

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

1. CALL TO ORDER

The regular meeting of the Planning Commission of the City of Stanton was called to order at 6:37 p.m.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Marques.

3. ROLL CALL

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

Absent: None

Excused: None

4. SPECIAL PRESENTATION

Chair Frazier introduced the new Community & Economic Development Director, Ms. Jennifer A. Lilley.

5. APPROVAL OF MINUTES

None.

6. PUBLIC COMMENTS

None.

7. PUBLIC HEARINGS

7A. PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR-805, TENTATIVE TRACT MAP TM 20-02 AND PLANNED DEVELOPMENT PERMIT PDP 20-02 TO ALLOW FOR THE DEVELOPMENT OF SIX (6) CONDOMINIUMS LOCATED AT 7922 CERRITOS AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE.

Vice Chair Grand recused herself from discussion of this item due to the proximity of her residence to the proposed project.

Assistant Planner Izzak Mireles presented the item.

Chair Frazier asked how many cars currently use the temporary parking lot.

Mr. Mireles stated city staff would research that information.

Chair Frazier asked what is considered "moderate income."

Mr. Mireles stated "moderate income" is based on the County's average median income of \$83,000 - \$90,000. He noted a covenant will provide that these homes will have to remain affordable for fifty-five years.

Chair Frazier opened the public hearing.

Troy Hendrickson, Vice President of Land Acquisition for Habitat for Humanity of Orange County, introduced himself.

Commissioner Marques noted that without the density bonus, the planned development permit request would not meet the current Stanton Zoning Code.

Chair Frazier confirmed whether the density bonuses are mandated by the State.

Ms. Lilley noted that in this case, the applicant is utilizing incentives provided by the State for projects providing affordable housing.

Commissioner Moua expressed his concern with parking and the way it will affect the neighborhoods.

Chair Frazier asked City Attorney Kaylee Otto, whether the parking issue is not an issue of a variance but rather is a concession dictated by the State.

Ms. Otto confirmed the parking space allowance is mandated by the State.

Commissioner Ash asked for clarification on the use of contractors.

Mr. Hendrickson explained they are a licensed contractor.

Vice Chair Grand asked regarding the turnaround area for the fire truck.

Mr. Hendrickson explained it has been reviewed by the Orange County Fire Authority.

Chair Frazier closed the public hearing.

Commissioner Ash noted she is happy Habitat for Humanity picked Stanton but noted her frustration with the inability of the Commission to uphold the Code. She asked Ms. Lilley about the feasibility of parking elsewhere and what the City will propose.

Ms. Lilley stated some communities consider shared parking agreements, parking districts and other tools to address parking concerns.

Motion/Second: Ash/Marques

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

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

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

Commissioner Ash asked whether in-person meetings would continue or whether the Commission would continue meeting telephonically.

Ms. Lilley noted that at this time there is no new direction.

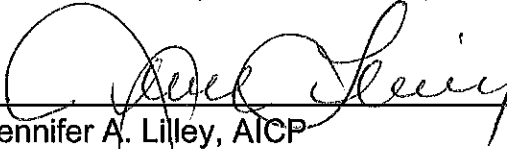
Chair Frazier noted how pleased he is that Ms. Lilley is working with the City. He commended Mr. Mireles on his presentation.

11. PLANNER'S REPORT

None.

12. ADJOURNMENT

Commission adjourned at 7:19 p.m.



Jennifer A. Lilley, AICP
Community & Economic Development Director