

**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:

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.

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

**ACTION TAKEN:**

The Planning Commission conducted a public hearing, adopted Resolution No. 2504 approving Planned Development Permit PDP 20-03, Site Plan and Design Review SPDR-

806 and Tentative Tract Map TM 20-03 and found that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-fill Development Projects).

**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.

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 a dog spa is.

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.

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

**ACTION TAKEN:**

The Planning Commission conducted a public hearing, adopted Resolution No. 2509 recommending the City Council find that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (Infill Development) and approve General Plan Amendment GPA 19-01 to amend the Stanton General Plan to increase the maximum density and the maximum number of building stories and Zoning Code Amendment ZCA 19-04 to amend Title 20 of the Zoning Code to increase the maximum density, the maximum number of building stories, the building height and to allow pure residential uses in the South Gateway Mixed-Use (SGMX) Overlay Zone; adopted Resolution No. 2511 recommending the City Council approve a Development Agreement between the City of Stanton and Bonanni Development for certain real property located at 12736 Beach Boulevard, Stanton, pursuant to California Government Code Section 65864 et seq.; and adopted Resolution No. 2510 recommending the City Council approve Planned Development Permit PDP 19-02 and Site Plan and Design Review SPDR-800 to develop a new mixed-use development including a 300-unit apartment community with commercial component.

**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.

**11. PLANNER'S REPORT**

None.

**12. ADJOURNMENT**

Commission adjourned at 8:16 p.m.

  
\_\_\_\_\_  
Jennifer A. Lilley, AICP  
Community & Economic Development Director