

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, MARCH 4, 2020**

1. CALL TO ORDER

The members of the Planning Commission of the City of Stanton met in regular session in the City Council Chambers at 6:32 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.

Also Present: Contract City Planner Amy Stonich

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

The Planning Commission approved minutes for the Regular Meeting of August 7, 2019.

Motion/Second: Marques/Grand

Motion passed by the following vote:

AYES: Moua, Grand, Ash, Marques

NOES: None

ABSTAIN: Frazier

ABSENT: None

The Planning Commission approved minutes for the Regular Meeting of September 4, 2019.

Motion/Second: Ash/Marques

Motion passed by the following vote:

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

The Planning Commission approved minutes for the Regular Meeting of October 16, 2019.

Motion/Second: Grand/Moua

Motion passed by the following vote:

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

6. **PUBLIC COMMENTS**

None.

7. **PUBLIC HEARINGS**

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

City Planner Amy Stonich presented the project. She provided a background for the project and noted the 2.35-acre parcel currently houses the Lighthouse Community Church but the applicant is proposing to demolish the structures in order to develop 40 detached condominiums. She stated that in order to accomplish this project, an application for a tentative map, a precise plan of development, planned development permit and a development agreement are requested.

City Planner Stonich outlined the zoning and general plan of the location and noted the property is in the High-Density Residential Zone and carries a General Plan designation of High-Density Residential. She stated surrounding zoning includes the Single-Family Residential with a Low-Density General Plan designation zone to the north. She noted the High-Density residential zone and General Plan designation to the south and east, and the Medium-Density Residential Zone and General Plan designation to the west.

City Planner Stonich provided a photograph of the subject site and other photographs of surrounding properties.

She also provided the site plan and noted the project site would have access to Western Avenue from the twenty-four-foot wide common drive aisle which provides access to open parking spaces along the drive aisle. She stated the drive aisle also connects to four single driveways which serve as access points to the garages for each unit.

City Planner Stonich provided the floor plans depicting the total square footage of each floor plan and floor layouts. She also provided a snapshot of the proposed elevations featuring a modern architecture with an earth tone palette. She stated that elevations are enhanced with wall offsets, significant vertical and horizontal articulation and special architectural elements and materials and that each unit will be provided with a private outdoor fenced yard/patio. She confirmed the units are under the thirty-five-foot maximum height limitation.

City Planner Stonich noted the applicant is requesting a Planned Development Permit allowing for greater flexibility from the Zoning Code in order to provide a high-quality development. She noted the intent of the Planned Development Permit is to encourage a high-quality development which incorporates enhanced amenities but still meets the goals and intent of the General Plan. She noted the project meets the Planned Development Permit requirements by providing high quality architecture and enhanced landscape and open space elements.

She stated the applicant is requesting to allow for modifications to certain development standards which include south side yard and rear setbacks, required drive aisle width, required distance between habitable structures, parking and private open space.

She also noted the project conforms to the front setback and the side setback requirements on the northern side but the rear and south setback lines are proposed at five to nine feet less than the required setback to allow additional flexibility in the design. She noted the units are proposed to range from six feet to twenty-eight feet apart from one another. City Planner Stonich stated the main drive aisle is proposed to be a twenty-four-foot width rather than the required twenty-five-foot width per the Stanton Municipal Code. She noted the drive aisle maintains the minimum drive width as specified by Orange County Fire Authority and would also be improved with decorative stamped concrete to enhance the entry point to the development.

With regards to parking, City Planner Stonich noted the Stanton Municipal Code requires a total of 165 spaces but would provide 122 off-street parking spaces, which would equate to 3.05 parking spaces provided per unit. She noted this is a deficiency of forty-three spaces as required by code. She stated a parking analysis conducted utilized the industry parking standard, the Institute of Transportation Engineers (ITE) parking rate, and the parking rate for neighboring cities to justify the proposed parking shortage on site. The ITE rate, determined that fifty-two parking spaces were required which is far less than the City's requirement. The analysis also indicated that the neighboring cities' rates would result in parking requirements of 100 to 122, which is less than or the same as the project proposal. She summarized that the proposal would provide sufficient parking to accommodate the units.

Regarding open space, she noted the Stanton Municipal Code requires 250-square feet of private open space per unit. She noted the applicant is proposing a range from 145 - 265 square feet in size for each unit making some of the units deficient on private open space. The applicant justified that, with the close proximity to Stanton Central Park which is located approximately a quarter mile north of the property, residents would be able to utilize the park which offers a greater range of amenities, including interactive water play area, tennis courts, playgrounds, a skate park, and sports fields. Additionally, she noted the project exceeds the minimum requirement of common open space area that is required by the Stanton Municipal Code.

City Planner Stonich provided the open space plan for the development and noted the applicant is proposing 7,434 square feet of common open space area- eight percent, which exceeds the minimum five percent that is established in the Stanton Municipal Code. Additionally, the applicant is proposing a small open space area in the northwest portion of the site which would provide for a barbecue and picnic table amenity for the residents.

City Planner Stonich also outlined the Planned Development Permit enhancement measures. She noted the applicant is proposing a Tentative Tract Map and a development agreement given that the California Subdivision Map Act requires a Tentative Tract Map for a condominium subdivision. As proposed, she noted the design of the map conforms to the guidelines and standards of the Stanton General Plan and Municipal Code. City Planner Stonich noted that in regards to the development agreement, the City Council authorized staff to enter into negotiations for a Development Agreement for this project. She stated the Development Agreement vests the applicant with the authority to develop the project in accordance with the existing land use laws, regulations, and ordinances. In other words, if the land use laws, regulations, and ordinances change during the life of the Development Agreement, the applicant would still be able to develop the project according the Agreement. She stated that in exchange, the developer has agreed to provide substantial improvements to the infill site.

Finally, in terms of the California Environmental Quality Act, City Planner Stonich noted City staff has reviewed the proposed project and has determined that based on environmental assessment, the project has been determined to be categorically exempt for an infill development.

Accordingly, City Planner Stonich stated the recommended action is 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), adopt Resolution Number 2521 recommending the City Council approve Precise Plan of Development (PPD) 803 Tentative Tract Map 19-04, Planned Development Permit (PDP) 19-03; and adopt Resolution Number 2522 recommending the City Council approve Development Agreement DA 19-02.

Commissioner Marques noted the property is actually on the west side of Western Avenue, not the east side.

Melissa Saldana, resident at 7388 Syracuse Avenue, spoke about her concerns with parking for the development. She spoke of the current issues with parking in the area and concerns for the safety of residents.

Billie Sullivan, resident at 7412 Syracuse Avenue, spoke about her concerns with lack of fencing and the visibility to other residences that are lower than the development. She also noted a concern with the sewer lines and the potential for leaks and the implications to the homes who are lower. She noted concerns with traffic control and the safety on Western Avenue. Finally, she noted her concern with the length of construction and how the ongoing construction would affect the value of her home.

Stella Shih, resident at 7445 Skyline Drive, she noted her patio abuts the proposed development on the south side. She noted not meeting setback requirements on the south side will have implications other than privacy, such as quality of air and visibility. She opined that making an exception to setback requirements would set a bad precedent. She also noted her concerns with the lack of parking and that the national industry standard parking that was cited does not apply to California that has high density and the need of vehicles for public transportation. Finally, she noted her concern with changing the open space requirements in the development and setting that precedent.

Mark Sumrall, resident at 7461 Skyline Drive, shared his discomfort with having a three-story development being constructed right behind his backyard and how this will negatively impact his right to privacy. He also voiced concerns with parking and traffic control on Western Avenue.

Andy Williams, resident at 7462 Skyline Drive, noted this project demonstrates profit versus privacy. He asked why the City is allowing variances regarding the fence line. He asked the Commission to protect the citizens of Stanton and to think about the citizens over the money involved in the project.

Faye Yee, resident at 7445 Skyline Drive, spoke about the proposed frosted glass. [PORTIONS OF MS. YEE'S COMMENTS WERE UNINTELLIGIBLE]. She also voiced concerns with traffic control on Western, and the amount of accidents.

Jerry Ristrom addressed some of the citizen's concerns. He noted the traffic study involved an analysis of the various issues raised. He spoke about the height of the buildings and addressed the privacy concerns. He noted the sides of the units do not have windows. [PORTIONS OF THE COMMENTS WERE UNINTELLIGIBLE]. He also addressed the concerns with open space requirements and opined there is enough open space.

Steve Ruffner from KB Home also addressed the Commission. He noted he lives at 4412 Ocean Valley Lane in San Diego. Mr. Ruffner noted his company specializes in building homes for the middle class and pointed out they are one of the "greenest" builders for which they received a planet award. He addressed some of the parking concerns but pointed out they have experience with these sorts of parking issues they have addressed in other cities.

Commissioner Ash asked the applicant whether the project will be solar and the way in which the condos face. She also addressed the parking requirements and whether they meet those required by Stanton.

The applicant noted the project will include solar and will be short of meeting the parking requirements of Stanton.

Commissioner Marques addressed the applicant and noted his proposal is unacceptable because it is in a High-Density Residential area. He stressed the high number of accidents that have occurred in that space and opined that adding forty more units would be reckless. Commissioner Marques also noted his concerns with the lack of required parking. He asked whether the developer has considered reducing the number of units to thirty-five or to making the units three-bedrooms and not four. Finally, he voiced his concerns with the single drive aisle proposed to carry two-way traffic in and out on twenty-four feet with open space parking.

The applicant noted the project meets the fire code. He addressed Commissioner Marques' concerns regarding personal space and the number of units. He noted the personal space can be increased. He also stated families would like four bedrooms instead of three, as they have learned in surveys. [PORTIONS OF HIS COMMENTS WERE UNINTELLIGIBLE].

Commissioner Moua noted concerns with congestion of the area and the lack of parking in the area.

Vice Chair Grand noted her concerns with the frosted glass and the number of units on the property. She stated she does like there is no wall-sharing between the units and the project's name is the lighthouse community in homage to the church. She noted she also likes the fenced-in backyards or patios. She asked where the doggy station, picnic tables and barbecues will be placed.

The applicant noted those amenities would be in the northeast corner of the map.

Chair Frazier noted he lives nearby. He noted concerns with the width of the driveway and individuals choosing to park along the block wall. He also noted concerns with privacy and traffic control on Western Avenue. He described the drive to Cerritos, particularly when the school buses stop. Chair Frazier also noted parking is deficient as well as setbacks and using the park across the street. He did not ask the applicant any questions but rather opined the project does not work.

Commissioner Ash asked staff regarding the requirement from Orange County Fire Authority that the large fire truck have access to the building, and whether that wasn't a requirement here.

City Planner Stonich showed how the truck can access the development.

Commissioner Ash also noted her concerns with traffic control and asked whether the traffic lights can be adjusted.

City Planner Stonich stated Planning Works could look into the issue further.

Commissioner Moua noted drivers would need to make a left-hand turn on Western, which would back up traffic.

City Planner Stonich stated there was a church there before with a turn and a peak time which would accommodate a high volume of traffic.

Vice Chair Grand noted concerns with access to the fire truck.

Chair Frazier asked regarding the location of a fire hydrant towards the middle of the units.

Commissioner Ash stated that she liked the residents who spoke against the project were prepared and spoke about the various issues raised. She stressed the Commissioners are concerned for the citizens but need a valid justification to not approve the project. She noted the Commission is obligated to keep the Stanton Municipal Code in mind and that she does not like being compared to other cities. She stressed she likes having higher standards than others.

Chair Frazier spoke regarding the consideration being given to deficiencies in the project.

Commissioner Marques stated he has considered the deficiencies and does not agree with the requests to grant a variance to the City's requirements. He noted his concerns with the single fire truck in Stanton.

Commissioner Moua noted he is also concerned with congestion.

Vice Chair Grand stated she is also concerned with all the noted deficiencies.

City Planner Stonich noted the options for the Commission are to approve, deny or continue the hearing. She clarified the project can be approved with minor changes and if the project was denied, the applicant would be ineligible to re-apply for one year. She explained the project could be continued to a date uncertain with proper notice.

Chair Frazier asked for a motion to continue this hearing for a date uncertain.

A motion to continue hearing on this project for a date uncertain and allow the developer to make a diligent effort to comply with the City's codes and standards.

Motion/Second: Marques/Ash

Motion passed unanimously by the following vote:

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

8. NEW BUSINESS

8A. A GENERAL PLAN CONSISTENCY FINDING FOR ACQUISITION OF PROPERTY LOCATED AT 11870 BEACH BOULEVARD (APN: 131-241-21)

City Planner Stonich noted she is happy to answer questions regarding the proposal to acquire the property.

Commissioner Marques asked if the exact location is known.

City Planner Stonich stated the Tahiti Motel is to the North. She stated in the future, the property would be used to fulfill low income housing requirements and/or businesses. The Commission agreed the acquisition would be positive.

City Planner Stonich noted the City reached out to the two nearby motels regarding purchasing those properties as well.

9. OLD BUSINESS

None.

10. **PLANNING COMMISSION COMMENTS**

Commissioner Ash thanked Chair Frazier for keeping the meeting flowing.

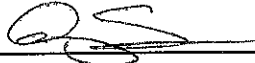
Chair Frazier thanked staff for their work on this hearing.

11. **PLANNER'S REPORT**

City Planner Amy Stonich reported on the Public Transportation Event at Stanton Central Park on April 11, 2020. She also noted the Commission would move to action minutes for the future.

12. **ADJOURNMENT**

Commission adjourned at 8:14 p.m.



Amy Stonich, AICP
Contract City Planner