Applicant shall submit Improvement Plans prepared by a Registered Civil Engineering for public works (off-site) improvements. Plan check fees shall be paid in advance.
2. City public works encroachment permit shall be taken out for all work in the public right-of-way prior to start of work. All work shall be done in accordance with Orange County RDMD or APWA and City standards and to the satisfaction of the City Inspector and completed before issuance of Certificate of Occupancy.
3. All existing off-site improvements (sidewalk, curb & gutter, driveways, and street paving) at the Project Site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer. When reconstructing full width sidewalk, curb & gutter, and driveways shall be fully improved. Structural Sections of the street pavement shall be reconstructed per the requirements of an approved pavement rehabilitation report prepared by a Registered Civil Engineer.
4. No construction materials or construction equipment shall be stored on public streets.
5. All trucks hauling materials in and out of the Project Site shall be subject to restricted time and days of operation and truck route as determined by the City Engineer.
6. Applicant shall pay sewer connection fees to the City for connection to the City/County sewer system, if applicable.
7. Hours of work, including demolition and construction, shall be Monday through Friday 7:30 am to 4:30 pm with no work performed on weekends or holidays unless otherwise approved by the City Engineer.

Specific

1. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" X 36", ink on Mylar, with elevations to nearest 0.01 foot, scale 1"=10'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
2. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the issuance of building permit.
3. Applicant shall properly maintain all BMPs installed on the site, as listed in the approved Water Quality Management Plan (WQMP), including requirements for vector control. The BMPs shall be maintained by the homeowner's association and incorporated into the CC&Rs.
4. Applicants shall identify parties responsible for the long-term maintenance and operation of the structural treatment control BMPs for the life of the Project and a funding mechanism for operation and maintenance. This shall be identified prior to approval of the WQMP.
5. Applicant shall submit a Water Quality Management Plan incorporating Best Management Practices (BMP) in conformance with the requirements of NPDES. Requirements of the WQMP will include construction of onsite water treatment, and maximization of infiltration.

Tract Subdivision Improvements

6. All survey monuments destroyed shall be replaced and tied out in conformance with the County of Orange Surveyor's requirements.
7. The private drive entrance, private drives, and end of private drive turn-around areas of the Property shall be approved by the Orange County Fire Authority.
8. All grading, drainage, storm drain construction, private street or drive improvements, utility installation, landscaping, irrigation, and all other Subdivision improvements shall meet the City of Stanton standards.
9. The Final Map, when submitted to the City for approval, shall be prepared by, or under the direction of, a California registered civil engineer licensed to survey or a licensed land surveyor.
10. At the time of filing of the Final Map with the City for approval the Subdivider shall provide a Preliminary Title Report dated not more than 30 days prior to the filing date. In addition to other items the Preliminary Title Report shall show in what name the ownership of the property is held, show all trust deeds including the name of the trustees, show all easements and names of easement holders, show all fee interest holders, and show all interest holders whose interest could result in a fee ownership. The title company account for this title report shall remain open until the Final Map is recorder.
11. All right-of-way, easements, abandonments, and vacations shall be shown on the Final Map. Public right-of-way shall be dedicated to the City in fee simple absolute.

The purpose, use, and holder of the easement rights for all easements shall clearly be stated on the final map.

12. At the time of filing the Final Map to the City for approval the Subdivider shall also submit for approval of the City a Subdivision Agreement between the Subdivider and the City properly executed by the Subdivider, including appropriate bonds and insurance, which sets forth the requirements and responsibilities of both the City and the Subdivider relative the subdivision being created.
13. Pursuant to the regulations of the Subdivision Map Act all required off-site and public improvements shall be completed prior to the recordation of the final map, or in lieu thereof, be financially secured by surety bonds, to be held by the City, issued to ensure that all the improvements will be completed in a timely manner. Bond amounts shall be determined by the City. Subdivider shall provide a 100% Performance Bond, a 50% Labor and Materials Bond, a 50% Warranty Bond, and insurance coverage per City requirements.
14. At the time of filing of the Final Map with the City for approval the Subdivider shall submit to the City plans and specifications and cost estimates for all improvements including, but not limited to, public and private street rights-of-way, drainage easements, culverts, drainage structures and drainage channels, water lines, sewer lines, utility lines, and other required and necessary improvements. All improvement plans, specifications, and cost estimates shall be approved by the City Engineer prior to submitting the Final Map to the City for approval.
15. Improvement plans shall include plans for all improvements related to the Subdivision including landscape plans, irrigation plans, and street lighting plans for all public right-of-way areas and all private areas.
16. Subdivider shall provide easements for public and private utilities as needed and as approved by the City.
17. Prior to the filing of the Final Map with the City for approval the Subdivider shall also provide to the City the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the subdivision.
18. Prior to final acceptance of the Subdivision improvements all subdivision survey monuments shall be set, and Corner Records and center line ties shall be filed with the Orange County Surveyor, and if required by law, the filing and recording of Record of Survey with the Orange County Recorder.
19. Prior to final acceptance of the Subdivision improvements the Subdivider shall provide the City with As-Built Mylar and electronic copies of the all subdivision plans and improvements, in a format acceptable to the City.
20. Subdivider shall place a County Surveyor Statement certificate on the final map for the signature of the Orange County Surveyor stating that " I have examined this map and have found that all mapping provisions of the Subdivision Map Act have been complied with and I am satisfied said map is technically correct."
21. At the time of filing of the Final Map with the City for approval the Subdivider shall also provide to the Orange County Surveyor for boundary and technical plan check all Final Map documents required by the Orange County Surveyor. Subdivider shall

notify the City in writing that the required Final Map documents have been submitted to the Orange County Surveyor for boundary and technical plan check.

22. All streets or drives shown on the Final Map shall show proposed street names which will be subject to approval of the City.
23. At the time of filing of the Final Map with the City for approval the Subdivider shall provide to the City evidence that all utility providers with recorded title interest in the property have been informed of the of the pending filing of the Final Map with the City for approval, and also provide all utility provider's responses received.
24. At the time of filing of the Final Map with the City for approval the Subdivider shall provide to the City with a preliminary soils report covering the Subdivision related area.
25. All improvements shall meet the City Flood Management requirements.
26. At the time of filing of the Final Map with the City for approval the Subdivider shall provide to the City with a Hydrology Report, and a Hydraulics Report, including all necessary and required calculation, maps, exhibits, and reference material.
27. The subdivider and subdivision construction shall meet all of the City's Stormwater/NPDES Requirements, City Local Implementation Plan (LIP), California's General Permit for Stormwater Discharges Associated with Construction Activity, Notice of Intent (NOI) requirements of the State Water Resources Control Board and notification of the issuance of a Waste Discharge Identification (WDID) Number for Projects subject to this requirement, and shall provide a Water Quality Management Plan (WQMP), and a Stormwater Pollution Prevention Plan (SWPPP), and shall use Best Management Practices (BMP).
28. The applicant must provide the City with access rights to the property at least once per year to perform State mandated environmental inspections.

D. Orange County Fire Authority

1. The applicant or responsible party shall submit the plans listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.
 - Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:
 - fire master plan (service code PR145)
 - Prior to issuance of a building permit:
 - fire sprinkler system (service codes PR400)NFPA 13d

Exhibit “B”

Density Bonus and Planned Development Permit PDP20-02 7922 Cerritos Avenue

1. Complete project approval is contingent upon City Council approval of: Site Plan and Design Review SPDR-805, Tentative Tract Map TM20-02, and Planned Development Permit PDP20-02. Any associated conditions, related to the approval of the aforementioned entitlements, shall be integrated into the project plans or development.
2. Development standards for this Planned Development shall comply with all regulations of Title 20 of the Stanton Municipal Code (SMC) and all other relevant regulations in the SMC unless otherwise stipulated herein and/or in an applicable development agreement, or identified on the approved development plan.

Planned Development Permit

3. Setbacks:
 - Front (Flower Avenue): Minimum 8-foot, 1-inch building setback
 - Side Setback along northern property line: Minimum 7-foot, 6-inch building setback
 - Side Setback along southern property line: Minimum 7-foot, 6-inch building setback
 - Rear Setback: Minimum 12-foot building setback
4. Separation Between Habitable Structures
 - The minimum separation distance between 2-story habitable structures in the RM zone shall be 10 feet

Density Bonus

5. Parking
 - The development shall maintain a total of 17 parking spaces. The five open parking spaces shall be continually maintained on site.
6. Density
 - The site shall allow for a density of 14.9 dwelling units per acre.



Habitat for Humanity of Orange County

2200 Ritchey Street

Santa Ana, CA 92705

(714) 434-6200 Fax: (714) 434-1222

Website: www.habitatoc.org

April 7, 2020

City of Stanton
Planning Department
Attn: Rose Rivera
7800 Katella Avenue
Stanton, Ca 90680

RE: NARRATIVE IN SUPORT OF PLANNED DEVELOPMENT PERMIT FOR THE PROPERTY LOCATED AT 10522 FLOWER AVE, STANTON, CA (TR 19105)

Dear Ms. Rivera,

The following narrative is submitted as part of the overall submittal package for the development of the properties located at 7922 Cerritos Ave and 10522 Flower Ave. The narrative addresses how the proposed project will meet the findings of the Planned Development Permit, and how the proposed project minimizes impacts to the surrounding area.

A. Planned Development Permit – Applicability (section 20.520.020)

The Planned Development Permit may adjust or modify, where necessary and justifiable, all applicable development standards (building envelope coverage, FAR, height, setbacks, fence and wall heights, landscaping, parking, open space, street layout, etc.) identified in the Zoning Code, with the exception of an increase in the applicable density or intensity above the allowable maximums identified in Article 2 (zone specific standards).

B. Project Description

The project includes the development of three (3) duplex buildings for a total of six (6) additional affordable units in the City of Stanton. The units will be for sale condominiums available to qualified purchasers. The two (2) existing lots (7922 Cerritos Ave. and 10522 Flower Ave.) shall be consolidated into a single parcel for condominium use. The assumed floor plans would consist of three (3) bedroom, two-and-a-half (2 ½) bath with square footages of approximately 1,450 sq. ft. Construction will comply with all City of Stanton building standards. The buildings will be constructed in craftsman style with full-wrap siding. The construction of all required public improvements associated with the development will also be the responsibility of Habitat for Humanity. Materials will include concrete roof tile, manufactured wood siding, concrete paving surfaces, adequate security lighting, and professionally designed landscape. The design will also incorporate features that will enhance the livability and promote a pedestrian-friendly neighborhood atmosphere (i.e. exclusive-use outdoor living area).

The subject property is surrounded by a mixture of residential and commercial uses with a range of densities. Sites to the north of the subject property include commercial shopping center and a higher density multi-family development. Sites to the east and south of the subject property are a range of commercial uses. The sites to the west are consist of less dense single-family developments.

The subject property is zoned Medium Density Residential (RM), which aligns with the Medium Density Residential Land Use Designation for the property in the City of Stanton's General Plan. Medium Density Residential is appropriate for the area, as reflected by the single and multi-family developments around the subject property.

The proposed project will utilize the Planned Development Permit (PDP) to allow for flexibility in development standards and create a high-quality product that aligns with the goals, strategies and actions of the City of Stanton's General Plan. Those include, but are not limited to, adding to the range of housing types in the area, supporting in-fill development and enhancing the image of the area and the City of Stanton. The deign features discussed in this project description and throughout this narrative, respond to the site and the adjacent land uses, providing transitions between the different densities and development types in the area while also creating a unique low income housing option for the residents of the City of Stanton. Findings related to the Planned Development Permit are discussed below.

C. Planned Development Permit – Required Findings (section 20.520.060)

1. The Planned Development Permit will:

a. Be allowed within the subject base zone.

The subject property is zoned Medium Density residential (RM). The proposed project is for 3 duplexes with a total of 6 units, which is considered a multi-family residential use and is an allowable use under the RM zone.

b. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable Specific Plan.

The City of Stanton General Plan Land Use Designation for the subject property is Medium Density Residential. Per the General Plan the Medium Density Residential designation is intended to be applied to areas appropriate for neighborhoods with a variety of housing types including attached and detached single-family residential dwelling units, duplexes, triplexes, fourplexes, cluster housing subdivisions, condominiums, townhomes, mobile home parks, as well as accessory structures and uses. The RM zone may also allow nonresidential uses that complement and serve the immediate neighborhood, including schools, parks, libraries, and public facilities. Quasi-residential uses (e.g., convalescent hospitals, group residential homes, etc.) are also allowed.

The proposed project is consistent with the intent of the General Plan and the goals listed above. Specifically, the proposed project adds to the range of housing types in the area and provides opportunities for low income families to enjoy home ownership.

The General Plan also promotes redevelopment of existing residential structures and site improvements along its primary and secondary corridors. The subject property is located along Cerritos Avenue, approximately 150 feet from Beach Boulevard. Cerritos Avenue is designated

as a secondary arterial and Beach Boulevard is designated as a principal arterial in the General Plan. Due to the proximity of the subject property to both Cerritos and Beach, the redevelopment of the property aligns with and is supported by the General Plan (CD-1.3, CD-1.3.2). The project will provide housing for people close to commercial nodes, which will benefit existing commercial uses in the area, and contribute to the City's economic base (LU-1.1). Furthermore, because the project constitutes as an infill development, all public facilities and utilities, located along Cerritos Avenue, are easily accessible and available to serve the site. (LU-3.1; RC-2.1.6(a), (b)).

The General Plan promotes quality development and design that aligns with and enhances the unique image of Stanton. The proposed project will create an opportunity for low income families to become home owners in an area that is in close range of amenities (CD-1.1) while enhancing the area while maintaining high design standard with creative elements through the adjustment of certain development standards (CD-1.1.2) (See sections C.1.c and C.2)

- c. Be generally in compliance with all of the applicable provisions of this Zoning Code relating to both on-site and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this chapter and the subject baes zone, including prescribed development standards and applicable design guidelines, except for those provisions modified in compliance with this chapter**

The proposed project conforms to the current Development Code requirements in terms of building height, structure coverage, and parking. Where the project does not meet Development Code requirements, the PDP along with Density Bonus Law is used to ensure that high standards of design are met and that the project is consistent with the intent of the code. The front, rear, and side yard setback lines were adjusted, per the PDP, to allow additional flexibility in the design.

The adjustments allowed by the PDP to the development standards mentioned above will allow the property to be developed effectively and thoughtfully and will encourage infill developments in the City of Stanton.

- d. Ensure compatibility of property uses within the zone and general neighborhood of the proposed development**

The proposed project is allowed by right in the Medium Density Residential Zone. As stated in the project description above, there are a variety of uses in the immediate vicinity of the property, ranging from single-family residential and multi-family residential to commercial uses. The proposed project incorporates design features that respond to and are sensitive of these existing adjacent land uses. Due to the proximity of Beach Boulevard, and the compatibility of existing land uses in the area, the density of the project aligns with the development patterns in the area and throughout the City of Stanton.

- 2. The proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced**

amenities (e.g., additional public art), LEED or other “green” related standards, that might otherwise occur from more typical development applications.

The proposed project will feature 3-bedroom condominium units. All structures will be 2 stories in height to provide a uniform design. The property is rectangular in shape and therefore the individual structures face north-south to most efficiently utilize the shape of the property.

Landscaping is provided throughout the project, enhancing the experience for residents, and providing buffers to the adjacent properties. 2 of the 3 condominium units are linked by a common walkway, creating a place for interaction between residents. Landscaping and trees are proposed throughout the site to break up living areas, amenity areas, and buffer between adjacent developments.

All parking for the project is located on site for the use of residents and their guests. The parking will adequately address the needs of the future residents and will help to lessen the overflow into surrounding neighborhoods. The project will provide 12 covered parking stalls and 6 un-covered guest parking stalls.

3. Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare.

The proposed project has been designed in accordance with the California Building Code, the City of Stanton Development Code, the PDP, and the intent of the General Plan as described above. The project is sensitive to the existing surrounding uses and is designed to a high standard that will contribute to the character of the surrounding communities. It is not anticipated that the project will cause any adverse effects in terms of noise or pollutants to the surrounding communities or general public. The project will be conditioned, as necessary, through the review process, and subject to all conditions of approval to ensure that any potential impacts are mitigated.

4. Proper on-site traffic circulation (e.g., pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zone-Specific Standards).

The proposed project provides a straight through drive aisle with resident and emergency vehicles being able to access the westerly entrance. Due to the short drive aisle length an additional emergency vehicle access point is not required.

5. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development.

The proposed project is an infill development and has access to existing utilities, roads and infrastructure. The property is rectangular in shape and is accessed from Flowers Avenue. The project complements the size and shape of the parcel and effectively makes use of the space available.

The property is very flat and will remain relatively flat upon completion of the development. There are no drastic grade changes proposed, which will less the impact on the surrounding developments.

- 6. Adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare.**

The proposed project is an infill development in an already established area and therefore will have access to existing public services and utilities. The proposed project intends to connect to the existing utilities located within Cerritos Avenue and an adjacent alley. The applicant has contacted the various utility companies to obtain will serve letters and will continue to work with the utility purveyors throughout the development process.

- 7. The proposed development, as conditioned, will not have a substantial adverse effect on surrounding properties or their allowed use.**

The proposed project is an allowable use under the current zoning and City of Stanton General Plan Land Use designation. The site will conform to the maximum height standards under the Medium Density Residential Zone and will have adequate on-site circulation, parking, and drainage. It is not anticipated that there will be any adverse effects on the surrounding properties and their allowed use.

- 8. If the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is appropriately buffered from the commercial use and is provided sufficiently enhanced amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The enhanced amenities may include additional landscaping, additional private open space, private or separated entrances, etc.**

This is not applicable. The proposed project is exclusively residential.

- 9. The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.**

The projects thoughtful design provides a transition between different densities and development types in the area while also creating an opportunity for low income families to become homeowners. Common spaces and paths for residents are incorporated into the design to ensure effective pedestrian circulation and safety. The proposed project will also include landscape features such as a tot lot and community picnic area.

- 10. The applicant agrees in writing to comply with any and all conditions imposed by the review authority in the approval of the Planned Development Permit. (Ord. 1017, 2013)**

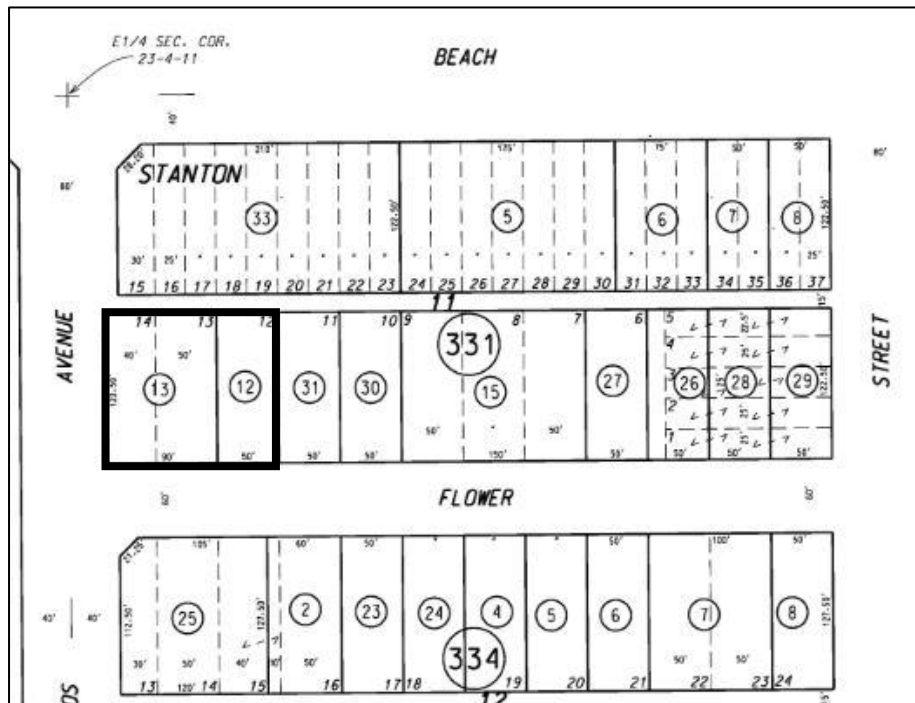
The applicant will agree, in writing, to comply with any and all conditions of approval imposed by the review authority in the approval of the Planned Development Permit, once issued.

DEVELOPMENT STANDARD REDUCTIONS

DENSITY BONUS WAIVERS PER GOVERNMENT CODE 65915 AND SMC 20.330.050

1. SETBACK REDUCTIONS TO SMC 20.210.030
 - a. FRONT – 20' TO 8'
 - b. REAR – 20' TO 12'
 - c. SIDE – 10' TO 7'-6"
 - d. TWO STORY SEPERATION - 25' TO 10'-1"
2. PARKING REDUCTION TO SMC 20.320.030
 - a. 23 SPACES TO 17 SPACES
3. LANDSCAPE REDUCTION TO SMC 20.315.030 AND SMC 20.315.040
 - a. 40% TO 33%

7922 Cerritos Avenue Project Area



STANTON
DUPLEXES
CERRITOS AVE &
FLOWER AVE



NEWPORT BEACH LOCATION:
1401 DOVE STREET
SUITE 230
NEWPORT BEACH, CA 92660
PHONE: 949-863-3000

THESE PLANS AND SPECIFICATIONS
ARE PROTECTED UNDER FEDERAL
COPYRIGHT LAWS. © GMD DESIGN
GROUP OF CALIFORNIA, INC.
MAINTAINS OWNERSHIP OF SUCH
AND ALL RIGHTS AND PRIVILEGES.

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

STANTON
DUPLEXES

7922 W Cerritos Ave
Stanton, CA

SCHEMATIC DESIGN

NOT FOR
CONSTRUCTION

CLIENTS NAME:

Habitat for Humanity
Orange County
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO: GMD19504

SHEET TITLE:

COVER SHEET

PRINT DATE:
June 30, 2020

SHEET NO:

CS



STREET ELEVATION
VIEW FROM CERRITOS AVE

development standard reductions				
	SMC STANDARD	PROPOSED	DENSITY BONUS ALLOWABLE PER GOV'T CODE 65915	WAIVER REQUEST PER SMC 20.330.050
DENSITY	4 du max	6 du proposed	6 du (35% increase for 100% moderate income units)	
PARKING	23 min (3.5 spaces per 3 bed unit)	17 proposed (2 spaces in private garages per unit + 5 open guest)	12 min (2 spaces per unit by right)	
SETBACKS	20' Front	8'-1" min proposed (37'-8" average)		X
	20' Rear	12' Rear min		X
	10' Side	7'-6" Side min		X
2-STORY BLDG SEPARATION	10' SFD 25' MF	10'-1" Two-Family Dwelling (SMC definitions state duplexes are not MF Dwellings)		n/a
LANDSCAPE AREA	40% min	33.9% proposed		X

PROJECT INFORMATION

BUILDING CODES: THE PROJECT SHALL COMPLY WITH THE FOLLOWING: CALIFORNIA BUILDING CODE, (C.B.C.) 2019 EDITION CALIFORNIA RESIDENTIAL CODE, (C.R.C.) 2019 EDITION CALIFORNIA ELECTRICAL CODE, (C.E.C.) 2019 EDITION CALIFORNIA MECHANICAL CODE, (C.M.C.) 2019 EDITION CALIFORNIA PLUMBING CODE, (C.P.C.) 2019 EDITION CALIFORNIA FIRE CODE, (C.F.C.) 2019 EDITION CALIFORNIA ENERGY CODE, 2019 EDITION CALIFORNIA GREEN BUILDING STANDARDS, (CALGreen) 2019 EDITION ALL APPLICABLE STATE AND LOCAL CODES.	OCCUPANCY GROUP:	R-3/U	unit sq ftg	
	TYPE OF CONSTRUCTION:	TYPE V-B, SPRINKLERED NFPA 13-D	FIRST FLOOR	537 sf
	HEIGHT:	2-STORY/29'-4" PROPOSED (32' MAX ALLOWABLE)	SECOND FLOOR	891 sf
	ZONING:	RM (MEDIUM DENSITY RESIDENTIAL)	SUBTOTAL	1,428 sf
	GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL	GARAGE	431 sf
			PORCH	18 sf
	SCOPE OF WORK: PROPOSED DEVELOPMENT OF SIX (6) AFFORDABLE MODERATE INCOME, COVENANT RESTRICTED HOMES. EACH UNIT IS 1428 SF TOTAL. 2-STORY PLAN TYPE. TRADITIONAL ARCHITECTURAL STYLE WITH PREDOMINANTLY SIDING EXTERIOR. GREAT ROOM, KITCHEN, NOOK, 3 BEDROOMS AND 2.5 BATHS. WOOD FRAME CONSTRUCTION, SPRINKLERED, OVER SLAB ON GRADE. 2-CAR ATTACHED GARAGE FOR EACH UNIT PLUS 5 GUEST PARKING STALLS ON-SITE. ADDITIONAL AMENITIES INCLUDE TOT LOT AND PICNIC AREA.		site data	
			LOT AREA	15,819 sf
			MAX STRUCTURE COVERAGE (50%)	7,910 sf
			PROPOSED STRUCTURE COVERAGE (36.8%)	5,829 sf
			MAX IMPERVIOUS COVERAGE (60%)	9,491 sf
PROPOSED IMPERVIOUS COVERAGE (60%)			9,490.5 sf	
MIN LANDSCAPED AREA (40%)			6,328 sf	
		PROPOSED LANDSCAPED AREA (33.9%)	5,371 sf	

INDEX

ARCHITECTURAL

- C5 COVER SHEET
- A1.00 ARCHITECTURAL SITE PLAN
- A1.01 SITE IMAGES
- A2.11 FIRST & SECOND FLOOR PLANS
- A3.10 EXTERIOR ELEVATIONS

5 ARCHITECTURAL SHEETS

CIVIL

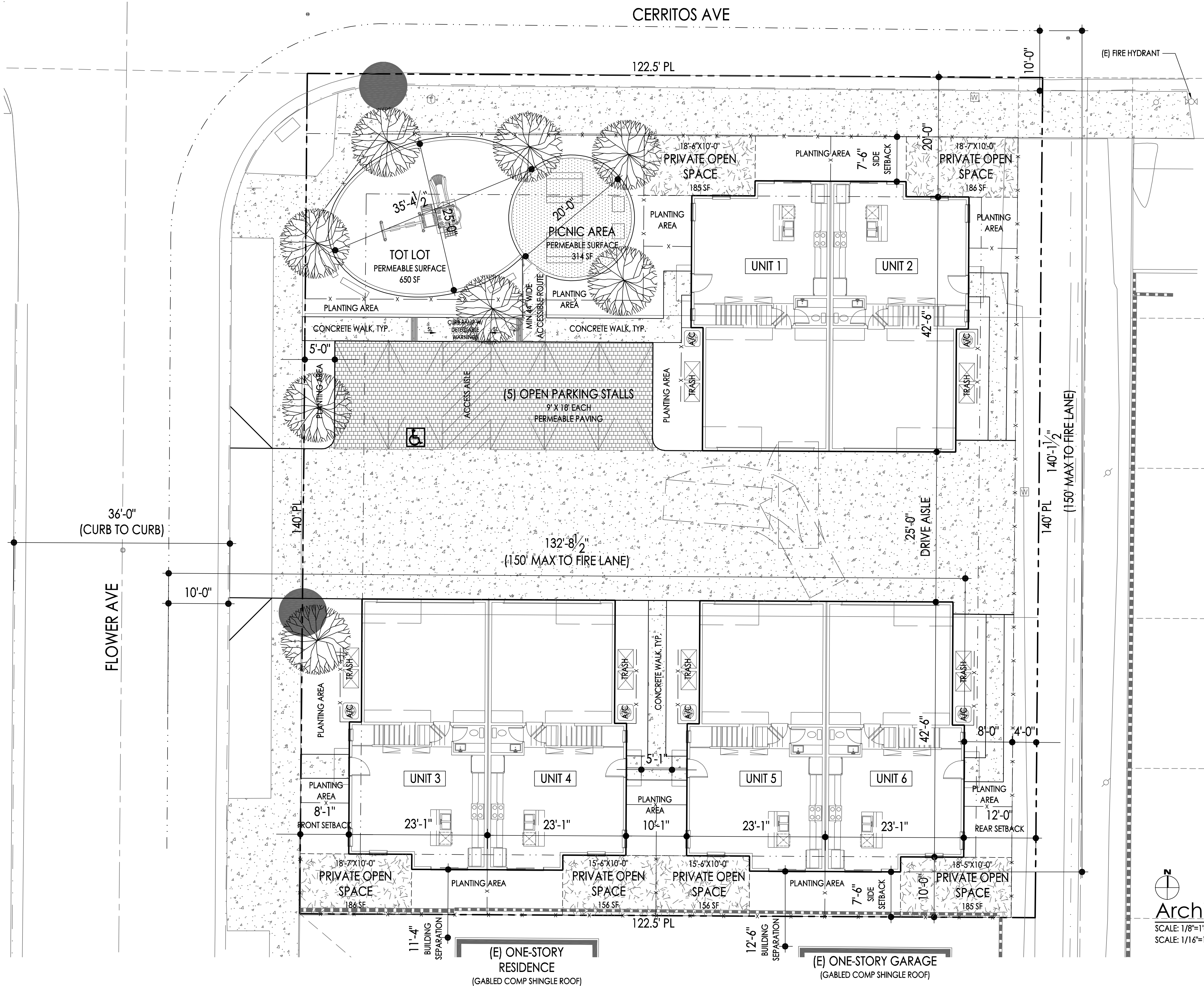
- 1 TITLE SHEET
- 2 PRELIMINARY GRADING PLAN
- 1 OF 1 PROPOSED PERVIOUS & IMPERVIOUS EXHIBIT

3 CIVIL SHEETS

LANDSCAPE

- L-1 PRELIMINARY LANDSCAPE PLAN
- 1 LANDSCAPE SHEET

1 TOTAL SHEETS



site plan notes

1. ARCHITECTURAL SITE PLAN. FIELD TO VERIFY ALL SITE DIMENSIONS WITH CIVIL DRAWINGS.
2. THE PROJECT SHALL BE DESIGNED TO ACHIEVE AT LEAST THE MINIMUM ENERGY EFFICIENCY PER CURRENT ENERGY EFFICIENCY STANDARDS AND CITY OF STANTON "WATER EFFICIENT LANDSCAPE ORDINANCE".
3. THE PROJECT SHALL RECYCLE AND/OR SALVAGE AT LEAST THE MINIMUM AMOUNT OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY THE LOCAL GOVERNING JURISDICTION.

site plan key

- PROPERTY LINE
- BUILDING FOOTPRINT
- PERIMETER/PRIVACY FENCE
- CONCRETE/IMPERVIOUS PAVING
- PERMEABLE PAVING
- PERMEABLE D.G. SURFACE
- PRIVATE OUTDOOR SPACE (150 SF MIN/UNIT) PERMEABLE GROUND COVER
- PROPOSED TREE

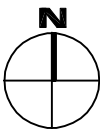
parking

PER DENSITY BONUS, 12 ON-SITE PARKING SPACES REQUIRED.

PARKING PROPOSED:	
ENCLOSED PRIVATE GARAGE STALLS:	12
STANDARD GUEST STALLS:	4
VAN ACCESSIBLE GUEST STALLS:	1
TOTAL PARKING PROVIDED:	17

PRELIMINARY FIRE MASTER PLAN FOR REFERENCE ONLY - A FIRE MASTER PLAN SHALL BE SUBMITTED FOR OCFA APPROVAL UNDER A SEPERATE SERVICE REQUEST.

site data	
LOT AREA	15,819 sf
MAX STRUCTURE COVERAGE (50%)	7,910 sf
PROPOSED STRUCTURE COVERAGE (36.8%)	5,829 sf
MAX IMPERVIOUS COVERAGE (60%)	9,491 sf
PROPOSED IMPERVIOUS COVERAGE (60%)	9,490.5 sf
MIN LANDSCAPED AREA (40%)	6,328 sf
PROPOSED LANDSCAPED AREA (33.9%)	5,371 sf



Architectural Site Plan

SCALE: 1/8"=1'-0" AT 22"X34"
SCALE: 1/16"=1'-0" AT 11"X17"



NEWPORT BEACH LOCATION:
1401 DOVE STREET
SUITE 230
NEWPORT BEACH, CA 92660
PHONE: 949-863-3000

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NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

STANTON DUPLEXES

7922 W Cerritos Ave
Stanton, CA

SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

CLIENTS NAME:

Habitat for Humanity
Orange County
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO: GMD19504

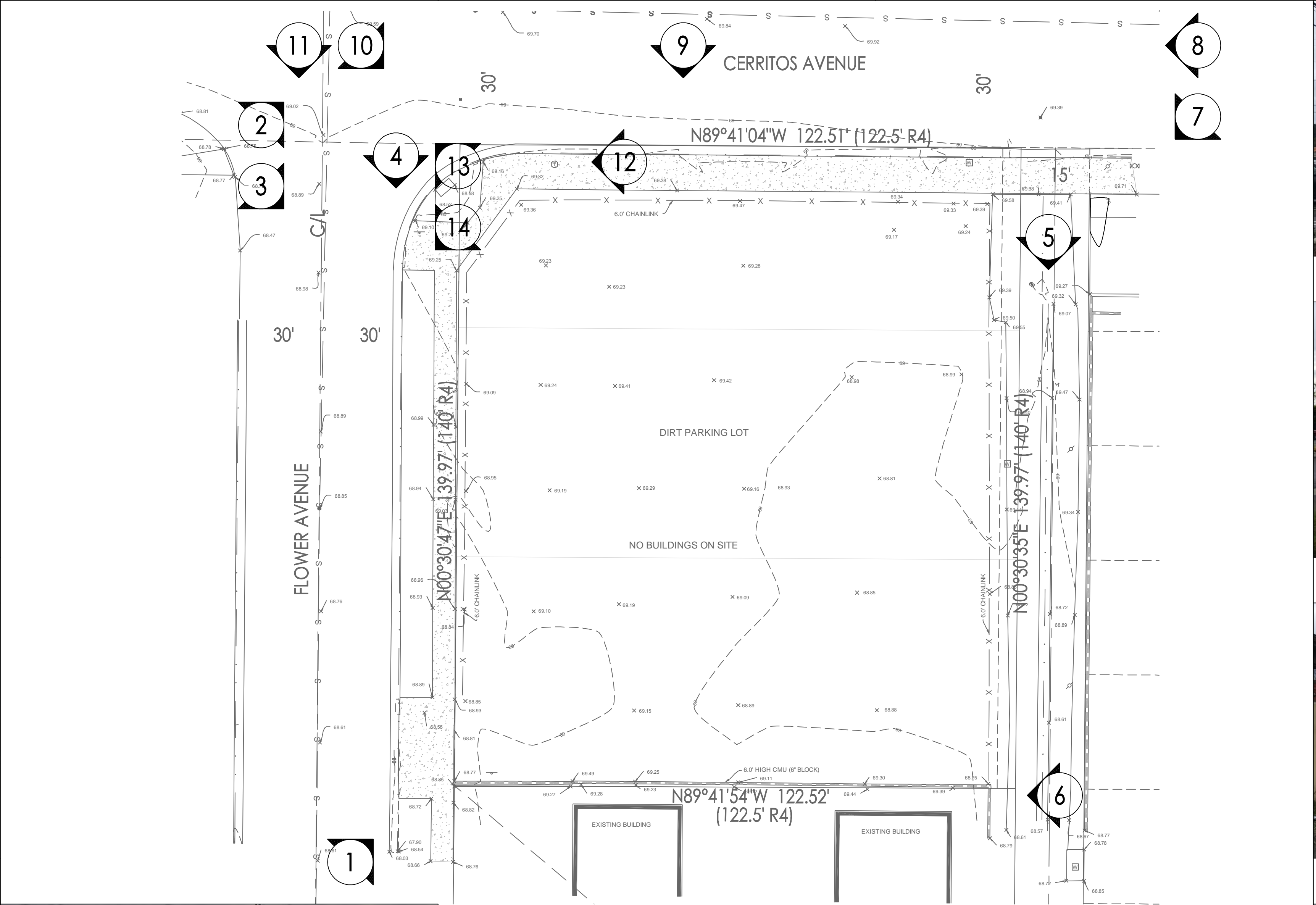
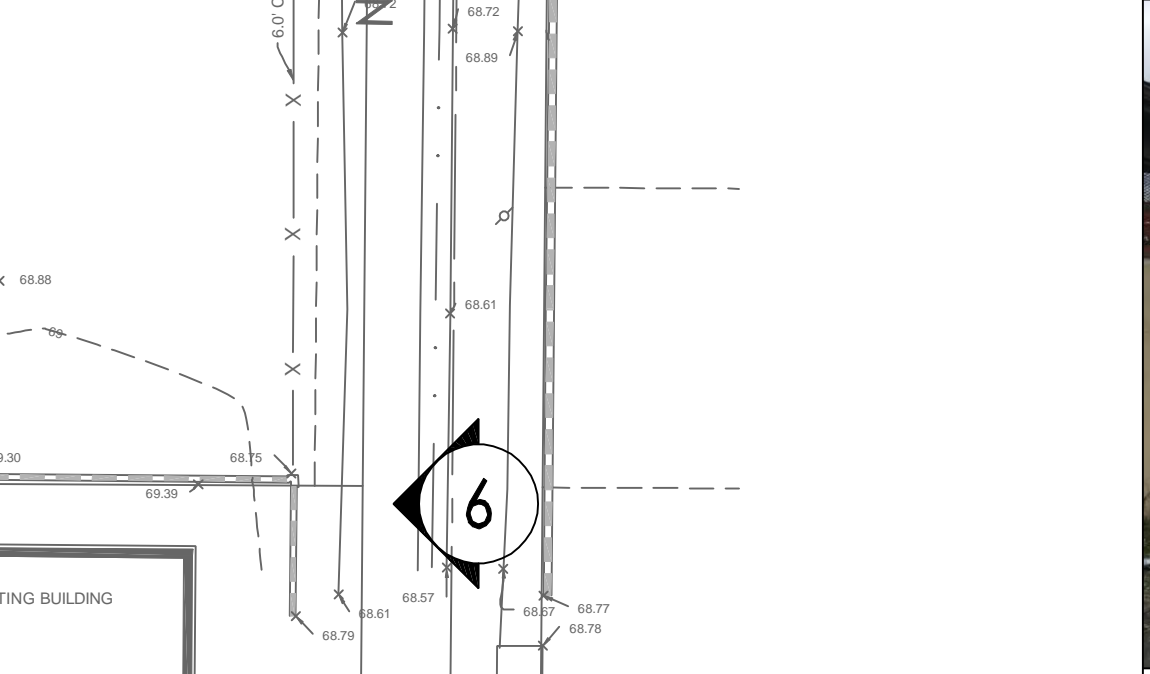
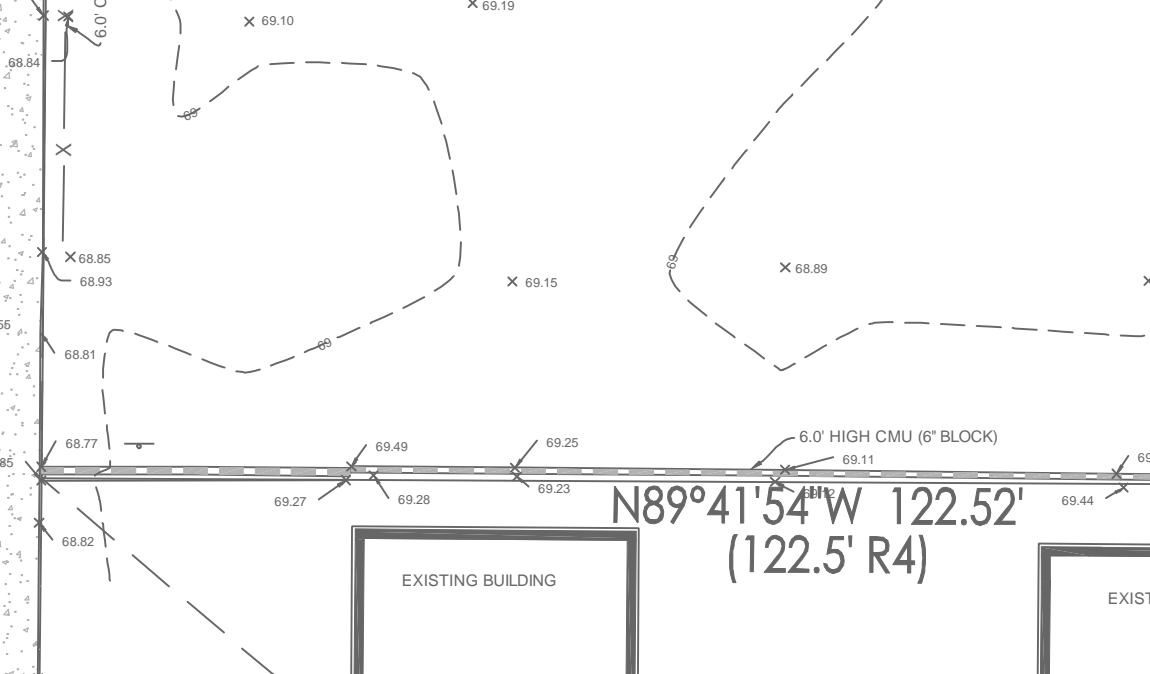
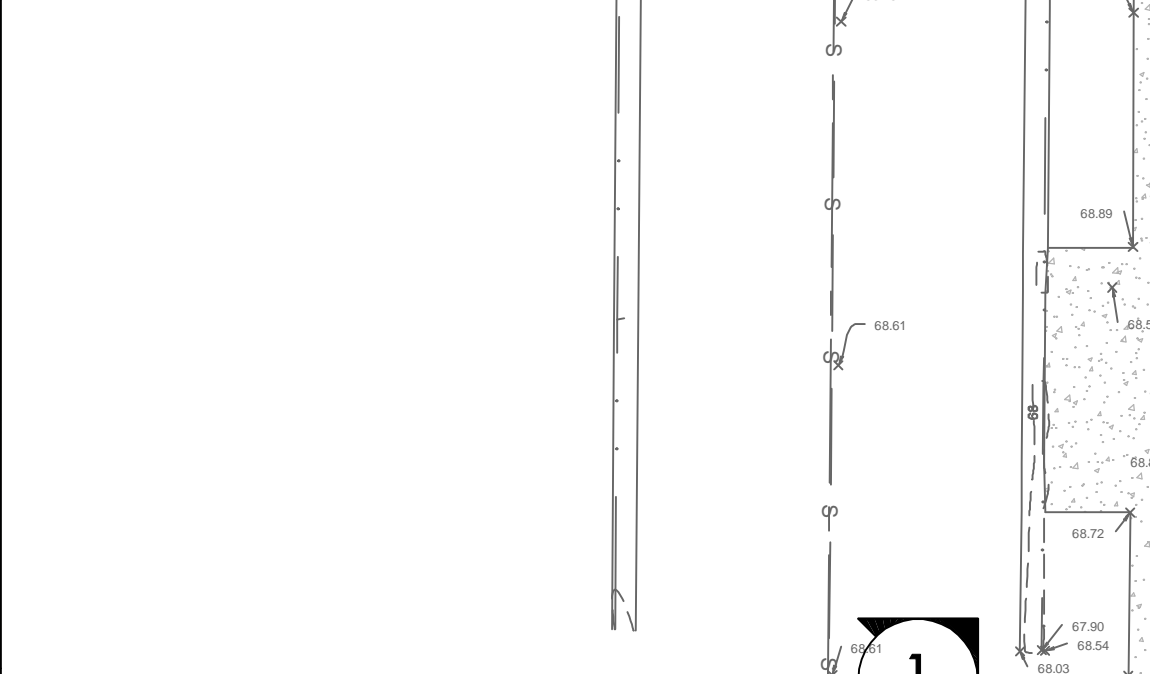
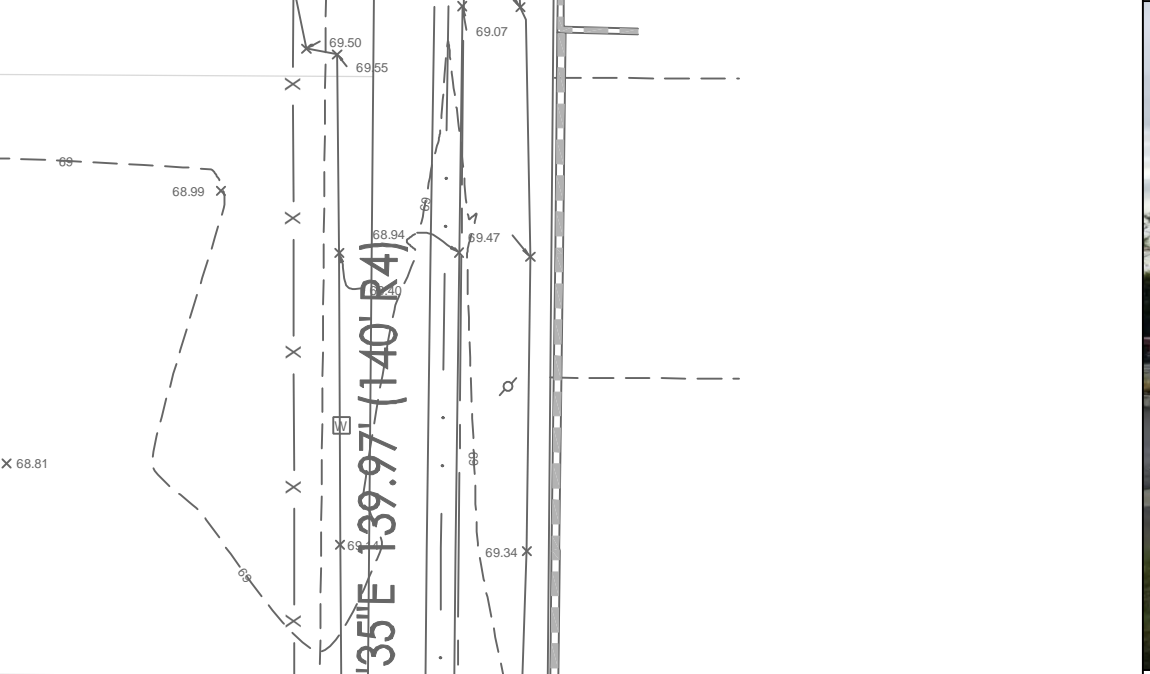
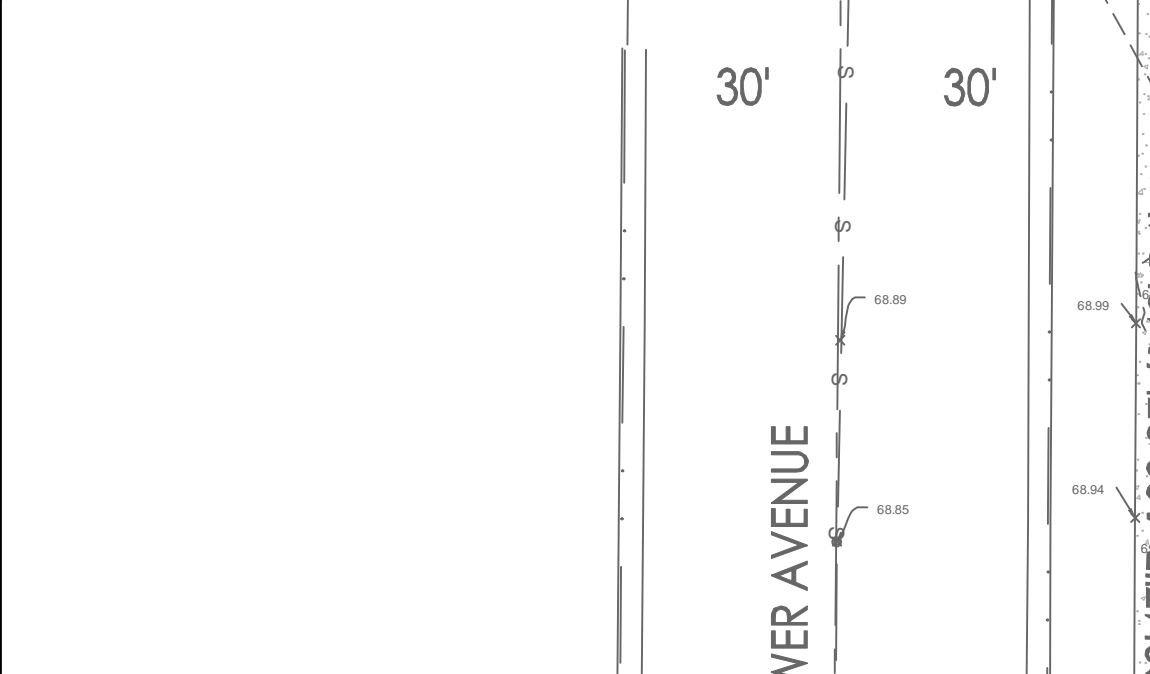
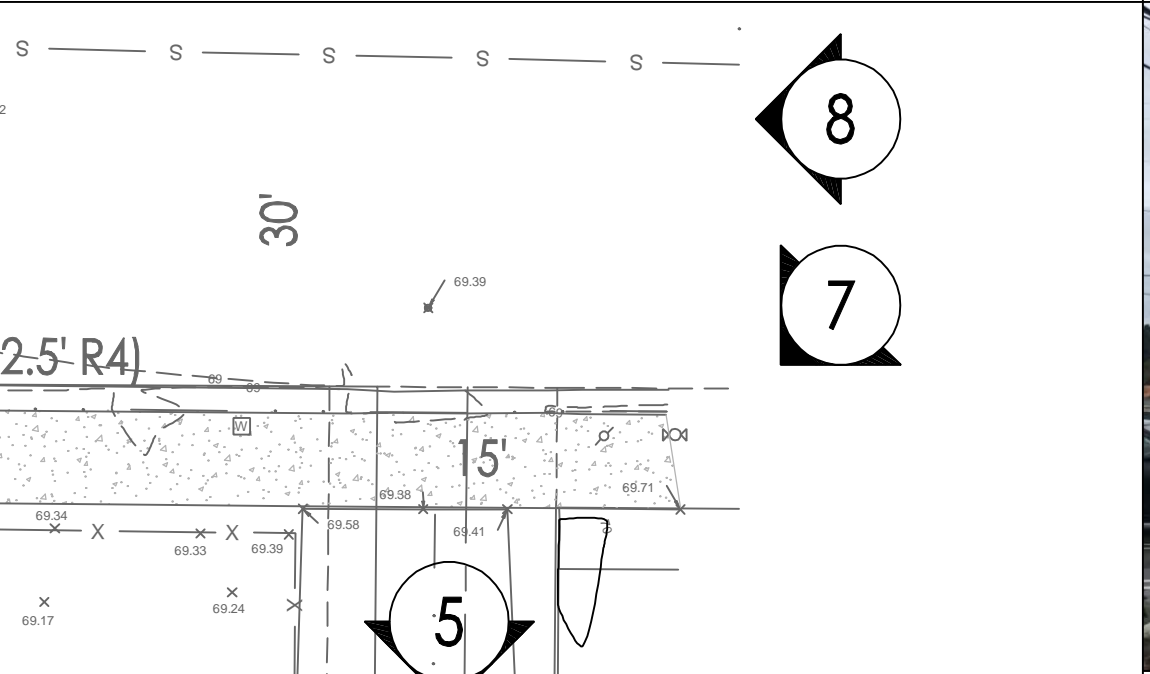
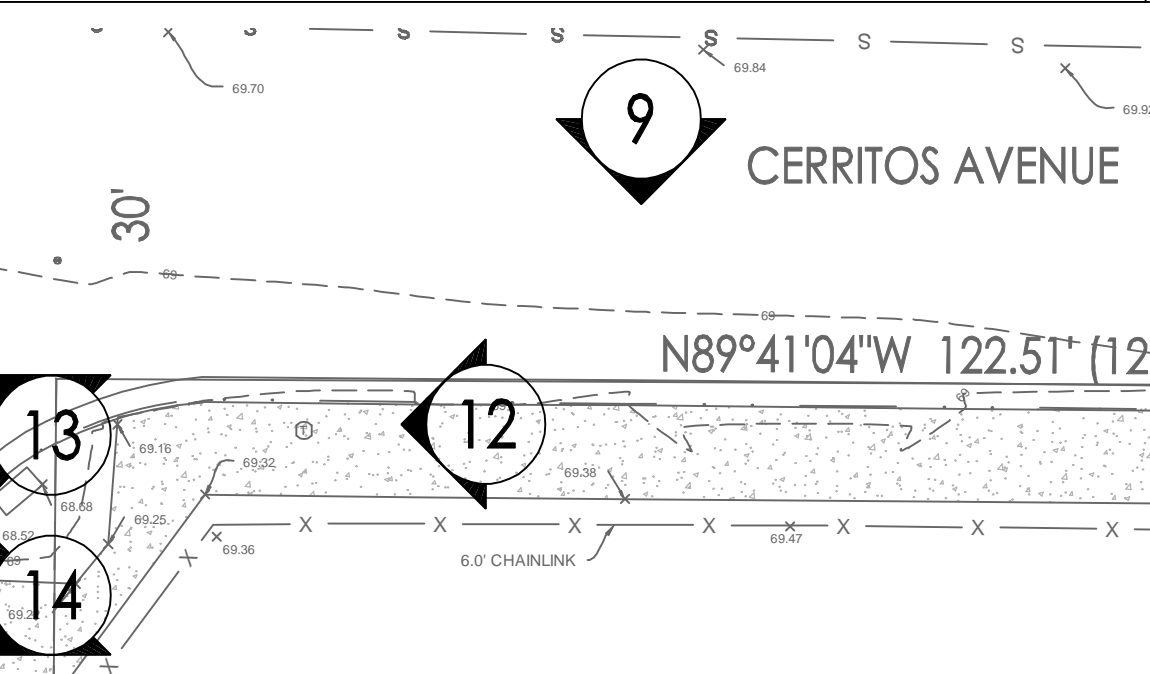
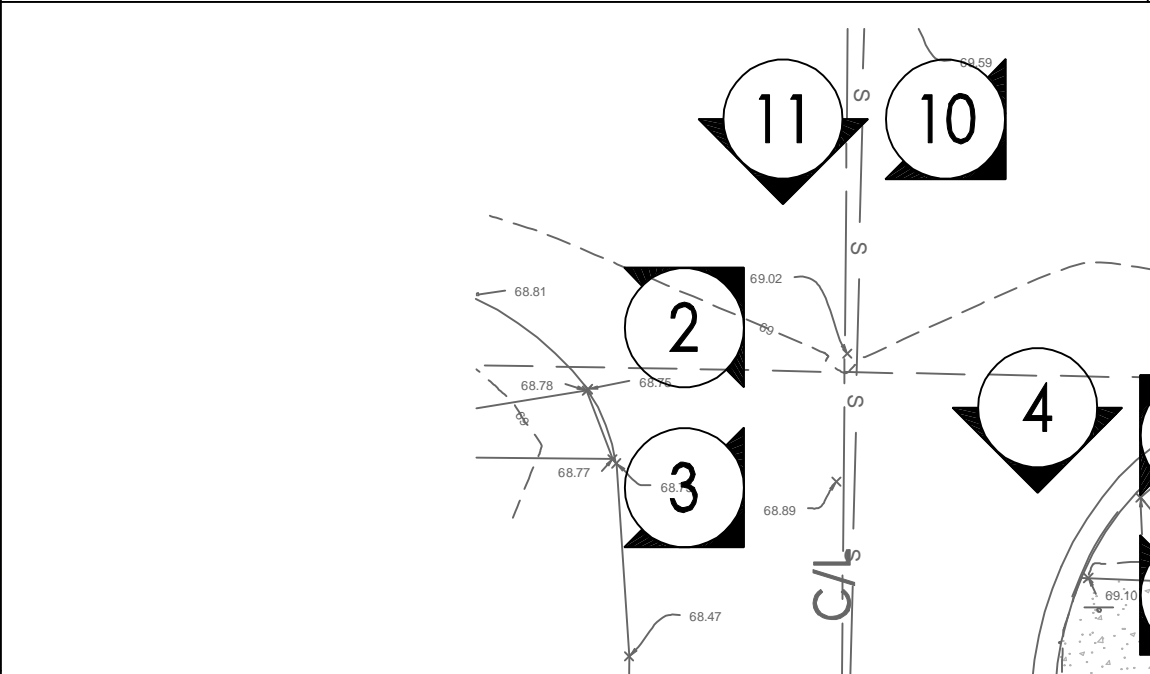
SHEET TITLE:

ARCHITECTURAL SITE PLAN

PRINT DATE:
June 30, 2020

SHEET NO:

A1.00



NEWPORT BEACH LOCATION:
1401 DOVE STREET
SUITE 230
NEWPORT BEACH, CA 92660
PHONE: 444-863-3000

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NO.	DATE	REVISION

PROFESSIONAL SEAL:

PROJECT TITLE:
**STANTON
DUPLEXES**
7922 W Cerritos Ave
Stanton, CA

**SCHEMATIC DESIGN
NOT FOR
CONSTRUCTION**

CLIENTS NAME:
**Habitat for Humanity
Orange County**
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

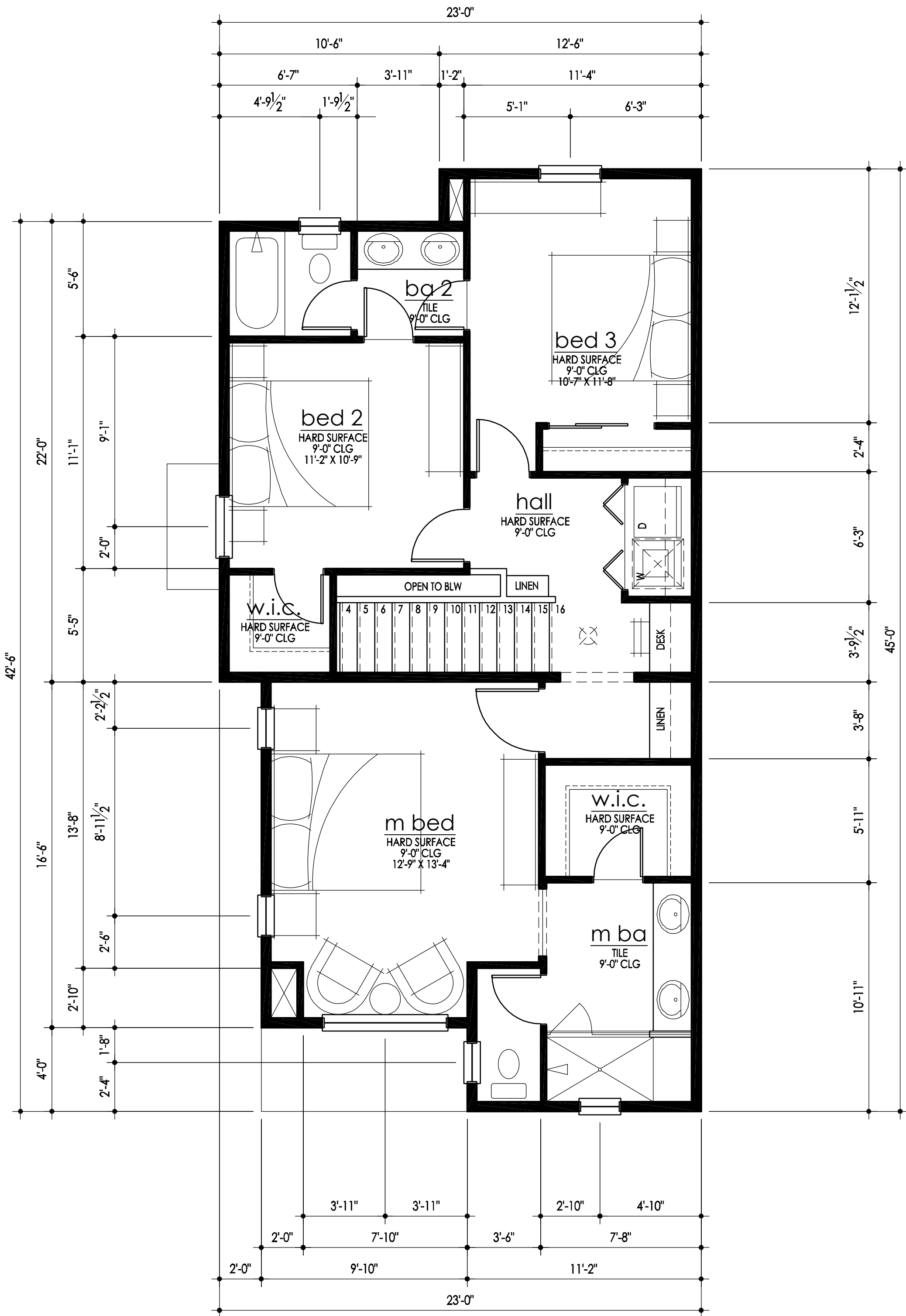
PROJECT NO: GMD19504

SHEET TITLE:

SITE IMAGES

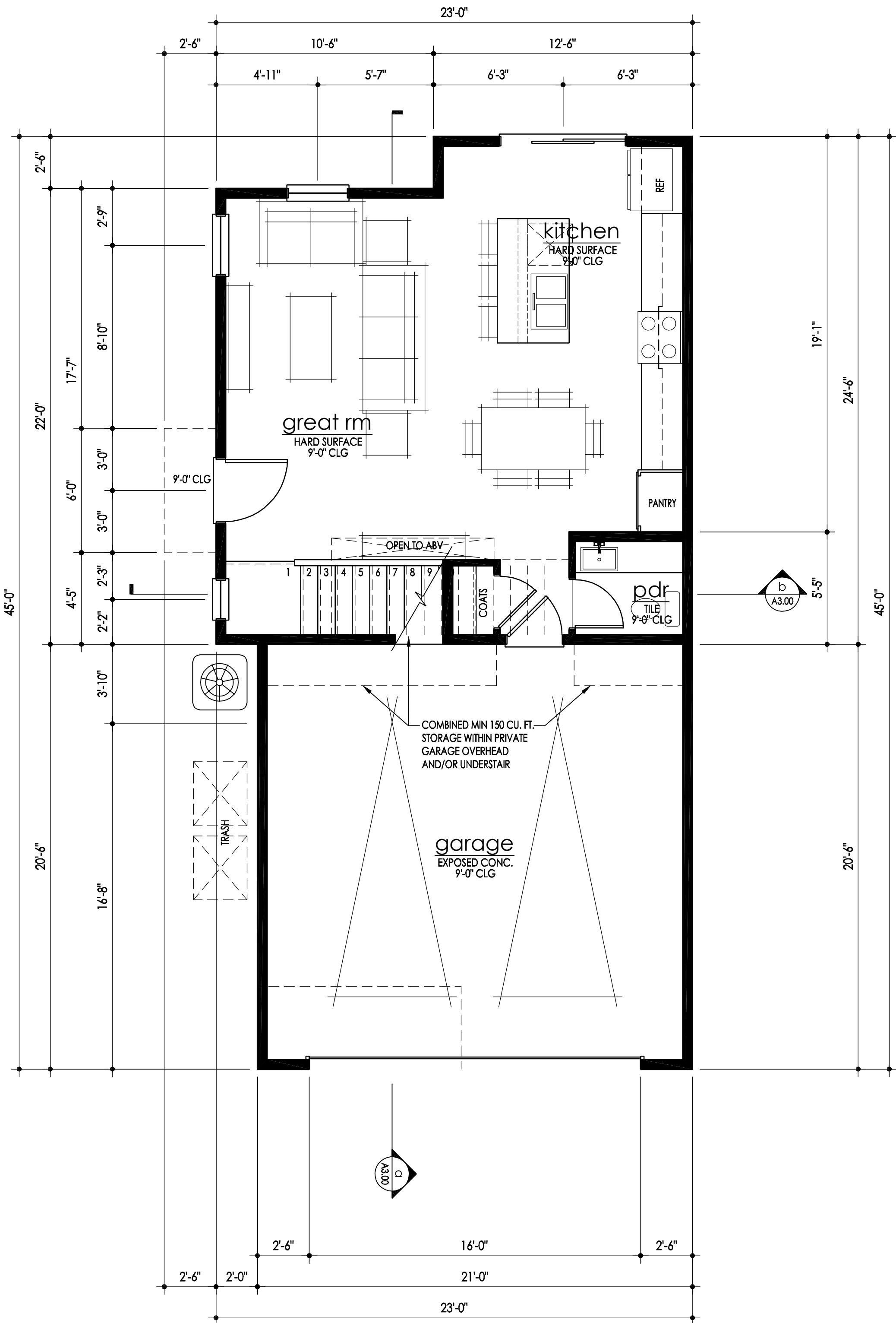
PRINT DATE:
June 30, 2020

SHEET NO:
A1.01



Second Floor Plan

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"



First Floor Plan

SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"

INTERIOR ELEVATION KEY THESE CALCULATIONS ARE FOR THE ARCHITECTS USE ONLY AND ARE NOT INTENDED FOR USE BY OTHERS.	
unit	sq ftg
FIRST FLOOR	537 sf
SECOND FLOOR	891 sf
SUBTOTAL	1,428 sf
GARAGE	431 sf
PORCH	18 sf



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1401 DOVE STREET
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NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

STANTON
DUPLEXES

7922 W Cerritos Ave
Stanton, CA

SCHEMATIC DESIGN
NOT FOR
CONSTRUCTION

CLIENTS NAME:

Habitat for Humanity
Orange County
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO: GMD19504

SHEET TITLE:

FIRST &
SECOND
FLOOR PLANS

PRINT DATE:

June 30, 2020

SHEET NO:

A2.11



FARMHOUSE
Right Elevation
SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"



FARMHOUSE
Rear Elevation
SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"



FARMHOUSE
Left Elevation
SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"



FARMHOUSE
Front Elevation
SCALE: 1/4"=1'-0" AT 22"X34"
SCALE: 1/8"=1'-0" AT 11"X17"



NEWPORT BEACH LOCATION:
1401 DOVE STREET
SUITE 230
NEWPORT BEACH, CA 92660
PHONE: 949-863-3000

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NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

**STANTON
DUPLEXES**

7922 W Cerritos Ave
Stanton, CA

**SCHEMATIC DESIGN
NOT FOR
CONSTRUCTION**

CLIENTS NAME:
**Habitat for Humanity
Orange County**
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO: GMD19504

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

PRINT DATE:
June 30, 2020

SHEET NO:
A3.10

Stanton Duplexes

Habitat for Humanity

7922 Cerritos Ave & 10522 Flower Ave

Stanton, CA

2020-07-01



PLAY STRUCTURE AT TOT LOT
























BBQ AT PICNIC AREA



TABLE AT PICNIC AREA

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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS IV REGION 3
TREES					
	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	STANDARD	LOW
	CERCIS OCCIDENTALIS	WESTERN RED BUD	24" BOX	STANDARD	LOW
	GELERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	STANDARD	LOW
	LAURUS NOBILIS	BAY LAUREL	24" BOX	STANDARD	LOW
	MELALEUCA LINEARIFOLIA	FLAX LEAF PAPERBARK	24" BOX	STANDARD	LOW
	PROSOPIS CHILENSIS 'THORNLESS'	CHILEAN MESQUITE	24" BOX	STANDARD	LOW
	QUERCUS ILEX	HOLLY OAK	24" BOX	STANDARD	LOW
SHRUBS					
	DIANELLA REVOLUTA	FLAX LILY	5 GAL.	3'-0" O.C.	LOW
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	3'-0" O.C.	LOW
	ELYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL.	4'-0" O.C.	LOW
	MULLENBERGIA RIGENS	DEER GRASS	5 GAL.	3'-0" O.C.	LOW
	PENNISETUM X ADVENA	PURPLE FOUNTAIN GRASS	5 GAL.	1'-6" O.C.	LOW
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	3'-0" O.C.	LOW
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	4'-0" O.C.	LOW
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	2'-6" O.C.	LOW
GROUNDCOVERS					
	CARISSA MACROCARPA 'PROSTRATA'	PROSTRATE NATAL PLUM	1 GAL.	3'-0" O.C.	LOW
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	2'-0" O.C.	LOW
	LANTANA HYBRIS	TRAILING LANTANA	1 GAL.	3'-0" O.C.	LOW
	ROSMARINUS CULTIVARS	TRAILING ROSEMARY	1 GAL.	3'-0" O.C.	LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL.	2'-0" O.C.	LOW
MISCELLANEOUS					
	PERMEABLE GROUNDCOVER (MULCH, DECOMPOSED GRANITE, ETC.)	IN PRIVATE OPEN SPACE AREAS	3" THICK LAYER		N/A

PLANTING NOTES

CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.

ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS.

LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.

SEE PLANTING DETAILS FOR PLANTING AND STAKING/GUYING REQUIREMENTS.

FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP PLANTINGS FREE OF INSECTS AND DISEASES, MOWING, WEEDING, ROLLING, RESEEDING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.

ALL TREES PLANTED WITHIN SIX (6) FEET OF CONCRETE PAVING, WALLS, WALKS, CURBS OR STRUCTURES SHALL BE INSTALLED WITH A PLASTIC DEEP ROOT BARRIER DEVICE. ALL TREES PLANTED IN TURF AREAS SHALL BE INSTALLED WITH ARBOR GUARDS.

ALL CONCRETE WALKS, PAVING SURFACES AND GENERAL PLANTING AREAS SHALL MAINTAIN POSITIVE SLOPE AWAY FROM THE RESIDENCE. CONTRACTOR SHALL REFERENCE THE APPROVED PRECISE GRADING PLAN FOR DRAINAGE STRUCTURES AND GRADING THAT MUST BE ADHERED TO. REFER TO LATEST CBC AND SOLS REPORT PREPARED BY ASSOCIATED SOLS ENGINEERING.

ALL SHRUB BEDS TO BE PROVIDED WITH 3" LAYER MIN. OF SHREDDED, RECYCLED REDWOOD BARK MULCH.

ALL FLATWORK AND PLANTING AREAS MUST HAVE A 1% MINIMUM DRAINAGE.

MAINTENANCE MANUAL

THIS MANUAL TO BE KEPT AT THE CONTROLLER LOCATION AT ALL TIMES.

LANDSCAPE AREAS:

1. FERTILIZING AND PRE-EMERGENTS-

APPLY FERTILIZER AND PRE-EMERGENTS TO ALL AREAS IN SEPTEMBER AND MARCH, WATERING ALL MATERIALS IN THOROUGHLY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. RATES OF FERTILIZER SHALL BE DETERMINED FROM SOIL SAMPLE APPROVED BY THE OWNER AND ANALYZED BY A SOLS LABORATORY.

2. PRUNING AND EDGING-

EDGE ALL GROUND AREAS ON A MONTHLY BASIS, PRUNE SHRUBS AND TREES TO ENHANCE THE NATURAL SHAPE KEEPING AREAS CLEAR FOR TRAFFIC. REMOVE ALL DEAD WOOD IN THE FALL. HAND PRUNE ONLY. DO NOT SHEAR OR CREATE VERTICAL EDGES WHEN PRUNING OR EDGING. ALLOW PLANT TO FORM A NATURAL SHAPE, PRUNE PLANT FROM THE INSIDE OUT.

3. BARK OR MULCH-

BARK SHALL NOT BE ALLOWED TO ACCUMULATE ON HARDSCAPE SURFACES, BUT SHALL BE SWEEPED OR RAKED BACK ON PLANT BEDS. ALL PLANT AREAS WITH MULCH SHALL BE CHECKED ANNUALLY WITH MULCH ADDED AS NECESSARY TO RETAIN A MINIMUM OF 3" IN DEPTH. MULCH USED SHALL BE "WALK-ON" TYPE AS APPROVED BY THE OWNER. REPLENISH ON A MONTHLY BASIS.

4. STAKING-

ADJUST OR REMOVE STAKES AS NECESSARY TO PROVIDE THE BEST GROWING ENVIRONMENT FOR THE TREES. DO NOT ALLOW ANY STAKES TO LEAN OR BECOME LOOSE SO AS NOT TO PROVIDE NECESSARY SUPPORT FOR THE TREES. WIRE TIES OF ANY TYPE SHALL NOT BE USED. REMOVE TREE STAKES AS SOON AS TREES ARE FULLY ROOTED INTO SURROUNDING SOIL.

5. PEST CONTROL AND WEEDING-

WEEDING TO BE DONE ON A WEEKLY BASES AS A NORMAL PART OF MAINTENANCE OF THE PLANTING AREAS. PEST CONTROL TO BE PERFORMED ON AN AS NEEDED BASIS PER ALL LOCAL CODES AND ORDINANCES.

IRRIGATION NOTES

ANY WATER IMPROVEMENT PLANS MUST FOLLOW THE LATEST CITY OF FULLERTON WATER STANDARDS AND THE AMERICAN WATER WORKS ASSOCIATION (AWWA) GUIDELINES. IN CASE OF A CONFLICT, THE CITY OF STANTON WATER STANDARDS SHALL PREVAIL.

RESIDENCE WILL BE PROVIDED WITH A SMART CONTROLLER UTILIZING REAL-TIME ET-BASED TECHNOLOGY. IRRITROL SMART DIAL CONVENTIONAL SERIES AUTOMATIC IRRIGATION CONTROLLER WITH RAIN SENSOR. CONTROLLER WILL BE LOCATED IN GARAGE. CONDUIT TO BE PROVIDED THROUGH WALL AND INTO ADJACENT PLANTER.

A BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON EACH IRRIGATION SYSTEM TO PROTECT THE PUBLIC WATER SYSTEM FROM CROSS CONNECTIONS.

PER CITY GUIDELINES, IF THE APPLICANT PROPOSES TO USE AN IRRIGATION SYSTEM, THEN A SEPARATE WATER METER WILL BE REQUIRED. IF THIS IS THE CASE, A REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA) SHALL BE REQUIRED TO PREVENT CROSS-CONNECTION WITH THE PUBLIC WATER SYSTEM.

CERRITOS AVENUE

FLOWER AVENUE

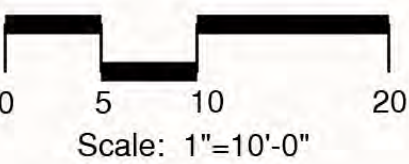
ALLEY

PROJECT SITE DATA:

LANDSCAPE:	5,526 S.F.
TOTAL SHRUB AREA:	2,378 S.F.
TOTAL SODDED GROUNDCOVER AREA:	1,658 S.F.
TOTAL MULCH ONLY AREA:	1,490 S.F.



PRELIMINARY LANDSCAPE PLAN



REVISIONS	BY

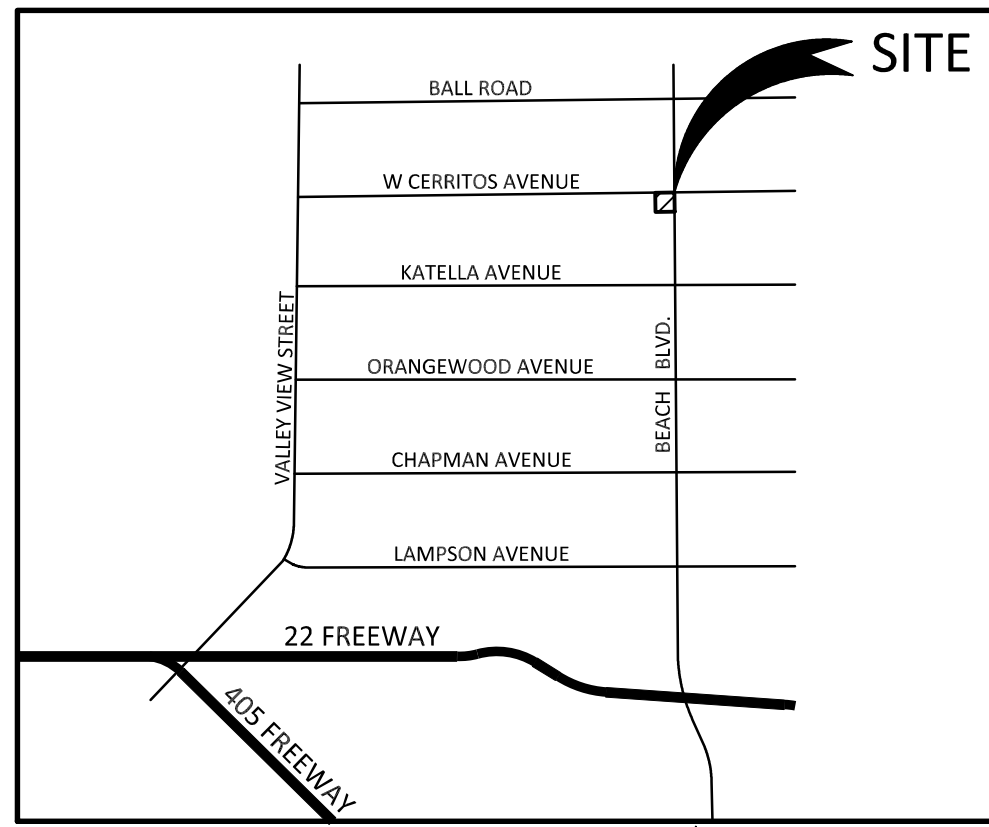
nourianassociates
landscape architecture + design
107 avenida miramar - suite d - san clemente - california 93072
p: 949.469.5623 e: team@nourianassociates.com



PRELIMINARY LANDSCAPE PLAN
Habitat for Humanity - Stanton Townhomes
7922 West Cerritos Avenue
Stanton, California

DATE:	1-23-2020
DRAWN BY:	MM
JOB NO.:	
SCALE:	AS SHOWN

SHEET NO.
L-1
OF 1 SHEETS



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE
BFD	BACKFLOW DEVICE
BLDG	BUILDING
BS	BOTTOM OF STAIRS
BW	BACK OF WALK
CF	CURB FACE
CONC	CONCRETE
ELEC	ELECTRICAL
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GA	GUY ANCHOR
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GP	GUY POLE
HP	HIGH POINT
INV	INVERT ELEVATION
MH	MANHOLE
PA	PLANTER AREA
P/L	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
SMH	SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF RAISED STAIRS
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER

LEGAL DESCRIPTION

LOTS 12, 13 AND 14 IN BLOCK 11 OF STANTON TOWNSITE IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN IN BOOK 8, PAGE 11 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY. (MORE FULLY DESCRIBED IN GRANT DEED RECORDED IN THE OFFICE OF THE ORANGE COUNTY RECORDER AS INSTRUMENT NO. 2011-000317706 AND 2012-000419854 OF OFFICIAL RECORDS)

RAW EARTHWORK

FILL: 304 CY
CUT: 8 CY
IMPORT: 296 CY

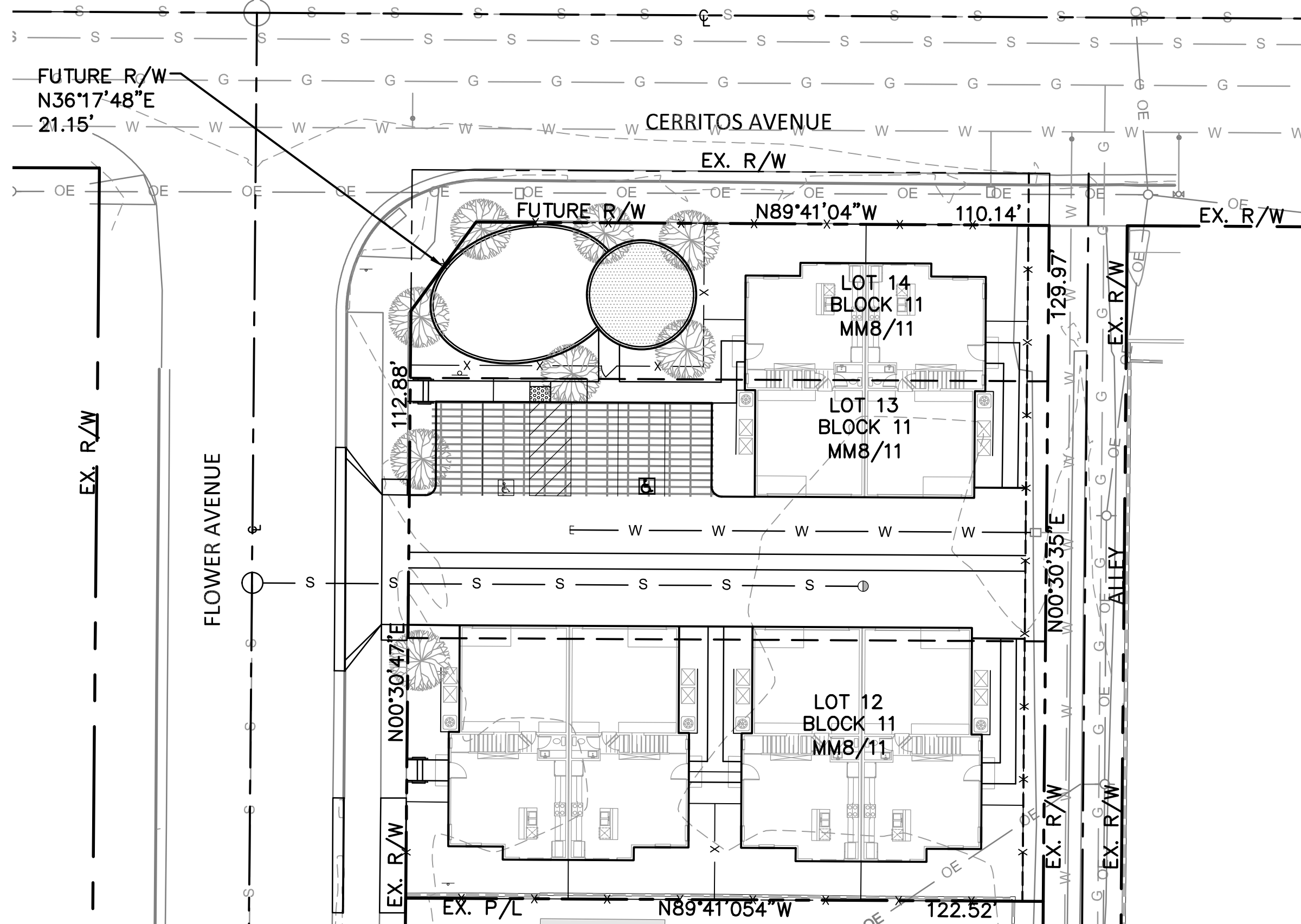
NOTE: QUANTITIES DO NOT INCLUDE ANY EARTHWORK FOR REMEDIAL PURPOSES. EARTHWORK ESTIMATES ARE BASED ON IN PLACE VOLUMES AND DO NOT ACCOUNT FOR ANY SHRINKAGE OR SWELL OF THE SOIL THAT MAY OCCUR DURING GRADING.

FEMA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FEMA FLOODPLAIN.

FIRM PANEL NO. AND SUFFIX: 06059C0136J, ZONE X

TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR: STANTON TOWNHOMES PROJECT STANTON, CA - TRACT NO. 19105



KEY MAP

SCALE: 1" = 20'



SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	1
PRELIMINARY GRADING PLAN	2

LEGEND

ITEM	STD. DWG.	SYMBOL
TRACT BOUNDARY		
LOT LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
EXISTING OVERHEAD ELECTRICAL		
EXISTING WATERLINE		
EXISTING SEWER MAIN		
EXISTING GAS LINE		
EXISTING STORM DRAIN		
EXISTING STREET LIGHT		
EXISTING FIRE HYDRANT		
EXISTING FIRE HYDRANT		
DAYLIGHT LINE		
CUT/FILL LINE		
FINISHED GROUND CONTOUR		
EXISTING GROUND CONTOUR		
PROPOSED CUT/FILL SLOPE		
WALL		
EXISTING SPOT ELEV.		
FUTURE SPOT ELEVATIONS		
6" CURB		
6" CURB & GUTTER		
3' WIDE CROSS GUTTER		
A.C. PAVEMENT	PER SOILS ENGINEER RECOMMENDATIONS	
CONCRETE PAVEMENT	PER SOILS ENGINEER RECOMMENDATIONS	
PERMEABLE PAVERS	PER SOILS ENGINEER RECOMMENDATIONS	
DECOMPOSED GRANITE PAVEMENT	PER SOILS ENGINEER RECOMMENDATIONS	
PROPOSED PVC DOMESTIC WATER		
PROPOSED PVC SEWER		
PROPOSED SEWER MANHOLE		
PROPOSED SEWER CLEANOUT		
PROPOSED WATER BACKFLOW DEVICE		
PROPOSED UTILITY BUILDING POC		

UTILITY COMPANY

AT&T (SBC)
TIME WARNER COMMUNICATIONS
SOUTHERN CALIFORNIA EDISON (SCE)
SOUTHERN CALIFORNIA GAS (SCG)
GOLDEN STATE WATER

EMERGENCY NO.

1 (800) 288-2747
1 (844) 827-2034
1 (800) 611-1911
1 (800) 427-2200
1 (800) 999-4033

SOILS ENGINEER

LGC GEOTECHNICAL, INC.
ENGINEER: DENNIS BORATYNEC, PE, GE
131 CALLE IGLESIA, SUITE 200
SAN CLEMENTE, CA 92672
949-369-6141

ARCHITECT

GMD DESIGN GROUP
ARCHITECT: ARLENE EDJOURIAN
1401 DOVE STREET, SUITE 230
NEWPORT BEACH, CA 92660
949-863-3000

SITE AREA

TOTAL LOT AREA: 17,150 S.F. (0.394 AC)
TOTAL NET AREA: 15,819 S.F. (0.363 AC)
TOTAL STRUCTURE COVERAGE: 5,829 S.F. (0.134 AC)
TOTAL IMPERVIOUS SURFACE COVERAGE: 9,491 S.F. (0.218 AC)

ZONING

EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL (RM)

PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL (RM)

PROPOSED DENSITY

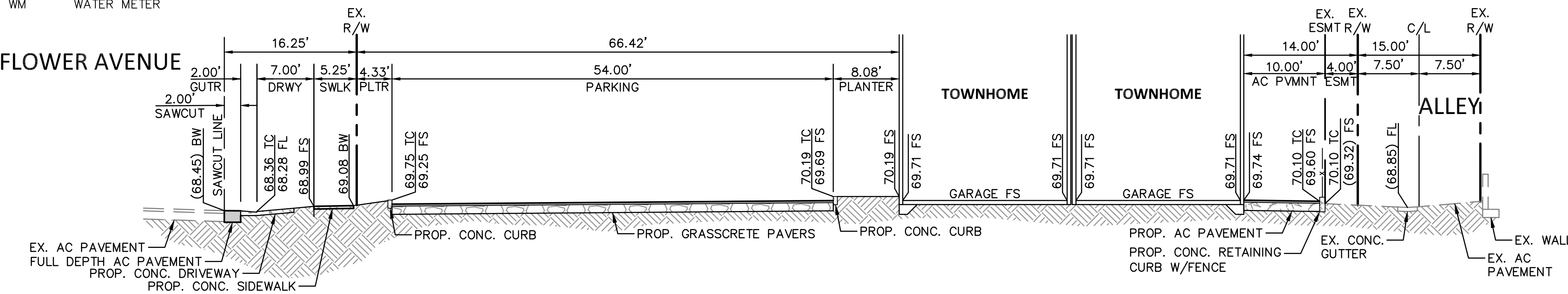
DENSITY CALCULATION

AREA: 0.394 AC 0.394 AC * 11 DU/AC=4.334 DU'S

4.334 DU'S * 0.80 BONUS = 4 BONUS DU'S (ROUNDED UP)

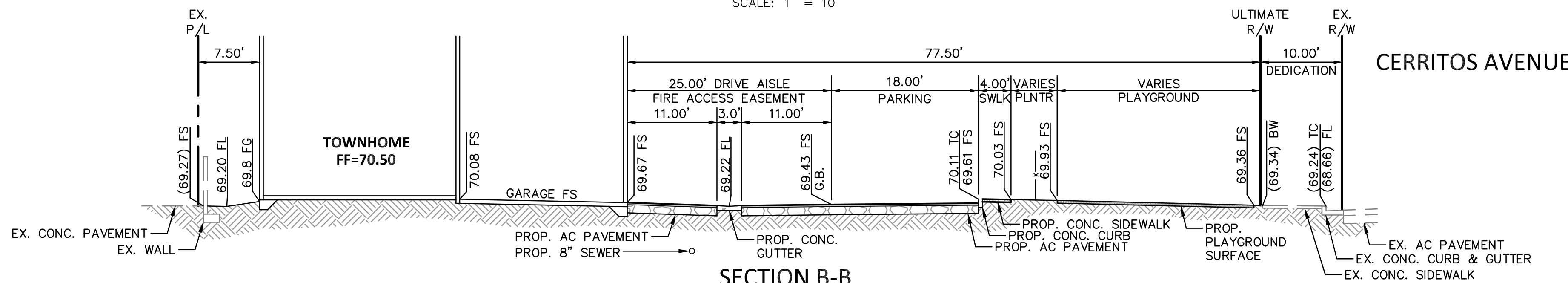
TOTAL DU'S (4+4)=8

FLOWER AVENUE



SECTION A-A

SCALE: 1" = 10'



SECTION B-B

SCALE: 1" = 10'

SAVE DATE: 7/1/2020 ~ PLOT DATE: 7/1/2020 FILE NAME: J:\Active Jobs\3229 H4H STANTON\CIVIL\DRAWING\DISCRETIONARY PLANS\3229-PRLM-C1-TITL.dwg

PASCO LARET SUITER & ASSOCIATES
27127 Calle Arroyo, Ste. 1904, San Juan Capistrano, CA 92675
ph 949.661.6695 | fx 949.661.6674 | pls@engineering.com

NO: DATE: REVISION:

PROFESSIONAL SEAL:



PROJECT TITLE:

STANTON TOWNHOMES

7922 W Cerritos Ave
Stanton, CA

SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

CLIENTS NAME:

Habitat for Humanity Orange County
2200 Ritchey St.
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO:

SHEET TITLE:

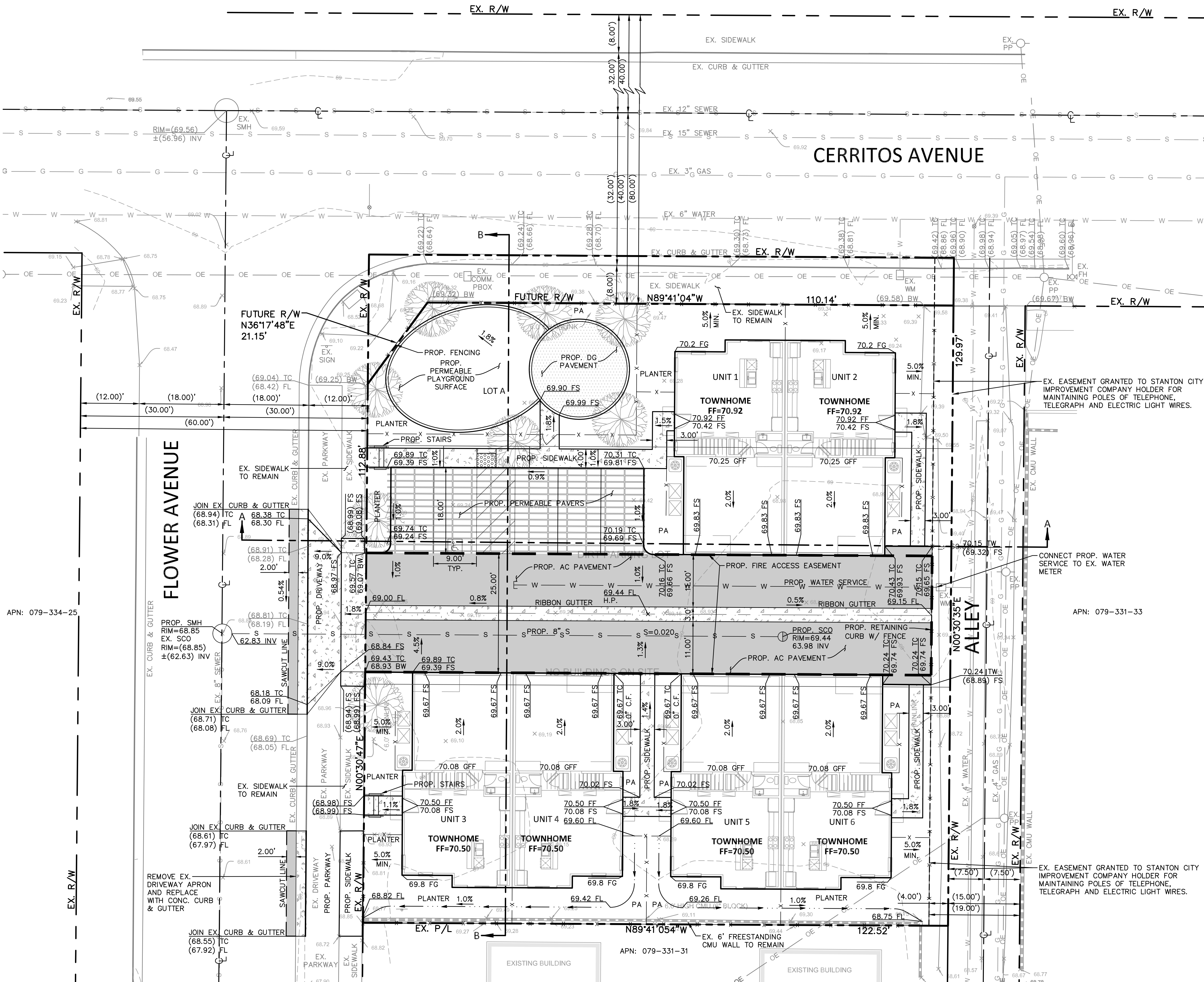
TITLE SHEET

PRINT DATE:

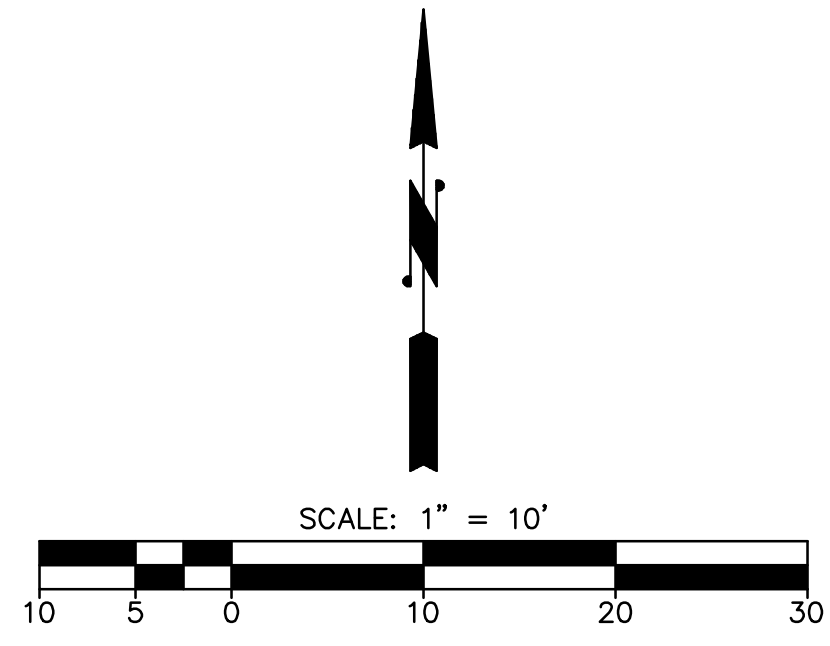
JUNE 30, 2020

SHEET NO:

1



NOTE:
1. SEE SHEET 1 FOR SITE SECTIONS.
2. THE PROJECT SITE WILL COMPLY WITH THE CITY OF STANTON'S WATER EFFICIENT LANDSCAPE ORDINANCE.



PASCO LARET SUITER & ASSOCIATES
27127 Calle Arroyo, Ste 1904, San Juan Capistrano, CA 92675
ph 949.661.6695 | fx 949.661.6674 | plsengineering.com

NO.	DATE:	REVISION:



PROJECT TITLE:
STANTON TOWNHOMES
7922 W Cerritos Ave
Stanton, CA

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

CLIENTS NAME:
Habitat for Humanity Orange County
2200 Ritchey St
Santa Ana, CA 92705
(714) 434-6200

PROJECT NO:
SHEET TITLE:
PRELIMINARY GRADING PLAN

PRINT DATE:
JUNE 30, 2020
SHEET NO:
2



CALIFORNIA ENVIRONMENTAL QUALITY ACT
APPLICANT INITIAL STUDY (SHORT FORM)

CEQA Guidelines Section 15063, subdivision (f)

INITIAL STUDY

The Initial Study is a requirement of the California Environmental Quality Act (CEQA) Guidelines and is used to determine whether further review of environmental factors of the project will be necessary, and, if so, whether a Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR) will be the most appropriate document. Completion of an Initial Study is a prerequisite to filing an application for Planning Commission action. Accuracy and completeness in the preparation of this study is essential. Incomplete materials will only result in a delay for the applicant, as the study will be rejected until properly developed.

INSTRUCTIONS: Please complete the following statement by filling in the designated blank spaces. Responses should be printed or typed so as to be legible. All appropriate spaces must be filled in and the required maps, photos, and plans submitted with this form. Additional information may be attached. The applicant should provide as much information as possible in this submittal to allow reviewers to have a thorough understanding of the project. Please submit this form and all support documents with the appropriate filing fee to the Community Development Department to begin the environmental review process. All maps/site plans shall be folded to 8½" by 11."

NOTE: If you do not submit an application within thirty (30) days from the date of the City of Stanton notifying you of their comments on your Initial Study, your file will be closed. Once the file is closed, you will need to submit a new Initial Study, which would require an additional review fee to be submitted as identified in the fee schedule provided as part of the entitlement application.

**CITY OF STANTON
INITIAL STUDY
ENVIRONMENTAL INFORMATION FORM**

Information Required as Part 1 of Initial Study of Environmental Impacts.

----- For Office use -----

Application Number and Title: _____

Date Submitted: _____

The following information is required for all projects, which are subject to review pursuant to the California Environmental Quality Act (CEQA). Complete disclosure of environmental data is required. NOTE: THIS INFORMATION MUST RELATE TO THE DEVELOPMENT AS DESCRIBED IN SECTIONS 11 & 12. Reference materials needed to complete this application are available at the Community Development Department at City Hall, 7800 Katella Avenue, Stanton, CA 90680. If necessary, answers may be continued on additional pages. Please print or type.

I. General Information

1. Name, address, telephone number, fax number and email of person to be contacted concerning this project: _____
Troy Hendrickson, Habitat for Humanity Orange County
2200 Ritchey St, Santa Ana, CA 92705, 714.434.6200, troy@habitatoc.org
2. Name and address of legal property owner as shown on tax statement:
Jarad Hildenbrand, The Stanton Housing Authority
7800 Katella Avenue, Stanton, CA 90680
3. Address of project and/or description of location: _____
7922 W Cerritos Ave

4. Assessor's Parcel Number(s) of project site: 079-331-12 & 079-331-13
5. Indicate the project application which accompanies this form: _____

Planned Development Permit

6. Have any preliminary documents been prepared for this project (i.e. level 1, 2 or 3 soil assessment or traffic impact analysis)? If yes, please identify name and date prepared _____

Please see attached Trip Generation Evaluation memo from Stantec.
Soils Report is currently being prepared by LGC.

7. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state or federal agencies (i.e., Corps of Engineers, CalTrans, Air Pollution Control District or Orange County): _____

Building Permit

8. Existing zoning district(s) of project site: RM – Medium Density Residential

9. Existing General Plan Designation(s) Medium Density Residential

10. Existing Specific Plan Designation(s) n/a

11. Fully describe the nature and purpose of the proposed project including the ultimate use of the property: _____

Six affordable, moderate-income, covenant restricted homes in accordance with plans and specifications approved by Authority. The two (2) existing lots (7922 Cerritos Ave and 10522 Flower Ave) will be consolidated into a single parcel for condominium use. The assumed floor plans would consist of three (3) bedroom, two-and-a-half (2 ½) bath with square footage of approximately 1,450 s.f.

12. Community benefits to be derived from the project: _____

Quality moderate income housing with parking and outdoor space

II. Project Description

1. Project Description

a. Site size in acres or square footage: 17,150 SF

b. Highest and lowest elevations on site: 69.58 / 68.72

c. Number of floors of proposed construction: 2

- d. Number of proposed off-street parking spaces provided: 6
- e. Anticipated project schedule (timeline):
Start Date – 2nd Quarter 2020
Completion Date – 3rd Quarter 2021
- f. Is this project dependent on an existing or future project? If yes, please explain: no
- g. Anticipated future phases: n/a
- h. If RESIDENTIAL, include the number of units, unit sizes, range of sale prices or rents, and gross density (units) acre:
6 units, 1428 SF each
- i. If COMMERCIAL and/or OFFICE, indicate the square footage of each type (i.e., office, sales area, restaurant); whether neighborhood, city or regionally oriented; and total square footage of building area:
n/a
- j. If INDUSTRIAL, indicate type, estimated employment per shift, loading facilities, square footage of office area and total square footage of building area: n/a
- k. If INSTITUTIONAL, indicate the major function, estimated employment per shift, estimated occupancy, and total square footage of building:
n/a
- l. If the project involves a variance, conditional use permit or rezoning application, state this and explain clearly why it is required: Setbacks along Cerritos Ave and Rear property line are reduced to 7'-6" for only a 25'-2" wide projection of the building to achieve building articulation along the façade and adequate backup clearance in the drive aisle on site.
- m. Number and species of existing trees that are six (6) inches or larger in diameter:
none

- n. Number, size, and species of trees to be removed: none
- o. Describe any power lines, water, sewer or storm drain mains, pipelines or other transmission lines which are located on or adjacent to the property: overhead electrical along Cerritos, at alley, and cutting oer SE corner of site. Sewer in Flower and Cerritos. Water meter at alley.
- p. Name of creeks and natural or man-made drainage channels through or adjacent to the property: n/a
- q. Primary vehicle access to property comes from which street(s): Flower
- r. Are any easements known to traverse the site? If yes, explain the type and purpose: Easement along alley per Civil for maintaining telephone/telegraph/electric poles
2. Provide details on existing uses of the site. Are there existing structures on the site? If yes, describe uses and whether they will be demolished or relocated; if residential, give the number of current occupants: Vacant lot currently being used for public parking.
3. Is site within water and sewer service areas? Yes
4. Is any portion of the site within the 100-year/500-year floodplain? Yes
5. Is the site within an Airport Land Use Plan? If yes, what airport plan(s) is it within and do restrictions affect the proposal? No
6. Is the site listed on California EPA's Hazardous Site List? No

III. ENVIRONMENTAL ANALYSIS

1. Are the following items applicable to the project or its effects? Discuss at end all items checked yes or maybe (attach additional sheets as necessary).

Yes	Maybe	No		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A.	Change in existing features of any lakes, reservoirs or hills, or substantial alteration of ground contours.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B.	Change in scenic views or vistas from existing residential areas or public lands or roads.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C.	Change in character of general area of project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D.	Produce or involve large amounts of solid waste or litter.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E.	Disrupt or adversely affect a historic or archaeological site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F.	Change in dust, ash, smoke, fumes or odors in vicinity.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G.	Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H.	Substantial change in existing noise or vibration levels in the vicinity.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I.	Site on filled land or on slope of 10 percent or more.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J.	Use or disposal of potentially hazardous material such as toxic substances, flammable or explosives.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K.	Substantial change in demand for public services (police, fire, water, sewage, schools, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L.	Substantially increase fuel or energy consumption (electricity, oil, natural gas, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M.	Relationship to a larger project or series of projects.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N.	Substantially diminish habitat for fish, wildlife or plants.

Vacant Lot in RM district to hae six new moderate income units, well within the normal use and density for this size lot and location.

2. Provide copies of photographs, either on a disc or printed, that provide thorough coverage of the site. Include photographs of the surrounding properties to illustrate type(s) of land use and intensity of development. Snapshots or Polaroid® photos will be accepted.
3. Provide site plan showing buildings, parking, landscaped areas, easements, adjacent streets, driveways, paved areas, public and private utilities and other distinguishing characteristics of the site. The site plan must be accurately drawn to an appropriate scale to adequately depict the required information. All

features or structures shown should be accurately labeled. Failure to properly reflect existing and proposed conditions may result in rejection of the initial statement and delay processing of the application.

4. Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that requests may be made for additional information to complete the application.

DATE: 1.24.20

Troy Hendrickson

(Name – print)


(Signature)

Reviewed by Community Development Staff

DATE: _____

(Name – print)

(Signature)

Materials that will assist you in answering the above questions include: The City General Plan, Flood Zone Maps, Assessor Parcel Books, the City Zoning Map and Stanton Plaza Specific Plan.

To:	Troy Hendrickson Habitat for Humanity – Orange County 2200 Ritchey Street Santa Ana, CA 92705	From:	Cathy Lawrence Stantec 38 Technology Drive Irvine CA 92618
File:	2042569300	Date:	January 15, 2020

Reference: Stanton Townhomes Trip Generation Evaluation

Habitat for Humanity Orange County proposes to develop a six-unit affordable townhouse project in the City of Stanton. The project is located at 7922 W. Cerritos Avenue. This memo summarizes the expected trip generation for the proposed affordable townhouse development.

Trip Generation Analysis

The proposed project consists of six townhouse units located on an undeveloped lot on the southeast corner of W. Cerritos Avenue and Flower Avenue, west of Beach Boulevard.

Table 1 (attached) summarizes the trip rates and trip generation for the proposed residential project. Based on the Institute of Transportation Engineers (ITE) trip generation rates for Multi-Family Housing (Low Rise) (Category 220), the project would generate 44 daily trips, of which 3 (1 inbound, 2 outbound) would be generated during the AM peak hour and 3 (2 inbound, 1 outbound) would be generated during the PM peak hour. These trip rates are based on market value housing developments.

The City of Los Angeles has affordable housing projects trip rates specified in their Transportation Impact Study Guidelines. Based on the City of Los Angeles affordable housing trip rates, the trip generation could be as low as 24 trips per day with 3 trips during the AM peak hour and 2 trips during the PM peak hour.

Conclusions

The proposed Habitat for Humanity townhomes project would generate approximately 2 to 3 peak hour trips and approximately 24 to 44 daily trips. These amounts of peak hour and daily trips are far below the level of significance for traffic impacts. Therefore, the proposed project would have no significant impact on the surrounding roadway network and should be exempt from preparation of a traffic study.

Stantec Consulting Services Inc.

Cathy Lawrence, PE
Transportation Engineer

Phone: 949 923 6064
Cathy.Lawrence@stantec.com

Attachment: Table 1 Trip Generation Summary

c. Keith Rutherford, Stantec



January 15, 2020

Troy Hendrickson

Page 2 of 2

Reference: Stanton Townhomes Trip Generation Evaluation

Table 1 Trip Generation Summary

Land Use	Units	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
ITE Multi-Family Low-Rise (Category 220) ¹								
Trip Rate	DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32
Trip Generation	6 DU	1	2	3	2	1	3	44
City of Los Angeles Affordable Housing – Family ²								
Trip Rate	DU	0.20	0.30	0.50	0.19	0.15	0.34	4.08
Trip Generation	6 DU	1	2	3	1	1	2	24
Source: ¹ ITE Trip Generation Manual, 10th Edition ² City of Los Angeles Transportation Impact Study Guidelines, Table 5 ADT = average daily trips DU = dwelling units								



Giroux & Associates
Environmental Consultants

December 2, 2019

Ms. Amy Stonich
Interim Community & Economic Development Director
City of Stanton
7800 Katella Avenue
Stanton, CA 90680

Dear Ms. Stonich:

We have reviewed the site plan of the proposed six duplex units located at 7922 W. Cerritos Avenue. Based on experience preparing air quality assessments for a wide variety of real estate development projects for over 35 years, including large residential projects, we can professionally state the limited project scope would not exceed any applicable construction or operational South Coast Air Quality Management District (SCAQMD) CEQA air emission thresholds.

Sincerely,

Hans D. Giroux
Senior Analyst
Giroux & Associates

RECEIVED

JAN 27 2020

COMMUNITY DEVELOPMENT