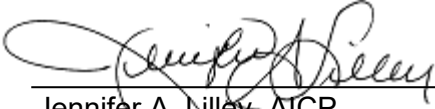


TO THE MEMBERS OF THE PLANNING COMMISSION FOR THE CITY OF STANTON:

NOTICE IS HEREBY GIVEN that a Special Meeting of the Planning Commission for the city of Stanton is hereby called by Chair, to be held on November 16, 2022, commencing at 5:30 p.m. in the Council Chambers, 7800 Katella Avenue Stanton, Ca 90680

The Agenda for the Special Meeting is attached to this Notice and Call

Dated: November 10, 2022



Jennifer A. Lilley, AICP
Community & Economic Development Director

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions given the health risks associated with COVID-19. The Planning Commission Meeting will be held in-person in the City Council Chambers located at 7800 Katella Avenue, Stanton, CA 90680.

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:

- Attend in person and complete and submit a request to speak card to the Planning Commission Chair.
- E-mail your comments to CommunityDevelopment@StantonCA.gov with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" no later than 5:00 p.m. before the meeting (*Wednesday, November 16, 2022*). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting; however, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4237.

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) 890-4237. Notification 48 hours prior to the Commission meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



AGENDA
PLANNING COMMISSION MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA

WEDNESDAY, NOVEMBER 16, 2022
SPECIAL STUDY SESSION - 5:30 P.M.
REGULAR MEETING - 6:30 P.M.

SAFETY ALERT – NOTICE REGARDING COVID-19

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1. **SPECIAL STUDY SESSION (5:30 PM)**

2. **ROLL CALL**

Chair Ash
Vice Chair Adams
Commissioner Frazier
Commissioner Marques
Commissioner Sanchez

3. **PLANNING COMMISSION TRAINING**

Development Update

REGULAR MEETING - 6:30 P.M.

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

5. **PLEDGE OF ALLEGIANCE**

6. **ROLL CALL**

Chair Ash
Vice Chair Adams
Commissioner Fraizer
Commissioner Marques
Commissioner Sanchez

7. **SPECIAL PRESENTATION**

None.

8. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meeting for August 3, 2022.

9. PUBLIC COMMENTS

At this time members of the public may address the Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission, for a maximum of three (3) minutes, provided that **NO** action may be taken on non-agenda items.

- Members of the public wishing to address the Planning Commission during Public Comments or on a particular item are requested to fill out a REQUEST TO SPEAK card and submit it to the Planning Commission Chair.
- When the Chair calls you to the microphone, please state your name slowly and clearly, for the record. A speaker's comments shall be limited to a three (3) minute aggregate time period on Public Comments and Agenda Items. Speakers are then to return to their seats and no further comments will be permitted.

10. PUBLIC HEARINGS

None.

11. NEW BUSINESS

None.

12. OLD BUSINESS

None.

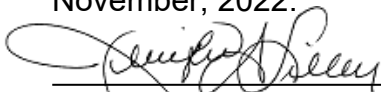
13. PLANNING COMMISSION COMMENTS

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.

14. DIRECTOR'S REPORT

15. 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 Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 10th day of November, 2022.



Jennifer A. Lilley, AICP
Community & Economic Development Director

DRAFT
MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, AUGUST 3, 2022, 6:30 P.M.

1. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING

The members of the Planning Commission of the City of Stanton met in regular session in the City Council Chambers at 6:30 p.m., Vice Chair Adams presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Marques.

3. ROLL CALL

Present: Vice Chair Adams – leading this meeting as Chair, Commissioner Marques, Commissioner Frazier.

Absent: Chairperson Ash.

Excused: None.

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

A motion was made to approve the Minutes of the Regular Meeting for June 15, 2022.

Motion/Second: Frazier/Marques

Motion passed unanimously with the following vote:

AYES: Frazier, Marques, Adams

NOES: None

ABSTAIN: None

ABSENT: Ash

6. PUBLIC COMMENTS

None.

7. PUBLIC HEARINGS

DRAFT

7A. PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR NO. SPDR-813, TENTATIVE PARCEL MAP NO. TPM 2022-125 FOR THE DEVELOPMENT OF FOUR (4) DETACHED SINGLE-FAMILY DWELLING UNITS LOCATED AT 7082 KERMORE LANE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONE

Associate Planner Paige Montojo introduced the request for Site Plan and Design Review No. SPDR 813 and Tentative Parcel Map No. TPM 2022-125. She explained it is for the construction of four detached, single-family condominium units in the RM Medium Density Residential Zone in Stanton.

She demonstrated where the property is located and explained that it is surrounded by medium density and residential to the north, east, and west, as well as single-family residential to the south and a commercial neighborhood to the west.

Ms. Montojo noted the current property has been in a state of disrepair since 2018 and that the applicant is proposing to demolish the existing structure and improve the site.

Ms. Montojo outlined access to the site, the layout of the units, and explained that each unit would have a private driveway. The center of the site would also have a common open space.

She continued to describe the architectural style. She noted development as proposed meets or exceeds the required development standards of the zone, including density, setbacks, lot coverage, and landscaping.

Ms. Montojo explained the applicant requires a Tentative Parcel Map for condominium purposes to allow each home to be sold and under independent ownership. Accordingly, Planning Staff included condition two requiring that covenants, conditions, and restrictions be recorded with the County. She explained these covenants, conditions, and restrictions will include the homeowner's association bylaws.

Finally, she noted that the proposed Tentative Parcel Map has been reviewed by the City Engineer and conforms to the requirements of the subdivision map and the City's subdivision requirements.

Ms. Montojo stated that the recommended action is that the Commission adopt Resolution No. 2553 approving Site Plan and Design Review No. SPDR-813, and Resolution No. 2554 approving Tentative Parcel Map No. TPM 2022-125.

Commissioner Frazier asked regarding landscaping requirements.

Ms. Montojo detailed some of the landscaping requirements that will be implemented.

Chair Adams asked if the property has always been residential because the sidewalks look new and he wondered if changes would have to be made for water.

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Mr. Daniel Tambourine of Crossroads Pet Resort adjacent to the project submitted comments to the Commission not in support of the project. He referenced similar adjacent projects and asked the Commission to look at prior-approved projects and consider those projects as it relates to this project.

Ms. Montojo explained there are requirements that are being looked at by Staff.

Ms. Sean Singh, the Applicant, addressed the Commission. He spoke in support of the project.

Chair Adams highlighted some of the property site's history.

Commissioner Marques pointed out that he has lived in the community for many years and the benefits of improvements that have occurred in the neighborhood.

Ms. Montojo explained that the Applicant is proposing a wall.

Commissioner Frazier explained the wall is something the Applicant can discuss with the City Staff. He stated it is a nice project.

A motion was made to adopt Resolution No. 2553 and Resolution No. 2554.

Motion/Second: Frazier/ Marques

Motion passed unanimously with the following vote:

AYES:	Frazier, Marques, Adams
NOES:	None
ABSTAIN:	None
ABSENT:	Ash

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

Commissioner Marques noted he will be on vacation between September 13 and September 19.

Commissioner Frazier asked that mile markers be placed at Stanton Park.

Vice Chair Adams asked that people volunteer time at the car show.

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11. DIRECTOR'S REPORT

Planning Manager, Maribeth Tinio reported that the Planning Commission Meeting for August 17, 2022, would be cancelled.

12. ADJOURNMENT

Commission adjourned at 6:59 p.m.

Jennifer A. Lilley, AICP
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR