

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, APRIL 15, 2020**

Due to a technical malfunction of the minute recording equipment, the following minutes for the Stanton Planning Commission are in action format.

1. CALL TO ORDER

The Planning Commission of the City of Stanton was called to order at 6:36 p.m. via teleconference, Chair Frazier presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Ash.

3. ROLL CALL

Present: Chair Frazier, Vice Chair Grand and Commissioner Ash.

Absent: Commissioner Marques

Excused: Commissioner Moua

Also Present: Contract City Planner Amy Stonich, Senior Planner Rose Rivera, Planning Specialist Izzak Mireles and City Attorney Kylee Otto

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

The Planning Commission minutes for the Regular Meeting of November 6, 2019.

Motion/Second: Ash/Grand

Motion failed by the following vote:

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

The Planning Commission minutes for the Regular Meeting of November 20, 2019.

Motion/Second: Grand/Frazier

Motion failed by the following vote:

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

The Planning Commission approved minutes for the Regular Meeting of December 18, 2019.

Vice Chair Grand asked that the spelling of DeWayne Normand be revised for accuracy.

Motion/Second: Grand/Ash

Motion passed by the following vote:

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

The Planning Commission approved minutes for the Regular Meeting of January 15, 2020.

Motion/Second: Ash/Frazier

Motion passed by the following vote:

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

Commissioner Marques joined the meeting at 6:55 p.m.

6. PUBLIC COMMENTS

None.

7. PUBLIC HEARINGS

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

RECOMMENDED ACTION

That the Planning Commission:

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

Contract City Planner Amy Stonich introduced the item.

Senior Planner Rose Rivera provided PowerPoint presentation that was posted on the City's website.

Mr. Kurt Bausback (KB Home) provided PowerPoint presentation that was posted on the City's website.

The public hearing was opened.

Public E-Comments:

E-Comments were received by staff.

E-Comments were forwarded to all Commissioners (confirmed by all Commissioners).

Ms. Amy Stonich, City Planner read an e-comment from Ms. Melissa Saldana.

Public E-Request to Speak:

Mr. Jerry Ristrom spoke in support of the development project.

Mr. Mark Sumrall spoke in opposition of the development project.
Mr. Keith Gifford spoke in opposition of the development project.

Mr. Danny Williams spoke in opposition of the project.

Ms. Stella Shih expressed her concerns regarding the development standards of the development project.

Ms. Kay Yee expressed her concerns regarding the development standards of the development project.

Mr. Eric Kough, Applicant provided closing comments and responded to concerns expressed from the public.

Mr. Steve Ruffner, Applicant provided closing comments and responded to concerns expressed from the public. Meet all code requirements.

Mr. John Abboud, Applicant provided closing comments and responded to concerns expressed from the public. Landscaping will be maintained by HOA.

Commissioner Marques asked about conditions from OCFA and read an email sent by City Planner Stonich regarding the process:

“Plans are routed to OCFA for review. Please note that they are not approved at this point, they are instead conditioned. These conditions are then included in the Conditions of Approval that are part of the resolution. Should the project be approved with conditions, the applicant must then route their plan check plans through the City's Building division to the Fire Authority for plan check review. After their in depth review and assurance that conditions have been met, OCFA may approve the plans and Building Division can issue the permits.”

Commissioner Marques expressed concern that he wanted to see the approved plans from the Fire Authority.

City Planner Stonich confirmed that the process is as indicated in the email. She reiterated that the Fire Authority reviews the plans and places conditions of approval on the project and that the plans are not approved until they have gone through the plan check process. She pointed out that the conditions are in the resolution and can be referenced there.

City Attorney Otto affirmed that what City Planner Stonich had written and explained was the standard practice for cities and was accurate.

Commissioner Ash expressed concern about the projects traffic and parking impacts.

The public hearing was closed.

Chair Frazier indicated that he was inclined to make findings for denial.

City Attorney Kylee Otto clarified that a motion should be made and seconded.

City Planner Stonich offered findings based on what she understood to be the concerns of the Planning Commissioners. She offered the following:

Based on Finding required for the Planned Development Permit, the concerns of the Planning Commission could be made as follows:

- 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 not be compatible with existing single and multi-family developments in the area.
- The reduced setbacks would create a condition that is not compatible with neighboring properties.
- The height of the Project is three-stories which, although is allowable in the High Density Residential (RH) Zone, would not provide adequate transition between the different densities and development types in the area.
- The Project appears too dense in the overall scale with neighboring properties and developments which creates the appearance of excessive bulk and height and lack of a buffer for neighboring properties.
- Therefore, the proposed project would not provide compatible and appropriate scale to neighboring properties and developments.

Commissioner Ash asked that findings be included regarding parking and traffic.

City Planner Stonich offered the following:

- The reduced parking could affect the neighboring properties with overflow parking.
- Traffic could negatively affect the neighboring properties.

Motion was made by the Planning Commission to adopt Resolution No. 2521 finding and recommending that the City Council deny Site Plan And Design Review (PPD)-803, Tentative Tract Map (TM) 19-04, and Planned Development Permit (PDP) 19-03 to allow for the construction of a 40-unit detached condominium subdivision located at 10871 Western Avenue in the High Residential (RH) Zone and find that the project is statutorily exempt per California Environmental Quality Act, Public Resource Code Section 15270 (Projects Which Are Disapproved).

Motion/Second: Ash/Frazier

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

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

City Planner Stonich noted that there is a second Resolution (Resolution No. 2522) and asked if the Planning Commission had a motion for it as well.

City Attorney Otto clarified that, typically a motion to deny the first item would result in a denial of the second. However, for the record, she asked that the Commission make a motion and vote on this as well.

Motion/Second: Ash/Frazier

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

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

ACTION TAKEN:

The Planning Commission conducted a public hearing; adopted Resolution No. 2521 finding and recommending that the City Council deny Site Plan And Design Review (PPD)-803, Tentative Tract Map (TM) 19-04, and Planned Development Permit (PDP) 19-03 and found that the project is statutorily exempt per California Environmental Quality Act, Public Resource Code Section 15270 (Projects Which Are Disapproved); and adopted Resolution No. 2522 recommending the City Council deny a Development Agreement between the City of Stanton and KB Home Coastal, Inc. for certain real property located at 10871 Western Avenue, Stanton pursuant to California Government Code Section 65864 et seq. and found that the project is statutorily exempt per California Environmental Quality Act, Public Resource Code Section 15270 (Projects Which are Disapproved).

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

RECOMMENDED ACTION

That the Planning Commission:

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

Senior Planner Rose Rivera provided PowerPoint presentation that was posted on the City's website. She noted that one written comment in support of the project was received. There was a question as to hours of operation to which staff provided a response confirming the hours are the same as those of the Rodeo 22 Conditions.

Tom Carpenter, applicant, Frontier Real Estate Investments, introduced himself and described the operations of the Tattoo Parlor and thanked the City of Stanton Planning Commission and Staff for their work and support of the project.

The public hearing was opened.

Planning Specialist Izzak Mireles indicated that no request to speak was received.

The public hearing was closed.

Motion/Second: Grand/Marques

Motion carried (3-0) by the following vote:

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

ACTION TAKEN:

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

7C. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ACZ20-01 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON ADDING REGULATIONS AND ZONING STANDARDS RELATING TO COMMERCIAL CANNABIS BUSINESSES TO CHAPTER 5.77 (COMMERCIAL CANNABIS BUSINESSES) AND AMENDING TITLE 20 (ZONING) OF THE STANTON MUNICIPAL CODE AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA

RECOMMENDED ACTION

That the Planning Commission:

- Continue this item to May 6, 2020. This recommendation is based on information that was received from the Orange County Sheriff's Department following distribution of the public notice. The information was regarding revised verbiage for background checks. Staff will work with the Sheriff's Department to incorporate the appropriate verbiage in the ordinance and to clarify the application process for consistency with their direction.

Contract City Planner Amy Stonich presented the item.

A motion was made by the Planning Commission to continue the item to the May 6, 2020, Planning Commission Meeting.

Motion/Second: Grand/Marques

Motion carried (3-0) by the following vote:

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

ACTION TAKEN:

The Planning Commission continued this item to May 6, 2020. This recommendation was based on information that was received from the Orange County Sheriff's Department following distribution of the public notice. The information was regarding revised verbiage for background checks. Staff will work with the Sheriff's Department to incorporate the appropriate verbiage in the ordinance and to clarify the application process for consistency with their direction.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

Vice Chair Grand expressed her hope to meet in person for the May 6, 2020, Planning Commission meeting.

Commissioner Marques encouraged everyone take every precautionary measure to stay safe.

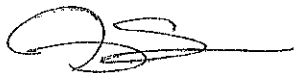
Chair Frazier thanked Staff for their efforts to conduct this meeting.

11. PLANNER'S REPORT

Contract City Planner Stonich expressed appreciation to all for their patience during this unusual time.

12. ADJOURNMENT

Commission adjourned at 9:08 p.m.



Amy Stonich, AICP
Contract City Planner