



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, OCTOBER 7, 2020 - 6:30 P.M.

AGENDA

SAFETY ALERT – NOTICE REGARDING COVID-19

The President, Governor, and the City of Stanton have declared a State of Emergency as a result of the threat of COVID-19 (aka the "Coronavirus"). The Governor also issued Executive Order N-25-20 that directs Californians to follow public health directives including cancelling all large gatherings. Governor Newsom also issued Executive Order N-29-20 which lifts the strict adherence to the Brown Act regarding teleconferencing requirements and allows local legislative bodies to hold their meetings without complying with the normal requirements of in-person public participation. Pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20 the October 7, 2020, Regular Planning Commission Meeting will be held telephonically.

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. To that end, out of an abundance of caution the City of Stanton is temporarily cancelling in-person public participation. Members of the public wishing to access the meeting will be able to do so telephonically.

In order to join the meeting via telephone please follow the steps below:

1. Dial the following phone number **+1 (669) 900-9128** US (San Jose).
2. Dial in the following **Meeting ID: 830 8884 8816#** to be connected to the meeting.

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT ON PUBLIC HEARING ITEM 7A ON THE AGENDA MAY DO SO AS FOLLOWS:

- E-mail a request to speak to CommunityDevelopment@ci.stanton.ca.us with the subject line "REQUEST TO SPEAK - ITEM #" (*insert the item number relevant to your comment*) no later than 5:00 p.m. before the meeting (*Wednesday, October 7, 2020*) and, at the time of the requested public hearing item, the host will place a phone call to the commenter and allow them to speak to the Commission via speaker phone during the live meeting. Please indicate the Agenda Item you wish to address and provide your name and phone number in your e-mail.
- E-Mail Comments: Your e-mailed comments will be compiled, provided to the Commission and made available to the public before the start of the meeting. Staff will not read e-mail comments out loud during the meeting but the official record will include all e-mail comments received by 5:00 p.m. before the meeting (*Wednesday, October 7, 2020*).

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ALL OTHER ITEMS 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*) no later than 5:00 p.m. before the meeting (*Wednesday, October 7, 2020*). Please identify the Agenda Item you wish to address in your comments. Staff will not read e-mailed comments at the meeting. However, the official record will include all e-mailed 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 Ash

Vacant

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

The Planning Commission approve minutes of Regular Meetings:

- May 20, 2020

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, October 7, 2020) will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

7. PUBLIC HEARINGS

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT ON PUBLIC HEARING ITEM 7A ON THE AGENDA MAY DO SO AS FOLLOWS:

- E-mail a request to speak to CommunityDevelopment@ci.stanton.ca.us with the subject line "REQUEST TO SPEAK - ITEM #" (insert the item number relevant to your comment) no later than 5:00 p.m. before the meeting (Wednesday, October 7, 2020) and, at the time of the requested public hearing item, the host will place a phone call to the commenter and allow them to speak to the Commission via speaker phone during the live meeting. Please indicate the Agenda Item you wish to address and provide your name and phone number in your e-mail.
- E-Mail Comments: Your e-mailed comments will be compiled, provided to the Commission and made available to the public before the start of the meeting. Staff will not read e-mail comments out loud during the meeting but the official record will include all e-mail comments received by 5:00 p.m. before the meeting (Wednesday, October 7, 2020).

7A. PUBLIC HEARING TO CONSIDER ZONE CHANGE ZC 20-02 TO AMEND THE ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL AND GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE LAND USE DESIGNATIONS FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR PROPERTIES LOCATED AT 7161 AND 7165 KATELLA AVENUE.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project is Categorically Exempt per California Environmental Quality Act, Section 15301, Class 1 Existing Facilities.
- Adopt Resolution No. 2528 recommending the City Council approve Ordinance No. 1106 to amend the City's Zoning Map from CG, Commercial General to RH, High Density Residential for properties located at 7161 and 7165 Katella Avenue.
- Adopt Resolution No. 2529 recommending the City Council approve a General Plan Map Amendment No. GPA 20-01 to change designations from General Commercial to High Density Residential for properties located at 7161 and 7165 Katella Avenue.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

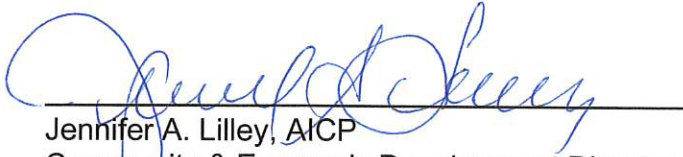
10. **PLANNING COMMISSION COMMENTS**

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 1st day of October 2020.



Jennifer A. Lilley, AICP
Community & Economic Development Director

DRAFT
MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, MAY 20, 2020

1. CALL TO ORDER

The members of the Planning Commission of the City of Stanton met in regular session via teleconference at 6:31 p.m., Chair Frazier presiding.

2. PLEDGE OF ALLEGIANCE

Led by Chair Frazier.

3. ROLL CALL

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

Absent: None.

Excused: None.

4. SPECIAL PRESENTATION

Contract City Planner Amy Stonich presented a parking memorandum. The memorandum was provided to City Council on May 12, 2020, in response to a request from Mayor Pro Tem Warren. The memorandum provided an overview of the Code related to residential parking requirements for multi-family, which increased the 2013 Code amendment parking requirements.

Ultimately, the Council directed staff to prepare a code update for multifamily housing that is more consistent with neighboring cities and with new state requirements. City Planner Stonich stated staff would prepare revisions for future consideration.

5. APPROVAL OF MINUTES

The April 15, 2020 minutes were revised to mark Commissioner Moua as “excused.”

The Planning Commission approved the minutes of regular meetings on April 15, 2020 and May 6, 2020. A motion was made to revise the minutes to reflect that the Planning Commission Meetings were conducted telephonically.

Motion/Second: Marques/Ash

Motion passed (5-0) by the following vote:

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

6. PUBLIC COMMENTS

None received.

7. PUBLIC HEARINGS

7A. PUBLIC HEARING TO CONSIDER PLANNED DEVELOPMENT PERMIT PDP 20-03, SITE PLAN AND DESIGN REVIEW SPDR-806, AND TENTATIVE TRACT MAP TM 20-03 TO SUBDIVIDE A 0.70 ACRE SITE FOR THE CONSTRUCTION OF SEVEN SINGLE FAMILY DETACHED CONDOMINIUM UNITS AND ASSOCIATED IMPROVEMENTS FOR THE PROPERTY LOCATED AT 7091 KERMORE LANE, IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE.

Commissioner Ash recused herself from the meeting for Item 7A due to her proximity to the proposed project for the Public Hearing.

Contract City Planner Stonich introduced the Item and introduced Planning Specialist Izzak Mireles to further discuss the Item.

Planning Specialist Mireles presented the Item. He outlined the following measures in place to address code deficiencies: 1) Enhanced landscaping elements provided throughout the project to create separation between the project and the surrounding uses; 2) Trees are proposed to screen the proposed dwelling units from the adjacent development; 3) Accent paving and extensive landscaping treatments are proposed along Kermore Lane. Mr. Mireles showed the Commission pictures of the proposed enhanced elements.

Planning Specialist noted for the record that Resolution 2504 was modified. Staff recommended removal of Planning Condition No. 10 based on the request of the applicant and added the specific code deficiencies addressed in the Planned Development Permit.

Commissioner Moua requested clarification regarding parking between units B6 and B5. He asked whether the units would be sharing parking.

Planning Specialist Mireles stated the parking for those units would be on the side to the east of the property. He stated the other three parking spaces are mandatory guest parking spaces.

Chair Frazier opened the floor for a public hearing.

Steve Jones, applicant on behalf of Olympia Capital Corporation, spoke in favor of the project.

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Planning Specialist Mireles noted no comments to speak were received via e-mail in regard to this item.

Commissioner Moua noted his concerns for parking with units five and six and the location of those parking spaces.

Bill Yager with Olympia Capital Corporation noted there is no parking allowed in front of unit five.

Chair Frazier asked whether the parking for that unit will be identified with a different color or if it would be identified in the Covenants, Conditions, and Restrictions.

Mr. Yager stated the purchaser of that unit would be advised where to park.

Commissioner Marques asked whether anything could be done to accommodate the required setback limits.

Mr. Yager explained a deficiency was required in order to have the guest parking and the driveway aisle. He explained that without the width to allow for a greater setback, they were forced to go into a deficiency mode.

Vice Chair Grand asked Mr. Yager why there is no open public space.

Mr. Yager stated the applicant and staff decided to provide significantly more private open space than the code allows and a common area open space was impractical given the size of the property.

Vice Chair Grand asked what the redlines mean.

Planning Specialist Mireles stated the redline were in regard to Planning Condition No. 10 because originally City staff incorporated the open space and was addressing the proximity of windows. However, because the design is to the west, City staff felt the condition was not valid for the specific project.

Chair Frazier closed the public hearing.

A motion was made to approve Resolution No. 2504 approving Planned Development Permit PDP 20-03, Site Plan and Design Review SPDR-806, and Tentative Tract Map TM 20-03.

Motion/Second: Grand/Marques

Motion passed (4-0) by the following vote:

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

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7B. PUBLIC HEARING TO CONSIDER GENERAL PLAN AMENDMENT GPA 19-01, ZONING CODE AMENDMENT ZCA 19-04, DEVELOPMENT AGREEMENT DA 19-01, PLANNED DEVELOPMENT PERMIT PDP 19-02, AND SITE PLAN AND DESIGN REVIEW SPDR-800 FOR A NEW MIXED-USE DEVELOPMENT INCLUDING A 300-UNIT APARTMENT COMMUNITY WITH COMMERCIAL COMPONENT FOR THE PROPERTY LOCATED AT 12736 BEACH BOULEVARD LOCATED IN THE COMMERCIAL GENERAL (CG) AND SOUTH GATEWAY MIXED-USE (SGMX) OVERLAY ZONE.

Contract City Planner Stonich introduced the item and introduced Senior Planner Rose Rivera to present the item.

Finally, Senior Planner Rivera noted that Section 5 of Resolution No. 2510 has been revised to include the requested parking waiver and setback and build-to-zone modifications.

Commissioner Ash asked how many commercial buildings or units will be included.

Senior Planner Rivera noted there is no indicated commercial use at this time.

Commissioner Ash asked whether the entire bottom floor would be for commercial use.

Senior Planner. Rivera stated no commercial use has been identified in the report but only identified the dedicated square footage that would be dedicated to commercial uses.

Commissioner Marques addressed the fact that if parking becomes an issue, the developer is open to address that issue.

Senior Planner Rivera stated there are conditions of approval incorporated into the resolution and the property owner or manager will be required to work with the City to develop a parking management plan if parking becomes an issue.

Chair Frazier asked regarding the Zoning Code Amendment and whether the project is a mixed-use project.

Senior Planner. Rivera confirmed the project is a mixed-use development but that future developments could be only residential

Chair Frazier asked whether it is applicable to this specific site or to the General Plan.

Senior Planner. Rivera noted it would apply to the zoning overlay but not to the particular site.

Chris Segesman, applicant from the Bonanni Development Team spoke in favor of the application.

Commissioner Marques noted he toured the site and observed a transmission and body works shop on the east of the site. He asked whether those shops would go away.

Mr. Segesman stated those sites would go away along with the mobile home sales office.

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Vice Chair Grand asked whether the residents would have assigned parking. She commented that the plan is magnificent and dog lovers would love the development. She also asked what is a dog spa.

Mr. Segesman confirmed there would be assigned parking and explained the dog spa is a place for residents to give their dogs a bath.

Commissioner Moua asked whether the site would be fenced off.

Mr. Segesman confirmed the entire area would be secured and accessible only by residents with key fobs.

Commissioner Moua noted his concern that in case of a fire the only way to exit would be through Beach Boulevard.

Mr. Segesman noted there is an approved Orange County Fire Authority Plan and asked that his teammate to outline their meetings with Orange County Fire Authority. She noted there is direct access to the courtyard through two access ways and there would be a dedicated fire lane outside of the property. She noted the Orange County Fire Authority proposed the selected egress only location and that all the units are covered. She also outlined the various passageways provided to exit from roof to ground level and from the courtyards.

Commissioner Ash asked whether the ground floor restaurants or businesses would only be on the main corner of the development or all the way down Beach Boulevard.

Mr. Segesman noted the commercial component is all glass and is on the corner of Beach Boulevard and Stanford Avenue. He confirmed going north on Beach, the project would continue to the top portion of the project and explained the site is a two-story volume commercial building on the corner of Beach and Stanford and confirmed the remaining portion of the building will be common open space.

Commissioner Ash asked whether they had any applicants or selected tenants.

Mr. Segesman responded they do not have a tenant or know who they will be yet.

Commissioner Ash then noted her concerns with parking spaces and asked how many parking spaces are actually needed. She asked regarding the condition that parking would be addressed with the property management company if it became an issue and asked how the applicant proposes resolving the problem.

Mr. Segesman answered that roughly 400 stalls are needed and noted they were concerned about parking and provided a PowerPoint presentation that outlines the parking ratio of similar developments in Orange County and the ratio for this project is at the top. He stated they would work with the leasing team to make sure there aren't units taking up more parking than allotted.

Chair Frazier asked how many ADA stalls would be included.

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Mr. Segesman noted eleven ADA stalls would be included with another ADA for commercial.

Chair Frazier also asked for clarification whether access would be reached through a key card.

Mr. Segesman confirmed certain parts would be accessible during the day, closed at night and higher levels would be closed.

Elizabeth Hansburg, on behalf of People for Housing, spoke in support of the development and commended the City for being forward thinking and dynamic. She spoke of the negative effects of the housing shortage in California and noted this development would increase supply which will help the City of Stanton.

Chair Frazier asked City Attorney Otto regarding his concerns for the request that the zoning code be amended to allow pure residential use without the requirement for a commercial mixed-use component in order to accommodate a future development.

City Attorney Otto explained how the condition can be removed by the Commission's recommendation. She confirmed the request would affect the General Plan in its entirety for the entire overlay zone not just the individual parcel.

Commissioner Marques confirmed that if Bonanni wanted to build something in a mixed-use area the component would not come into play. He noted his concern with the height of the building and the capabilities of the existing fire services but he feels comfortable because there is maneuvering space available on the road. Commissioner Marques asked whether there is any talks to speak to the Fire Authority to improve fire services within the City. He asked for a future item regarding this subject.

Commissioner Moua asked to hear from the residents around the area and noted his concern with how busy that area is. He also noted his concern with the height of the buildings and the implications to handle fires.

Commissioner Ash noted the developer has presented ideas to curtail the parking issues and are willing to look at options to address parking. She also reminded the Commission the Fire Authority already looked at the project and approved.

A motion was made by the Planning Commission to approve the Resolutions as recommended by staff with a recommendation to Resolution No. 2509 with the exception to not amend the zoning code to allow standalone pure residential in the future.

Motion/Second: Ash/Frazier

Motion passed (5-0) by the following vote:

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

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8. NEW BUSINESS

8A. REPORT ON HOMELESSNESS ISSUES AS IT RELATES TO THE COUNTY PLAN FOR HOUSING HOMELESS AT THE STANTON INN AND SUITES AND LOITERING ISSUES SURROUNDING THE RAILROAD TRACKS

City Planner Stonich provided an update on the homelessness issues at Stanton Inn & Suites and loitering near the railroad tracks.

She noted a memorandum has been provided and that Project Room Key is at the Stanton Inn & Suites to isolate people experiencing homelessness affected by COVID-19. She stated that Illumination Foundation has been selected to help with homelessness issues.

She also spoke of the project to address the loitering which commenced on May 20, 2020.

Commissioner Ash asked whether the State of California has determined the City cannot move the homeless from the railroad tracks.

City Planner Stonich stated the homeless cannot be relocated unless there are beds available for them (at shelters) and she noted they are looking forward to the Buena Park Shelter to provide beds.

Commissioner Ash asked whether the homeless can be forced to be relocated once beds are available.

City Attorney Otto noted the City's anti-camping ordinance cannot be enforced when there are no beds available but once beds are available for the homeless, the City can enforce the anti-camping ordinance. She explained that in simple terms the law dictates they cannot be punished for being homeless when there are no beds available.

Commissioner Moua noted concerns with sanitation and drug use with the homeless.

City Planner Stonich outlined some of the sanitation measures they are taking currently and noted other crimes that can be enforced.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

Commissioner Marques requested an in-person presentation from the Orange County Fire Authority and Orange County Sheriff regarding the projected needs of their departments in order to review plans.

Commissioner Moua asked about the effects of COVID-19 and how it relates to mosquitos. City Planner Stonich offered to provide an update from Vector Control.

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11. PLANNER'S REPORT

None.

12. ADJOURNMENT

Commission adjourned at 8:16 p.m.

Jennifer A. Lilley, AICP
Community & Economic Development Director



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: October 7, 2020

SUBJECT: PUBLIC HEARING TO CONSIDER ZONE CHANGE ZC 20-02 TO AMEND THE ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL AND GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE LAND USE DESIGNATIONS FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR PROPERTIES LOCATED AT 7161 AND 7165 KATELLA AVENUE.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project is Categorical Exempt per California Environmental Quality Act, Section 15301, Class 1 Existing Facilities.
- Adopt Resolution No. 2528 recommending the City Council approve Ordinance No. 1106 to amend the City's Zoning Map from CG, Commercial General to RH, High Density Residential for properties located at 7161 and 7165 Katella Avenue.
- Adopt Resolution No. 2529 recommending the City Council approve a General Plan Map Amendment No. GPA 20-01 to change designations from General Commercial to High Density Residential for properties located at 7161 and 7165 Katella Avenue.

BACKGROUND

7161 KATELLA: Earlier this year, to address homeless and vulnerable individuals and families impacted by COVID, the California Department of Housing and Community Development (HCD) directed funds to "Project Roomkey". Using State Funds as well as Federal Coronavirus Relief Funds (CRF), local agencies could temporarily use hotels,

motels and vacant apartment units for those facing homelessness during the pandemic. Stanton Inn and Suites, located at 7161 Katella Avenue, has been leased out by the County of Orange as part of this program.

In an effort to address long-term solutions for California's homeless and housing crisis, HCD has allocated \$600 million in grant funding to local public entities to purchase and rehabilitate hotels, motels and vacant apartment buildings for the purpose of converting them into interim or permanent long-term housing. The County of Orange, along with its co-applicant, Jamboree Housing, submitted three applications for motel sites in the City of Stanton for conversion to permanent supportive housing. The City has been involved in the application process, and on September 22, 2020 the City Council approved a funding commitment from the Housing Authority for this project.

Stanton Inn and Suites is located at 7161 Katella Avenue on property zoned Commercial General with a General Plan designation of General Commercial. This zoning and General Plan designation does not support residential land uses. The property is surrounded on the north, south and east sides by residential zoning and immediately to the east is an adult residential care facility. In order to facilitate the transition from Project Roomkey to permanent supportive housing, a Zone Change and General Plan Map Amendment are necessary.

The request to amend the Zoning Map and the General Plan Map include properties generally located north of Katella and east of Knott Street. Stanton Inn and Suites is located at 7161 Katella Avenue and includes two parcels (APN's 079-762-26 and 079-762-61) totaling 1.02 acres. The proposed redevelopment of the Stanton Inn and Suites will include the immediate necessary repairs to the two buildings that comprise the motel so they may be occupied within 30 days of acquisition and operated as interim housing. Property Management/Services and intensive on-site support will be provided by American Family Housing during the transition and throughout the operation as a permanent supportive housing site.

7165 KATELLA: The second property is located at 7165 Katella Avenue and includes two parcels (APN's 079-762-23 and 079-762-24) totaling 0.96 acres. This property is being included in the zone change and general plan review to ensure consistency in the zoning pattern and the long range goals of the City for this neighborhood. This property is not a part of the Project Homekey plan and this rezoning is not intended to make this site eligible for consideration for this program in the future.

The property is currently developed with an adult day care, residential facility operated by Alternative Resource Day Program, within the existing 17,443 square foot two-story building. No changes are proposed to this site or building. The change in zone and general plan ensures the use is consistent with zoning, and the Minor Use Permit to operate the adult day care facility is not affected by this change.



Figure 1: Existing Properties

ANALYSIS/JUSTIFICATION

The subject properties, 7161 Katella Avenue and 7165 Katella Avenue, are generally located north of Katella Avenue and east of Knott Street. The properties are surrounded by residential zoning and residential neighborhoods to the North, East and South and commercial uses on commercial zoned property to the West, please see Table 1. The zone change, from Commercial General to High Density Residential, is compatible with the existing neighborhood and surrounding developments.

Direction	Zoning	General Plan Land Use	Existing Developments
North	Single-Family Residential (RL)	Low Density Residential	Single Family residential homes
South	High Density Residential (RH)	High Density Residential	Bradford Residential Development
East	Medium Density Residential (RM)	Medium Density Residential	La Lampara Mobile home Park
West	Commercial General (CG)	General Commercial	Katella Square Commercial Center

Table 1: Surrounding Zoning and Land Use Designation

The property located at 7165 Katella Avenue is being included in the zone change and General Plan amendment so that its land use designations conform with its actual use. The property is currently designated Commercial General but it is currently a residential use and is surrounded by residential land uses and zoning. Excluding it from this rezone could be detrimental to the property. Rezoning the property to High Density Residential brings the use of the property into alignment with the zoning and General Plan since Commercial Zones are not intended for residential land uses. This adult day care center was approved on May 21, 2014 by Minor Use Permit 14-02 to allow the use to operate on this property. The change of zone more clearly identifies the intention of the City for this property to be a transition from the adjacent residential to the commercial to the west rather than to continue the commercial to the east along Katella. As part of this rezone, the existing use will continue to be allowed, though The rezone and General Plan update for this property is not intended to be an extension of the HomeKey project.

DENSITY: The High Density Residential zone designation is characterized in the General Plan by a variety of multi-family and care uses that include supportive housing and adult day care homes, consistent with the proposed conversion of the motel to supportive housing at 7161 Katella Avenue and the continued use of the adult day care center at 7165 Katella Avenue.

Per the Zoning Code, the maximum density for the High Density Residential zone is 18 dwelling units per acre. However, a strict use of units per acre to evaluate density can underestimate population as the more bedrooms, greater square footage and other increases in other habitable spaces (i.e., offices, dens, etc.), the more people can occupy a unit and increase overall density. The General Plan considered the zone to accommodate between 41 to 64 persons per acre.

Stanton Inn and Suites currently has a total of 72 rooms that would be converted to supportive housing units. A strict interpretation of the Code means that there would be 72 units to the acre, as the Code does not distinguish between a motel room and, for example, a three-bedroom home.

However, as part of the 2019 housing package, Governor Newsom signed a number of bills relating to affordable housing. Among them was Assembly Bill No. 1763 (AB 1763), which provides that a city may not apply any density limit to a development project if it is comprised of 100 percent affordable housing units for lower income individuals or households and the development is within 1/2 mile of a major transit stop (as defined in the statute).

Here, all 72 units of the motel would become affordable housing for lower income individuals, and the project is within 1/2 mile of a major transit stop. So notwithstanding the density limits in the City's Zoning Code and General Plan, this project is allowed to have 72 units per acre under AB 1763.

GENERAL PLAN GOALS: The proposed High Density Residential designation is consistent with the intent of the land use to allow for a variety of housing types along arterial highways with provisions for affordable housing. The proposal is also consistent with the General Plan Housing Element Actions and Goals listed below:

- Action H-4.1.2(c): encourage the conversion of hotel/motels to permanent housing through activities such as in-kind technical assistance, modified development standards or other incentives.
- Action H-4.1.7(b): modify Zoning Code to permit transitional and supportive housing.
- Action H-4.1.4: encourage housing types that are suitable for community care facilities, supportive housing and assisted living for special needs groups such as seniors and disabled person.
- Goal H-1.1 Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.
- Goal H-2.1 A housing stock that is conserved in a sound, safe and sanitary condition
- Goal H-3.1 Retention of existing housing stock and housing opportunities for Stanton residents.
- Goal H-4.1 Access to decent and suitable housing opportunities for all Stanton residents.

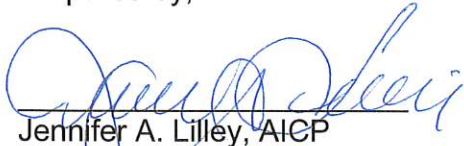
ENVIRONMENTAL IMPACT

The project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities). The key consideration for this exemption is whether the project involves negligible or no expansion of use. The request is to change the Zoning and General Plan maps only, and the existing uses will remain substantially the same. Therefore, the Existing Facilities exemption is applicable to the proposed project.

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,



Jennifer A. Lilley, AICP

Community and Economic Development Director

ATTACHMENTS

- A. PC Resolution No. 2528 – Zone Change No. ZC 20-02
- B. PC Resolution No. 2529 – General Plan Map Amendment No. GPA 20-01
- C. Vicinity Map
- D. Proposed Zone Change and General Plan Map Amendment

RESOLUTION NO. 2528

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE NO. 1106 APPROVING ZONE CHANGE ZC 20-02 TO AMEND THE CITY'S ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL FOR PROPERTIES LOCATED AT 7161 AND 7165 KATELLA AVENUE.

WHEREAS, Government Code, Section 65800 *et seq.* authorizes the City of Stanton ("City") to adopt and administer zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, the City has initiated a Zone Change amending the City's Zoning Map for properties located at 7161 and 7165 Katella Avenue ("Project Site), to encourage residential land uses including adult day care facilities and assisted living present today and facilitate the transition of the Stanton Inn and Suite site from a motel and emergency housing use to permanent supportive housing ("Project"); and

WHEREAS, the RH, High Density Residential Zone, allows adult day care, residential care, senior residential projects, supportive housing and transitional housing subject to development standards; and

WHEREAS, on September 24, 2020, the City gave public notice that the Planning Commission would conduct a public hearing to consider the Project by posting at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500 foot radius of the Project Site, posting the notice on the City's webpage, and making the notice available through the agenda posting process; and

WHEREAS, on October 7, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, findings and recommendations regarding Section 20.610.060 of the Stanton Municipal Code, public testimony and comments on the proposed zone change and voted to forward the proposed change to the City Council with a recommendation in favor of adoption; and

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

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1. The proposed project is exempt from review under the California Environmental Quality Act for the following reasons:

The Project is categorically exempt from CEQA pursuant to a Class 1 exemption for existing facilities. (State CEQA Guidelines, § 15301.) The Project qualifies for the

Class 1 exemption because the project involves the repurposing of an existing private facility involving negligible or no expansion of use. Moreover, none of the exceptions to the categorical exemptions applies because: the proposed project is not located in a particularly sensitive environment. The improvements will be installed on an existing motel that will be repurposed for residential living in an urbanized/developed area. The cumulative impact of successive projects of this same type in the same place over time would not be significant because these types of repurposing projects are limited in size and number; there is a finite number of existing motel/hotel square footage that can be repurposed into emergency/transitional housing. Repurposing the transient use to a more permanent/transitional housing use does not involve unusual circumstances. The project is not located in an officially designated state scenic highway. Thus, the proposed project would not have an impact in this regard. Similarly, the project is not located on a site designated pursuant to Government Code section 65962.5. Finally, the proposed project does not involve any improvements, modifications, or other changes to an historical resource. Therefore, none of the circumstances outlined in Title 14, California Code of Regulations, section 15300.2 applies and the categorical exemption is appropriate.

SECTION 2. In accordance with the requirements as set forth in Section 20.610.060 of the Stanton Municipal Code for Zoning Code Amendments the Planning Commission hereby recommends the City Council make the following findings:

1. a. The proposed amendment is consistent with the General Plan and any applicable Specific Plan;

The City of Stanton General Plan Land Use Designation for the subject property is General Commercial. General Plan Strategy LU-1.1.1 encourages land use which maximizes economic development and enhances the quality of life. The designation of General Commercial is intended to allow a full range of commercial activities. Hotels and Motels are allowed but residential land uses are not supported. Rezoning the properties to high density residential continues the development pattern adjacent to these properties while supporting adjacent commercial zoning to the west and supporting various housing needs for the community, particularly low-income individuals and households. There is a shortage of affordable housing across the State.

General Plan Action H-2.1.1.(a), Action H-4.1.2 (c) and Action H-4.1.2 (d) sets forward strategies to rehabilitate existing housing stock, convert motel units to permanent residential units and monitor zoning requirements for constraints impeding extremely low and very low income families from much needed housing. This rezoning effort will ensure the Stanton Inn and Suites will transition from a motel and temporary housing for a vulnerable population to transitional, and ultimately permanent supportive housing. The proposed Zone Change is consistent with the intent and purpose of the General Plan and these goals. AB1763 requires a density bonus to be provided to a for a housing

development in which 100% of the total units, exclusive of managers' units, are for lower income households.

General Plan Action H-4.1.4 of the Housing Element of the General Plan encourages housing types that are suitable for community care facilities, supportive housing and assisted living for special needs groups such as seniors and disabled persons.

General Plan Action H-4.1.2 (c) of the Housing Element of the General Plan directs the City to encourage the conversion of hotel/motels to permanent housing through activities such as in-kind technical assistance, modified development standards or other incentives.

General Plan Action H-4.1.7 (b) of the Housing Element of the General Plan indicates the City will modify Zoning Code to permit transitional and supportive housing.

1. b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The Zone Change allows for the transition of the motel use from temporary housing for vulnerable residents to include permanent supportive housing. The Zone Change allows by right the supportive housing land use and ensures these vulnerable residents will have safe, healthy housing and services to improve their quality of life. The High-Density Residential designation allows similar uses as found in the Zoning designations to the north, south and east of the site and is compatible with the Commercial zoning to the west. The Zone Change would promote the public interest, health, safety, convenience, and welfare of the City as it will provide for additional housing resources to serve the vulnerable population in the community.

2. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code.

The Amendment to the Zoning Map to change the zone for these properties from Commercial to High Density Residential is consistent with the development standards, policies and procedures included in the provisions of the Zoning Code. This map change does not create any inconsistencies or change any provisions of the Zoning Code.

3. The affected site is physically suitable in terms of design, location, shape, size operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses

and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

No changes are proposed to the site design, buildings, access, parking, services or other features of the site. The affected site is built with a motel and an adult day care, assisted living facility. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/o development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

No changes are proposed to the site design, buildings, access, parking, services or other features of the site. The properties will not have any negative impact given the Zoning Map Amendment changing the zone for the subject properties.

SECTION 3. Custodian and Location of Records. The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The Community Development Director is the custodian of the record of proceedings.

SECTION 4. Planning Commission Recommendation. Based on the foregoing, the Planning Commission hereby recommends that the City Council approve ZC 20-02 attached hereto as Exhibit "A", entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING THE ZONING MAP TO CHANGE THE ZONE FOR PROPERTIES LOCATED AT 7161 AND 7165 KATELLA AVENUE FROM CG, COMMERCIAL GENERAL TO RH, HIGH DENSITY RESIDENTIAL". The Planning Commission's recommendation is made upon review of the Staff Report, all oral and written comments, and all documentary evidence presented on the amendments.

SECTION 5. Certification. The Planning Commission Secretary shall certify to the adoption of this Resolution and cause a copy to be transmitted to the City Clerk.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on October 7, 2020 by the following vote, to wit:

AYES:	COMMISSIONERS:	<hr/>
NOES:	COMMISSIONERS:	<hr/>
ABSENT:	COMMISSIONERS:	<hr/>
ABSTAIN:	COMMISSIONERS:	<hr/>

Thomas Frazier, Chair
Stanton Planning Commission

Jennifer A. Lilley, AICP
Planning Commission Secretary

ORDINANCE NO. 1106

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON,
CALIFORNIA, APPROVING ZONE CHANGE ZC 20-02 TO AMEND THE
CITY'S ZONING MAP FROM CG, COMMERCIAL GENERAL TO RH,
HIGH DENSITY RESIDENTIAL FOR PROPERTIES LOCATED AT 7161
AND 7165 KATELLA AVENUE**

WHEREAS, Government Code, Section 65800 *et seq.* authorizes the City of Stanton ("City") to adopt and administer zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, the City has initiated a Zone Change amending the City's Zoning Map for properties located at 7161 and 7165 Katella Avenue ("Project Site), to encourage residential land including adult day care facilities and assisted living present today and to facilitate the transition of the Stanton Inn and Suites site from a motel and emergency housing use to permanent supportive housing. ("Project"); and

WHEREAS, the RH, High Density Residential Zone, allows adult day care, residential care, senior residential projects, supportive housing and transitional housing subject to development standards; and

WHEREAS, on September 24, 2020, the City gave public notice that the Planning Commission would conduct a public hearing to consider the Project by posting at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500 foot radius of the Project Site, posting the notice on the City's webpage, and making the notice available through the agenda posting process; and

WHEREAS, on October 7, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, findings and recommendations regarding Section 20.610.060 of the Stanton Municipal Code, public testimony and comments on the proposed zone change and voted to forward the proposed change to the City Council with a recommendation in favor of adoption; and

WHEREAS, on DATE, 2020 the City gave public notice that the City Council would conduct a public hearing consider the Project by posting at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500 foot radius of the Project Site, posting the notice on the City's webpage, and making the notice available through the agenda posting process; and

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

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES ORDAIN AS FOLLOWS:

SECTION 1. The proposed project is exempt from review under the California Environmental Quality Act for the following reasons:

1. The Project is categorically exempt from CEQA pursuant to a Class 1 exemption for existing facilities. (State CEQA Guidelines, § 15301.) The Project qualifies for the Class 1 exemption because the project involves the repurposing of an existing private facility involving negligible or no expansion of use. Moreover, none of the exceptions to the categorical exemptions applies because: the proposed project is not located in a particularly sensitive environment. The improvements will be installed on an existing motel that will be repurposed for residential living in an urbanized/developed area. The cumulative impact of successive projects of this same type in the same place over time would not be significant because these types of repurposing projects are limited in size and number; there is a finite number of existing motel/hotel square footage that can be repurposed into emergency/transitional housing. Repurposing the transient use to a more permanent/transitional housing use does not involve unusual circumstances. The project is not located in an officially designated state scenic highway. Thus, the proposed project would not have an impact in this regard. Similarly, the project is not located on a site designated pursuant to Government Code section 65962.5. Finally, the proposed project does not involve any improvements, modifications, or other changes to an historical resource. Therefore, none of the circumstances outlined in Title 14, California Code of Regulations, section 15300.2 applies and the categorical exemption is appropriate.

SECTION 2. In accordance with the requirements as set forth in Section 20.610.060 of the Stanton Municipal Code for Zoning Map Amendments the City Council hereby make the following findings:

1. a. The proposed amendment is consistent with the General Plan and any applicable Specific Plan;

The City of Stanton General Plan Land Use Designation for the subject property is General Commercial. General Plan Strategy LU-1.1.1 encourages land use which maximizes economic development and enhances the quality of life. The designation of General Commercial is intended to allow a full range of commercial activities. Hotels and Motels are allowed but residential land uses are not supported. Rezoning the properties to high density residential continues the development pattern adjacent to these properties while supporting adjacent commercial zoning to the west and supporting various housing needs for the community, particularly low-income individuals and households. There is a shortage of affordable housing across the State.

General Plan Action H-2.1.1.(a), Action H-4.1.2 (c) and Action H-4.1.2 (d) sets forward strategies to rehabilitate existing housing stock, convert motel units to

permanent residential units and monitor zoning requirements for constraints impeding extremely low and very low income families from much needed housing. This rezoning effort will ensure the Stanton Inn and Suites will transition from a motel and temporary housing for a vulnerable population to transitional, and ultimately permanent supportive housing. The proposed Zone Change is consistent with the intent and purpose of the General Plan and these goals. AB1763 requires a density bonus to be provided to a for a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households.

General Plan Action H-4.1.4 of the Housing Element of the General Plan encourages housing types that are suitable for community care facilities, supportive housing and assisted living for special needs groups such as seniors and disabled persons.

General Plan Action H-4.1.2 (c) of the Housing Element of the General Plan directs the City to encourage the conversion of hotel/motels to permanent housing through activities such as in-kind technical assistance, modified development standards or other incentives.

General Plan Action H-4.1.7 (b) of the Housing Element of the General Plan indicates the City will modify Zoning Code to permit transitional and supportive housing.

1. b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The Zone Change allows for the transition of the motel use from temporary housing for vulnerable residents to include permanent supportive housing. The Zone Change allows by right the supportive housing land use and ensures these vulnerable residents will have safe, healthy housing and services to improve their quality of life. The High-Density Residential designation allows similar uses as found in the Zoning designations to the north, south and east of the site and is compatible with the Commercial zoning to the west. The Zone Change would promote the public interest, health, safety, convenience, and welfare of the City as it will provide for additional housing resources to serve the vulnerable population in the community.

2. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code.

The Amendment to the Zoning Map to change the zone for these properties from Commercial to High Density Residential is consistent with the development standards, policies and procedures included in the provisions of the Zoning Code. This map change does not create any inconsistencies or change any provisions of the Zoning Code.

3. The affected site is physically suitable in terms of design, location, shape, size operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/o development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

No changes are proposed to the site design, buildings, access, parking, services or other features of the site. The affected site is built with a motel and an adult day care, assisted living facility. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/o development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

No changes are proposed to the site design, buildings, access, parking, services or other features of the site. The properties will not have any negative impact given the Zoning Map Amendment changing the zone for the subject properties.

SECTION 3. The City Council's actions are made upon review of the Planning commission recommendation, the Staff Report, all oral and written comments and all documentary evidence presented on the Ordinance.

SECTION 4. The Ordinance for Zone Change ZC 20-01 shall not take effect and shall become null and void unless and until the associated General Plan Amendment GPA 20-01 is approved by the City Council.

SECTION 5. The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The Community Development Director is the custodian of the record of proceedings.

SECTION 6. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 8. This ordinance shall be effective thirty first day following the adoption.

PASSED, APPROVED, AND ADOPTED this day of month, 2020.

DAVID J. SHAWVER, MAYOR

APPROVED AS TO FORM:

HONGDAO NGUYEN, CITY ATTORNEY

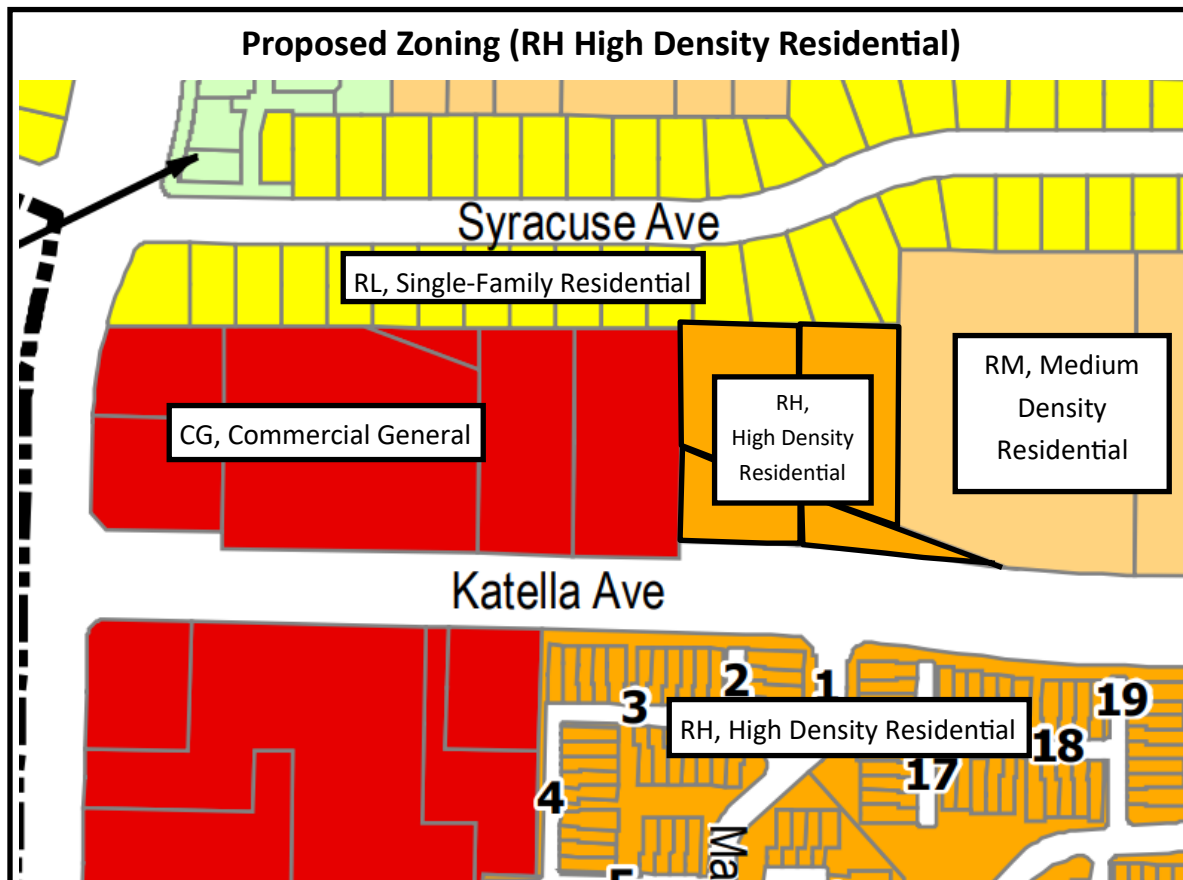
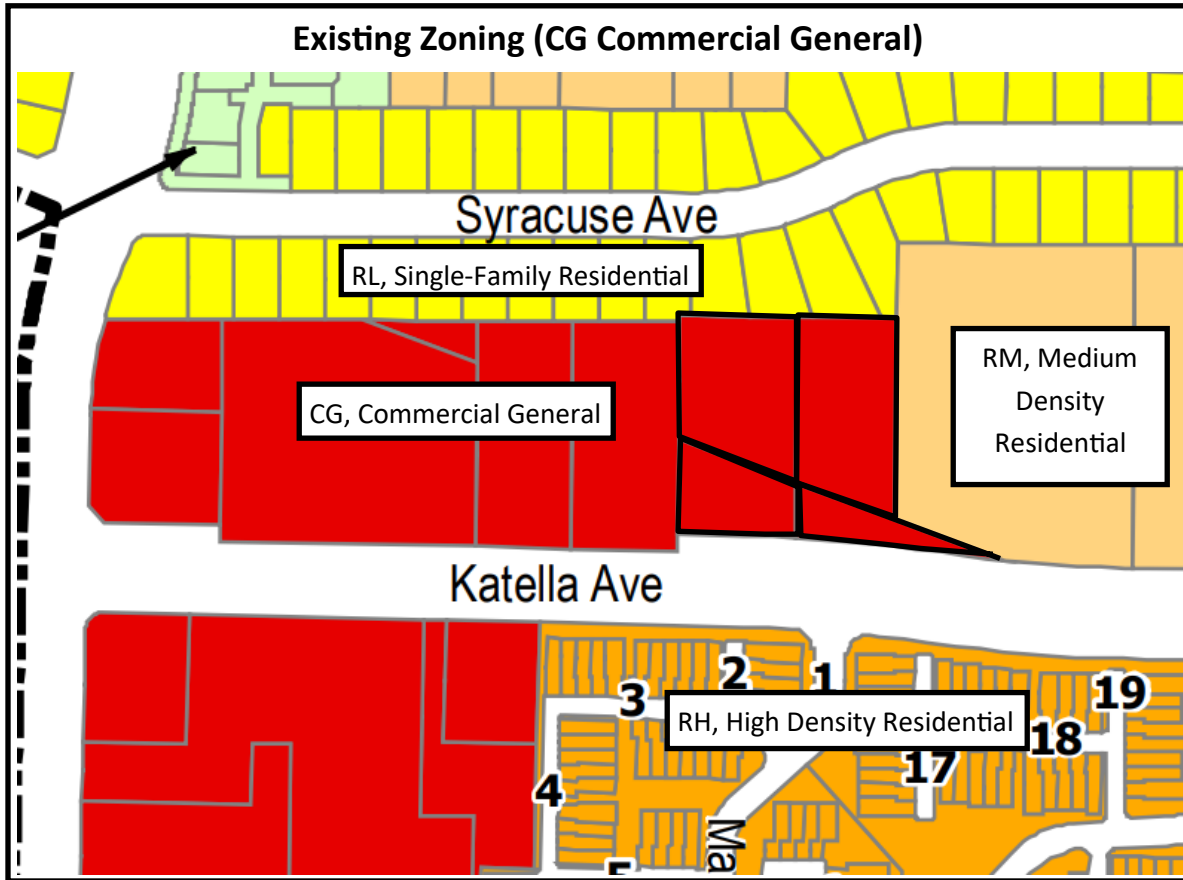
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF STANTON)

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Ordinance No. 1106 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on DATE, 2020, and was duly adopted at a regular meeting of the City Council held on DATE, 2020, by the following roll-call vote, to wit:

AYES:	COUNCILMEMBERS:	_____
NOES:	COUNCILMEMBERS:	_____
ABSENT:	COUNCILMEMBERS:	_____
ABSTAIN:	COUNCILMEMBERS:	_____

PATRICIA VAZQUEZ, CITY CLERK

EXHIBIT B—ZONING MAP AMENDMENT ZC 20-02



RESOLUTION NO. 2529

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN MAP AMENDMENT GPA 20-01 TO CHANGE DESIGNATIONS FOR PROPERTIES LOCATED AT 7161 AND 7165 KATELLA AVENUE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL.

WHEREAS, Government Code, Section 65800 *et seq.* authorizes the City of Stanton ("City") to adopt and administer zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, the Stanton General Plan includes statements of intent for each land use designation which describe the type and intensity of development allowed in a given area; and

WHEREAS, the City has initiated a General Plan Map Amendment for properties located at 7161 and 7165 Katella Avenue ("Project Site), to encourage residential land uses including adult day care facilities and assisted living present today and to facilitate the transition of the Stanton Inn and Suite site from a motel and emergency housing use to permanent supportive housing ("Project"); and

WHEREAS, the RH, High Density Residential Zone, allows adult day care, residential care, senior residential projects, supportive housing and transitional housing subject to development standards; and

WHEREAS, on September 24, 2020, the City gave public notice that the Planning Commission would conduct a public hearing to consider the Project by posting at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500 foot radius of the Project Site, posting the notice on the City's webpage, and making the notice available through the agenda posting process; and

WHEREAS, on October 7, 2020, the Planning Commission held a duly-noticed public hearing and considered the staff report, findings and recommendations for Amendments to the Zoning Map, Section 20.610.060 of the Stanton Municipal Code, public testimony and comments on the proposed zone change and voted to forward the proposed change to the City Council with a recommendation in favor of adoption; and

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

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1. The proposed project is exempt from review under the California Environmental Quality Act for the following reasons:

1. Separate and independent from the above-cited statutory exemption, the Project is categorically exempt from CEQA pursuant to a Class 1 exemption for existing facilities. (State CEQA Guidelines, § 15301.) The Project qualifies for the Class 1 exemption because the project involves the repurposing of an existing private facility involving negligible or no expansion of use. Moreover, none of the exceptions to the categorical exemptions applies because: the proposed project is not located in a particularly sensitive environment. The improvements will be installed on an existing motel that will be repurposed for residential living in an urbanized/developed area. The cumulative impact of successive projects of this same type in the same place over time would not be significant because these types of repurposing projects are limited in size and number; there is a finite number of existing motel/hotel square footage that can be repurposed into emergency/transitional housing. Repurposing the transient use to a more permanent/transitional housing use does not involve unusual circumstances. The project is not located in an officially designated state scenic highway. Thus, the proposed project would not have an impact in this regard. Similarly, the project is not located on a site designated pursuant to Government Code section 65962.5. Finally, the proposed project does not involve any improvements, modifications, or other changes to an historical resource. Therefore, none of the circumstances outlined in Title 14, California Code of Regulations, section 15300.2 applies and the categorical exemption is appropriate.

SECTION 2. In accordance with the requirements as set forth in Section 20.610.060 of the Stanton Municipal Code for General Plan Amendments the City Council hereby recommends the City Council make the following findings:

1. The proposed amendment is internally consistent with all other provisions of the General Plan;

The Change of Zone and General Plan Map Amendment are consistent with the High-Density Residential Designation and do not create internal inconsistencies in the General Plan.

The City of Stanton General Plan Land Use Designation for the subject property is General Commercial. General Plan Strategy LU-1.1.1 encourages land use which maximizes economic development and enhances the quality of life. The designation of General Commercial is intended to allow a full range of commercial activities. Hotels and Motels are allowed but residential land uses are not supported. Rezoning the properties to high density residential continues the development pattern adjacent to these properties while supporting adjacent commercial zoning to the west and supporting various housing needs for the community, particularly low-income individuals and households. There is a shortage of affordable housing across the State.

General Plan Action H-2.1.1.(a), Action H-4.1.2 (c) and Action H-4.1.2 (d) sets forward strategies to rehabilitate existing housing stock, convert motel units to

Resolution No.2529

October 7, 2020

Pg. 2

permanent residential units and monitor zoning requirements for constraints impeding extremely low and very low income families from much needed housing. This rezoning effort will ensure the Stanton Inn and Suites will transition from a motel and temporary housing for a vulnerable population to transitional and ultimately permanent supportive housing. The proposed Zone Change is consistent with the intent and purpose of the General Plan and these goals. AB1763 requires a density bonus to be provided to a for a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households.

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

The General Plan Map Amendment allows for the transition of the motel use from temporary housing for vulnerable residents to include permanent supportive housing. The General Plan Map Amendment allows by right the supportive housing land use and ensures these vulnerable residents will have safe, healthy housing and services to improve their quality of life. The High-Density Residential designation allows similar uses as found in the Zoning designations to the north, south and east of the site and is compatible with the Commercial zoning to the west. The General Plan Map Amendment would promote the public interest, health, safety, convenience, and welfare of the City as it will provide for additional housing resources to serve the vulnerable population in the community.

3. If an amendment to the Land Use Element, the affected site is physically suitable in terms of design, location, shape, size operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/o development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

No changes are proposed to the site design, buildings, access, parking, services or other features of the site. The properties will not have any negative impact given the Zone Change. The Land Use Element is not proposed to be modified and the change in land use designation is consistent with the existing land uses found on the proposed property, adjacent land uses and the available services necessary for the site.

4. The City may reduce, require, or permit the reduction of, the residential density for any lot to, or allow development of any lot at, a lower residential density, as defined in Government Code Section 65863, only if the following two additional findings are first made:

- a. The reduction is consistent with the adopted General Plan, including the Housing Element; and
- b. The remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing need in compliance with pursuant to Government Code Section 65584.

The amendment is a change in General Plan designation only and does not affect the residential density to any lot. Therefore, this finding is not applicable.

SECTION 3. Custodian and Location of Records. The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The Community Development Director is the custodian of the record of proceedings.

SECTION 4. Planning Commission Recommendation. Based on the foregoing, the Planning Commission hereby recommends that the City Council approve General Plan Map Amendment GPA 20-01 CHANGING THE GENERAL PLAN DESIGNATION FOR PROPERTIES LOCATED AT 7161 AND 7165 KATELLA AVENUE FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL". The Planning Commission's recommendation is made upon review of the Staff Report, all oral and written comments, and all documentary evidence presented on the amendments.

SECTION 5. Certification. The Planning Commission Secretary shall certify to the adoption of this Resolution and cause a copy to be transmitted to the City Clerk.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on October 7, 2020 by the following vote, to wit:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

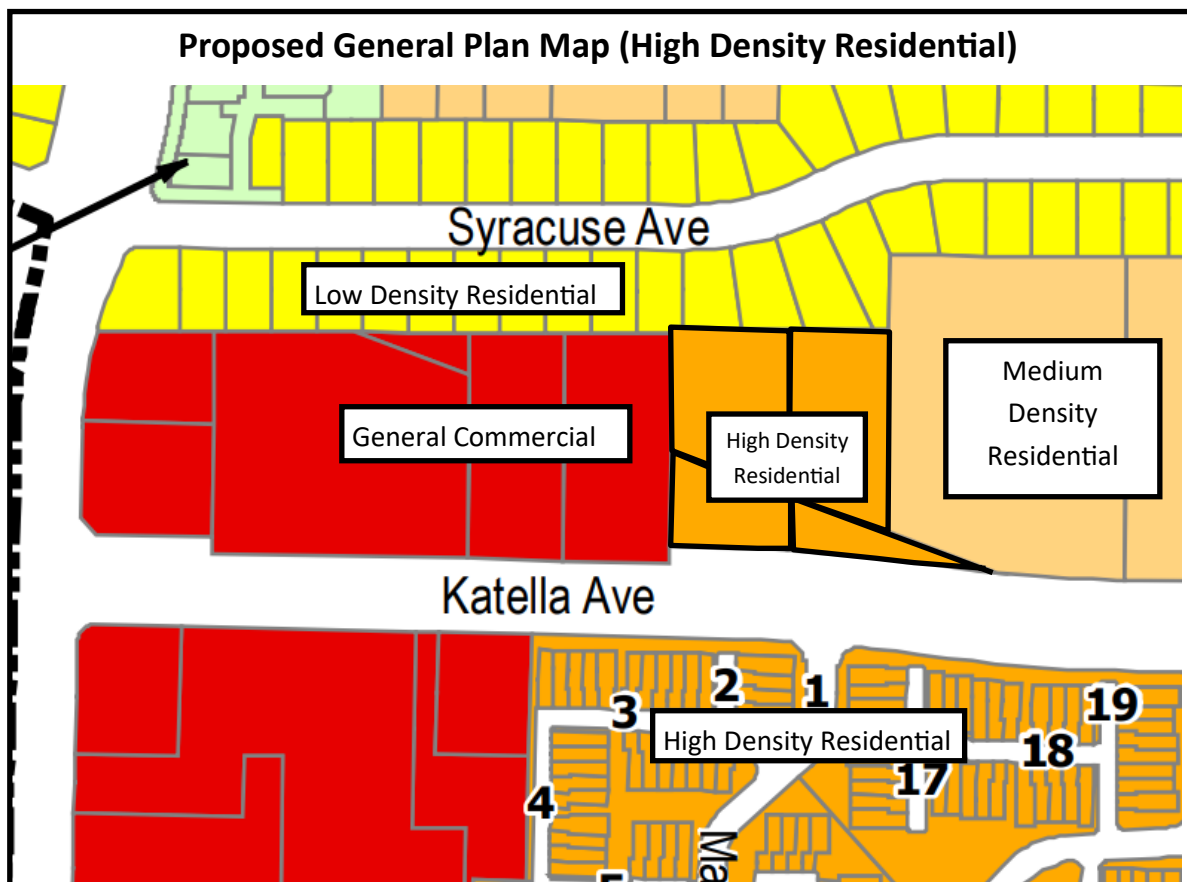
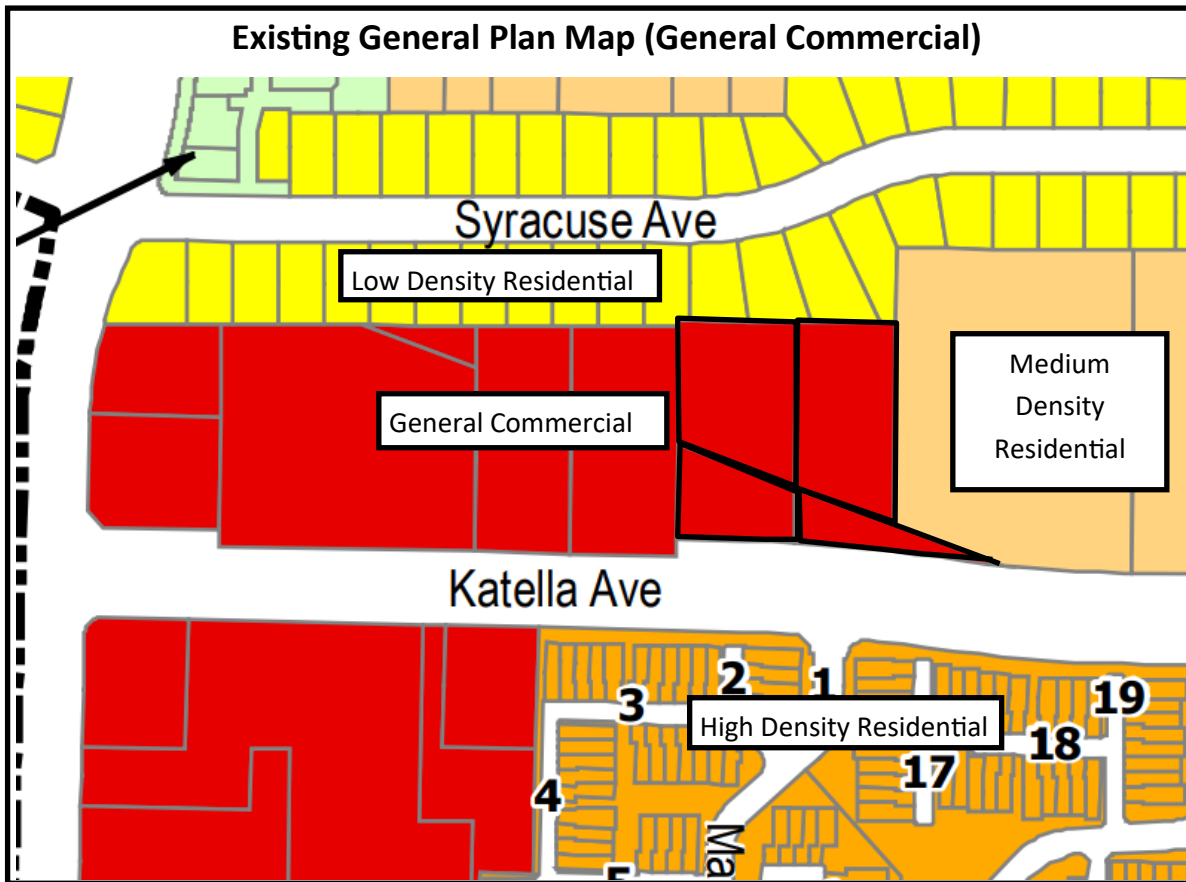
ABSTAIN: COMMISSIONERS: _____

Thomas Frazier, Chair
Stanton Planning Commission

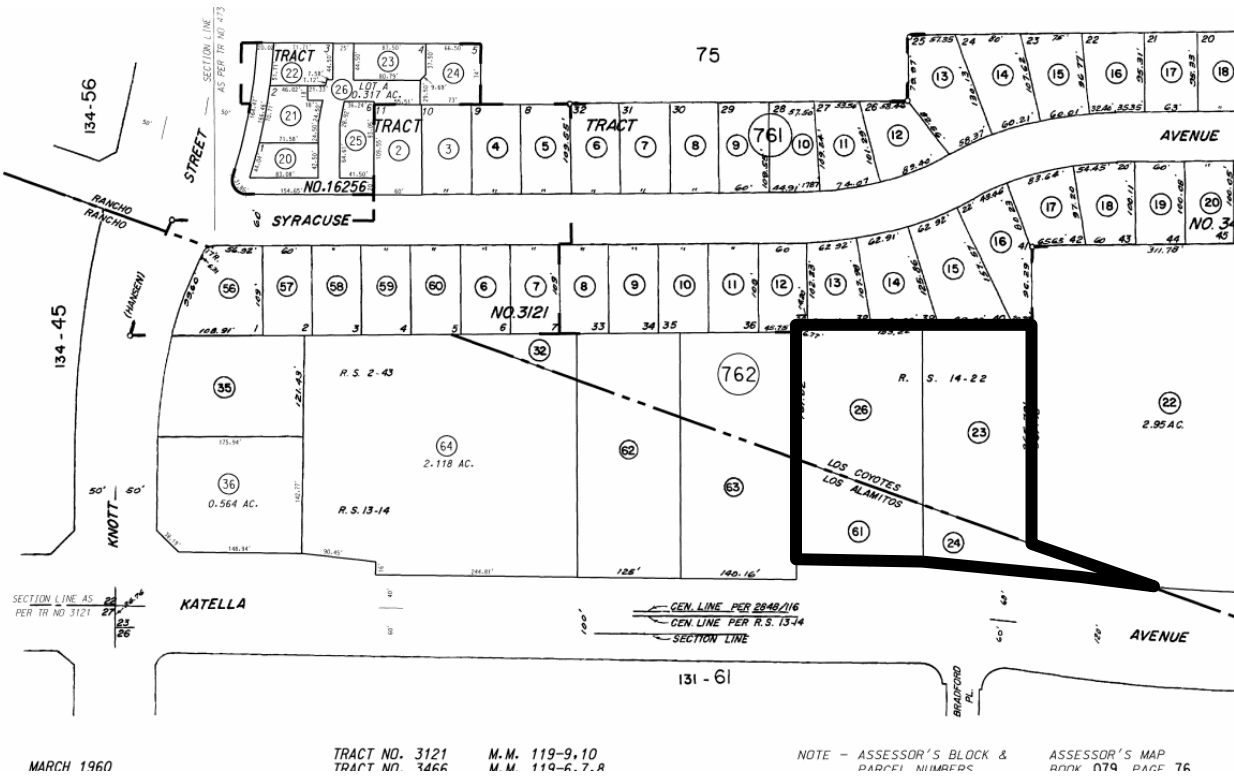
Jennifer A. Lilley, AICP
Planning Commission Secretary

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October 7, 2020
Pg. 4

EXHIBIT A—GENERAL PLAN MAP AMENDMENT GPA 20-01



7161 and 7165 Katella Avenue Vicinity Map



ATTACHMENT C

