



**CITY OF STANTON**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**

## **PLANNING COMMISSION REGULAR MEETING**

**WEDNESDAY, APRIL 17, 2024 - 6:30 P.M.**

### **AGENDA**

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*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) 890-4210. Notification 48 hours prior to the Commission meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.*

**1. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chair Adams, Vice Chair Frazier, Commissioner Ash, Commissioner Sanchez, Commissioner Tran

**4. APPROVAL OF MINUTES**

None.

**5. PUBLIC COMMENTS**

This is the time for members of the public to address the Planning Commission on any non-agendized matters within the subject matter jurisdiction of the Planning Commission.

- Each speaker will have a maximum of three (3) minutes,
- The Commission cannot discuss or take action on these items.
- All speakers must fill out a REQUEST TO SPEAK card and submit it to the Secretary of the Commission.
- The Chair will call speakers to the microphone. Please state your name, slowly and clearly, for the record.
- When three (3) minutes has expired, please return to your seat as you will not be permitted to have additional time for comments.

## **6. CONSENT CALENDAR**

### **6A. ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR 2023**

#### **RECOMMENDED ACTION**

Planning Commission of the City of Stanton hereby resolve as follows:

- Declare the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Guideline Section No. 15306 (Class 6, Information Collection).  
Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and which have been exempted from the requirements of CEQA. Class 6 consists of projects which solely encompass information collecting and reporting, such as the annual report; and
- Motion to recommend the City Council accept the Annual Housing Element Progress Report for the 2023 calendar year.

## **7. PUBLIC HEARING**

None.

## **8. NEW BUSINESS**

None.

## **9. OLD BUSINESS**

None.

## **10. SPECIAL PRESENTATIONS**

None.

## **11. 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.*

## **12. DIRECTOR'S REPORT**

None.

## **13. 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 Family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 11<sup>th</sup> day of April 2024.

  
\_\_\_\_\_  
Crystal Landavazo  
Community & Economic Development Director





## **CITY OF STANTON REPORT TO THE PLANNING COMMISSION**

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**TO:** Chair and Members of the Planning Commission

**DATE:** April 17, 2024

**SUBJECT: REQUEST THE PLANNING COMMISSION TO RECOMMEND THE CITY COUNCIL ACCEPTS THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR 2023**

### **RECOMMENDED ACTION**

Planning Commission of the City of Stanton hereby resolve as follows:

- Conduct a public hearing;
- Declare the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Guideline Section No. 15306 (Class 6, Information Collection). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and which have been exempted from the requirements of CEQA. Class 6 consists of projects which solely encompass information collecting and reporting, such as the annual report; and
- Motion to recommend the City Council accept the Annual Housing Element Progress Report for the 2023 calendar year.

### **DISCUSSION**

California Government Code Section 65400 requires each city, county, including charter cities, to prepare and submit an annual housing element progress report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The purpose of the report is to monitor the City's housing element implementation and progress in meeting the City's share of regional housing needs. Before submitting to the referenced state agencies, the annual housing element progress report must be reviewed and accepted by the City Council.

During the 2023 calendar year, the Planning Division accepted and processed 279 applications including Administrative, Planning Commission, and legislative applications to the City Council.

The Planning Commission conducted six meetings and considered seven items. One of the seven items consisted of recommendation for City Council approval of an amendment to the municipal code to ensure compliance with state Accessory Dwelling laws. In 2023, the Building and Safety Division issued 65 permits for varying from new single-family dwellings, multi-family, and accessory dwelling units. Additionally, the City of Stanton issued certificates of occupancy for two HomeKey projects that consisted of 132 new affordable housing units for very low-income individuals.

### **ENVIRONMENTAL IMPACT**

Staff has reviewed the General Plan Annual Progress Report for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15306 (Class 6, Information Collection). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and which have been exempted from the requirements of CEQA. Class 6 consists of projects which solely encompass information collecting and reporting, such as the annual report.

Prepared by,

  
\_\_\_\_\_  
Patricia Garcia  
Assistant Planner

Approved by,

  
\_\_\_\_\_  
Crystal Landavazo  
Community and Economic Development Director

### **ATTACHMENTS**

- A. Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Stanton
Reporting Calendar Year	2023
Contact Information	
First Name	Irving
Last Name	Anaya
Title	Senior Planner
Email	ianaya@stantonca.gov
Phone	7148904291
Mailing Address	
Street Address	7800 Katella Ave
City	Stanton
Zipcode	90680

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v\_2\_15\_24

**Optional:** This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

**Optional:** Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

**Optional:** This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

**Please save your file as Jurisdictionname2023 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD’s database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov).*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Stanton	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	60
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		37
Total Units		97

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	13	40
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	24	18
Mobile/Manufactured Home	0	60	432
Total	0	97	490

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	65	97
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	1
Number of Proposed Units in All Applications Received:	4
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0



Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	1	4
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	16
Sites Rezoned to Accommodate the RHNA	0





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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and C											
Project Identifier					Unit Types		Affordability by Household Incomes - Comp				
1					2	3	4				
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted
Summary Row: Start Data Entry Below							0	0	0	0	0
	131-501-04	12736 BEACH BLVD	VRV	9697	MH	R					
	079-762-61, 079-762-26	7161 KATELLA AVE	Homekey (Stanton Suites Inn)	2021-813	MH	R					
	131-241-12	11850 BEACH BLVD	Homekey (Tahiti)	2021-814	MH	R					
	079-313-06	10570 LEXINGTON ST		2020-623	SFD	R					
	079-313-06	10572 LEXINGTON ST		2020-621	SFD	R					
	079-753-51	10833 OXFORD LN	7162 Kermore	2021-144	SFD	O					
	079-753-51	10843 OXFORD LN	7162 Kermore	2021-145	SFD	O					
	079-753-51	10853 OXFORD LN	7162 Kermore	2021-146	SFD	O					
	079-753-51	10863 OXFORD LN	7162 Kermore	2021-147	SFD	O					
	079-371-09	17322 FARO ST	KB	2022-278	SFD	O					
	079-371-09	17312 FARO ST	KB	2022-279	SFD	O					
	079-371-09	17302 FARO ST	KB	2022-280	SFD	O					
	079-371-09	17292 FARO ST	KB	2022-281	SFD	O					
	079-371-09	17282 FARO ST	KB	2022-282	SFD	O					
	079-371-09	17272 FARO ST	KB	2022-283	SFD	O					
	079-371-09	17262 FARO ST	KB	2022-284	SFD	O					
	079-371-09	17252 FARO ST	KB	2022-285	SFD	O					
	079-371-09	17242 FARO ST	KB	2022-286	SFD	O					
	079-371-09	17232 FARO ST	KB	2022-287	SFD	O					

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

	079-371-09	17222 FARO ST	KB	2022-288	SFD	O					
	079-371-09	17212 FARO ST	KB	2022-289	SFD	O					
	079-371-09	17202 FARO ST	KB	2022-290	SFD	O					
	079-371-09	17201 FARO ST	KB	2022-291	SFD	O					
	079-371-09	17211 FARO ST	KB	2022-292	SFD	O					
	079-371-09	17221 FARO ST	KB	2022-293	SFD	O					
	079-371-09	17231 FARO ST	KB	2022-294	SFD	O					
	079-371-09	17241 FARO ST	KB	2022-295	SFD	O					
	079-371-09	17251 FARO ST	KB	2022-296	SFD	O					
	079-371-09	17261 FARO ST	KB	2022-297	SFD	O					
	079-371-09	17281 FARO ST	KB	2022-299	SFD	O					
	079-371-09	12272 AKIRA DR	KB	2023-114	SFD	O					
	079-371-09	12262 AKIRA DR	KB	2023-115	SFD	O					
	079-371-09	12252 AKIRA DR	KB	2023-117	SFD	O					
	079-371-09	12242 AKIRA DR	KB	2023-118	SFD	O					
	079-371-09	12232 AKIRA DR	KB	2023-119	SFD	O					
	079-371-09	12231 AKIRA DR	KB	2023-120	SFD	O					
	079-371-09	12251 AKIRA DR	KB	2023-121	SFD	O					
	079-371-09	12261 AKIRA DR	KB	2023-122	SFD	O					
	079-371-09	12271 AKIRA DR	KB	2023-123	SFD	O					
	079-371-09	12281 AKIRA DR	KB	2023-126	SFD	O					
	079-371-09	12291 AKIRA DR	KB	2023-127	SFD	O					
	079-371-09	12301 AKIRA DR	KB	2023-128	SFD	O					
	079-371-09	12241 AKIRA DR	KB	2023-129	SFD	O					
	131-352-19	7734 CARLA ST	ADU	2021-172	ADU	R					
	126-476-03	10601 MAGNOLIA AVE	ADU	2021-549	ADU	R					
	131-081-02	11213 MARIO LN	ADU	2021-788	ADU	R					
	131-378-21	12294 GEORGIAN ST	ADU	2021-867P	ADU	R					
	131-353-17	12443 SANTA ROSAL	ADU	2022-134	ADU	R					
	131-354-09	12341 SANTA ROSAL	ADU	2022-144P	ADU	R					
	126-443-06	10573 Sycamore Ave	ADU	2022-214	ADU	R					
	126-384-22	8671 HARRIET ST	ADU	2022-216P	ADU	R					
	079-560-17	10281 COURSON DR	ADU	2022-261	ADU	R					
	126-471-11	10537 SHERRILL ST	ADU	2022-262	ADU	R					
	126-281-17	8231 STARR ST, UNIT	ADU	2022-309	ADU	R					
	131-072-16	7952 RUTHANN AVE	ADU	2022-323	ADU	R					
	131-052-08	7751 EILEEN ST	ADU	2022-334	ADU	R					
	079-781-16	10633 ASBURY AVE	ADU	2022-376	ADU	R					
	079-346-11	10840 ROSE ST	ADU	2022-468	ADU	R					
	079-793-04	7361 LOWELL ST	ADU	2022-603	ADU	R					
	131-293-02	7692 LESSUE AVE	ADU	2023-062	ADU	R					
	131-291-02	11521 SANTA ROSAL	ADU	2022-404	ADU	R					

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

	131-422-20	7 BIGSBY DR	BIGSBY	2023-577	SFA	O					
	131-422-20	8 BIGSBY DR	BIGSBY	2023-578	SFA	O					
	131-422-20	9 BIGSBY DR	BIGSBY	2023-579	SFA	O					
	131-422-20	10 BIGSBY DR	BIGSBY	2023-580	SFA	O					
	131-422-20	11 BIGSBY DR	BIGSBY	2023-581	SFA	O					
	131-422-20	58 BIGSBY DR	BIGSBY	2023-582	SFA	O					
	131-422-20	59 BIGSBY DR	BIGSBY	2023-583	SFA	O					
	131-422-20	60 BIGSBY DR	BIGSBY	2023-584	SFA	O					
	131-422-20	61 BIGSBY DR	BIGSBY	2023-585	SFA	O					
	131-422-20	62 BIGSBY DR	BIGSBY	2023-586	SFA	O					
	131-422-20	63 BIGSBY DR	BIGSBY	2023-587	SFA	O					
	131-422-20	64 BIGSBY DR	BIGSBY	2023-588	SFA	O					
	131-422-20	65 BIGSBY DR	BIGSBY	2023-589	SFA	O					
	131-422-20	66 BIGSBY DR	BIGSBY	2023-590	SFA	O					
	131-422-20	67 BIGSBY DR	BIGSBY	2023-591	SFA	O					
	131-422-20	68 BIGSBY DR	BIGSBY	2023-592	SFA	O					
	131-422-20	69 BIGSBY DR	BIGSBY	2023-593	SFA	O					
	131-422-20	70 BIGSBY DR	BIGSBY	2023-594	SFA	O					
	131-422-20	71 BIGSBY DR	BIGSBY	2023-595	SFA	O					
	131-422-20	72 BIGSBY DR	BIGSBY	2023-596	SFA	O					
	131-422-20	73 BIGSBY DR	BIGSBY	2023-597	SFA	O					
	131-422-20	74 BIGSBY DR	BIGSBY	2023-598	SFA	O					
	131-422-20	75 BIGSBY DR	BIGSBY	2023-599	SFA	O					
	131-422-20	76 BIGSBY DR	BIGSBY	2023-600	SFA	O					
	131-422-20	77 BIGSBY DR	BIGSBY	2023-601	SFA	O					
	131-422-20	78 BIGSBY DR	BIGSBY	2023-602	SFA	O					
	131-422-20	79 BIGSBY DR	BIGSBY	2023-603	SFA	O					
	079-341-11	10784 ROSE ST	ADU	2022-156	ADU	R					
	131-352-25	7691 CARLA ST	ADU	2022-054	ADU	R					
	131-322-22	11894 SANTA ROSAL	ADU	2022-223	ADU	R					
	131-153-07	11307 JANE WAY	ADU	2022-438	ADU	R					
	126-331-14	10141 MACDUFF ST	ADU	2022-492	ADU	R					
	131-433-15	12210 LEAFWOOD S	ADU	2022-538	ADU	R					
	131-281-09	11561 LENMAR AVE	ADU	2022-572	ADU	R					
	079-355-03	10943 CEDAR ST	ADU	2022-585	ADU	R					
	131-322-32	11872 SANTA ROSAL	ADU	2022-660	ADU	R					
	131-153-19	8151 ORANGEWOOD	ADU	2023-039	ADU	R					
	131-031-17	11241 SANTA MARIA	ADU	2023-197	ADU	R					
	079-331-31	10532 FLOWER ST	ADU	2023-204	ADU	R					
	131-272-08	7892 HOPI RD	ADU	2023-219	ADU	R					
	131-251-11	7902 SANTA MONIC	ADU	2023-313	ADU	R					
	079-551-16	7421 GRANDOAKS D	ADU	2023-315	ADU	R					



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ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

	126-384-19	8631 HARRIET LN	ADU	2023-392	ADU	R					
	131-312-04	7711 HOPI RD	ADU	2023-395	ADU	R					
	079-363-08	10891 DATE ST	ADU	2023-412	ADU	R					
	131-353-711	12442 SANTA ROSA LN	ADU	2021-649	ADU	R					

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Cells in grey contain auto-calculation formulas

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			0							1	12/21/2023	1
			0							1	11/28/2023	1
			0							1	10/23/2023	1
			0							1	5/22/2023	1

Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill
10							11	12	13	14	15
Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N <sup>+</sup>
132	0	0	0	0	0	358		490	132		
						300	8/31/2023	300		NONE	Y
72							10/19/2023	72	72	NONE	Y
60							12/14/2023	60	60	NONE	Y
						1	2/15/2023	1		NONE	Y
						1	2/15/2023	1		NONE	Y
						1	7/26/2023	1		NONE	Y
						1	7/26/2023	1		NONE	Y
						1	7/26/2023	1		NONE	Y
						1	7/26/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y

						1	2/24/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y
						1	2/24/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	5/9/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/29/2023	1		NONE	Y
						1	8/29/2023	1		NONE	Y
						1	8/29/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	8/29/2023	1		NONE	Y
						1	8/28/2023	1		NONE	Y
						1	11/9/2023	1		NONE	Y
						1	9/11/2023	1		NONE	Y
						1	5/25/2023	1		NONE	Y
						1	4/20/2023	1		NONE	Y
						1	8/10/2023	1		NONE	Y
						1	5/18/2023	1		NONE	Y
						1	4/26/2023	1		NONE	Y
						1	3/28/2023	1		NONE	Y
						1	7/20/2023	1		NONE	Y
						1	11/8/2023	1		NONE	Y
						1	11/21/2023	1		NONE	Y
						1	9/5/2023	1		NONE	Y
						1	8/10/2023	1		NONE	Y
						1	5/4/2023	1		NONE	Y
						1	2/13/2023	1		NONE	Y
						1	8/1/2023	1		NONE	Y
						1	12/4/2023	1		NONE	Y
						1	7/25/2023	1		NONE	Y

[illegible]



								0		NONE	Y
								0		NONE	Y
								0		NONE	Y
								0		NONE	Y

[illegible]

[illegible]

[illegible]




[illegible]

[illegible]

[illegible]


Jurisdiction	Stanton	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	165	-	-	-	60	-	-	-	-	-	-	60	105
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	145	-	-	-	-	-	-	-	-	-	-	-	145
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	231	-	-	-	-	-	-	-	-	-	-	16	215
	Non-Deed Restricted		3	13	-	-	-	-	-	-	-	-		
Above Moderate		690	-	17	68	37	-	-	-	-	-	-	122	568
Total RHNA		1,231												
Total Units			3	30	68	97	-	-	-	-	-	-	198	1,033
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		83		-	-	60	-	-	-	-	-	-	60	23

\*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted





# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>		Stanton	
<b>Reporting Year</b>		2023	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
H-1.1.1	Review and revise development standards, as appropriate, to facilitate construction of a range of housing types	Ongoing	Nineteen (19) accessory dwelling units were approved and issued building permits. Eighteen (18) ADUs were finalized. ADUs require an administrative approval typically processed within 2-3 months. A development with two or more units requires Planning Commission approval (3-6 months). Additionally, staff updated the ADU section of the Municipal Code to ensure compliance with State requirements and further streamline the approval of ADUs.
H-1.1.2	Maximize the development potential of vacant and underutilized land	Ongoing	The City maintains a regular identification of vacant and underutilized sites for potential development of residential units. The City encourages, through the use of incentives, the consolidation of vacant and underutilized lots. This last year the City has finalized multiple ongoing residential projects which include the VRV and Lighthouse. Additionally, the City will soon be adopting the Town Center Specific Plan. The specific plan will further implement mixed-use designations and provide affordable housing incentives to maximize development.
H-1.1.3	Actively promote the development of affordable housing through provision of financial and technical assistance	Ongoing	The City is actively promoting development. The City Council entered into a Development Agreement with Bonanni Development allowing the construction of a new 79-unit townhome development including 7 low-income affordable units and associated improvements for the property located at 12200 Beach Boulevard. The development adds to the City's housing stock and creates for sale housing market rate and affordable options.
H-2.1.1	Pursue funding for maintenance and rehabilitation of existing housing stock	Ongoing	On August 27, 2019, City Council approved professional services agreement with Housing Programs for administration of the City's residential rehabilitation program. The program went through 2020. The City continues to actively identifying and pursuing such additional funding through Development Agreements and other mechanisms.
H-2.1.2	Engage in code enforcement activities	Ongoing	The City has continued a proactive code enforcement program to ensure building safety and integrity of residential neighborhoods. This year our code enforcement team closed 275 active code enforcement cases.
H-2.1.3	Identify partnerships to assist in acquisition and rehabilitation of existing housing units	Ongoing	The City, through our family resource center, provides information and referral services when it comes to housing assistance. Additionally, the City of Stanton has maintained its partnership with outside organizations (eg. County of Orange and Jamboree Housing) to establish permanent supportive housing under Project Homekey. Two of the three HomeKey locations were finalized and issued a certificate of occupancy, combined a total of 132 units.
H-3.1.1	Ensure long term affordability of housing units.	Ongoing	The City has continued its monitoring of at risk affordable housing units.
H-4.1.1	Promote homeownership opportunities	Ongoing	The City advertises the programs and current development projects to the public at the City's public counter, website, and social media as funding becomes available.

[illegible]



[illegible]



Jurisdiction	Stanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">chcklist here</a> :
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									







Jurisdiction	Stanton	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023		

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

For Orange County jurisdictions, please format the APN's as follows:999-999-99

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
126-481-15	8970 Tina Way	Vacant		Surplus Land	0.16	
126-481-14	8960 Tina Way	Vacant		Surplus Land	0.17	
126-481-13	8950 Tina Way	Vacant		Surplus Land	0.17	
126-481-12	8940 Tina Way	Vacant		Surplus Land	0.17	
126-481-11	8930 Tina Way	Vacant		Surplus Land	0.17	
126-481-10	8920 Tina Way	Residential	1	Surplus Land	0.17	
126-481-09	8910 Tina Way	Residential	1	Surplus Land	0.17	
126-481-08	8900 Tina Way	Residential	1	Surplus Land	0.17	
126-481-07	8890 Tina Way	Residential	1	Surplus Land	0.17	
126-481-05	8870 Tina Way	Residential	1	Surplus Land	0.17	
126-481-17	8961 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-16	8951 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481- 19	8941 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-20	8931 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-22	8911 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-23	8901 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-24	8891 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-25	8881 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-26	8871 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-27	8861 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-28	8851 Pacific Ave	Residential	1	Surplus Land	0.17	
126-481-29	8841 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-15	8970 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-13	8950 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-12	8940 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-11	8930 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-10	8920 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-09	8910 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-08	8900 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-06	8880 Pacific Ave	Residential	1	Surplus Land	0.17	
126-482-05	8870 Pacific Ave	Residential	1	Surplus Land	0.17	

Jurisdiction	Stanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Stanton	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, pe  
Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 d

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

or Government Code 7061 (SB 649, 2022, Cortese).  
days after the ordinance becomes operational.



Jurisdiction	Stanton	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount

\$

-

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			0
Total Units			0

Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		60
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			37
Total Units			97

Certificate of Occupancy Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		132
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			358
Total Units			490