

ORDINANCE NO. 1141

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING THE STANTON TOWN CENTER SPECIFIC PLAN, GENERAL PLAN AMENDMENT, ZONE MAP AMENDMENT, SUBSEQUENT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION TO THE 2008 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, Government Code Section 65450 established that local jurisdictions may prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan; and

WHEREAS, the land use map of the general plan designates properties along Beach Boulevard from Katella Avenue to Cerritos Avenue and along Main Street from Rose Street to Dale Avenue as Town Center Mixed Use District; and

WHEREAS, a public workshop was held on December 15, 2020 to introduce the proposed Specific Plan project, conduct a survey, and collect community feedback; and

WHEREAS, a public workshop was held on March 1, 2021 to confirm the results of the community survey and establish a vision for the Specific Plan area; and

WHEREAS, community feedback reflected that participants wanted a safer area with more retail and attractive streetscaping, as well as increased pedestrian activity; and

WHEREAS, the proposed Stanton Town Center Specific Plan and Zone Map Amendment will provide appropriate zoning regulations and development standards to establish consistency between the General Plan Land Use Map and Zoning Map; and

WHEREAS, in 2008, the City adopted an Environmental Impact Report (EIR) in conjunction with the General Plan to analyze the potential build out of goals and strategies identifies in the General Plan; and

WHEREAS, the City of Stanton, as the Lead Agency for the for the proposed TCSP project, caused a Subsequent Initial Study/Mitigated Negative Declaration (Subsequent IS/MND) to be prepared for the project, pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Draft Subsequent Initial Study/Mitigated Negative Declaration (Subsequent IS/MND) was circulated to the appropriate state, regional, and county agencies, neighboring cities, interested parties and was made available to the public for review and comment for a 30-day period: November 15, 2023 through December 14, 2023; and

WHEREAS, the draft Stanton Town Center Specific Plan was made available for public review and comment for a 30-day period: November 15, 2023 through December 14, 2023; and

WHEREAS, the City received three (3) comments in response to the circulated Draft Subsequent IS/MND and, as a result, the City provided responses to the comments as part of an attachment; and

WHEREAS, Government Code § 65454 provides, in pertinent part, as follows: “No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan”; and

WHEREAS, on January 17, 2024, the Planning Commission of the City of Stanton, after conducting a duly noticed public hearing regarding the proposed Stanton Town Center Specific Plan, General Plan Amendment, Zone Map Amendment, and certification of the Subsequent IS/MND, voted to continue the item to February 21, 2024 so that staff could address concerns raised during the hearing over nonconformities within the project area; and

WHEREAS, on February 21, 2024, the Planning Commission of the City of Stanton, after giving notice thereof as required by law, conducted a duly noticed public hearing then voted to recommend adoption of the proposed adoption of the Stanton Town Center Specific Plan, General Plan Amendment, Zone Map Amendment, and certification of the Subsequent IS/MND with a Mitigation Monitoring and Reporting Program to the City Council; and

WHEREAS, on March 26, 2024, the City Council of the City of Stanton, after giving notice thereof as required by law, held a first reading and conducted a duly noticed public hearing to review the proposed adoption of the Stanton Town Center Specific Plan, General Plan Amendment, Zone Map Amendment, and certification of the Subsequent IS/MND with a Mitigation Monitoring and Reporting Program; and

WHEREAS, on April 9, 2024, the City Council of the City of Stanton held a second reading approving the Ordinance; and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES ORDAIN AS FOLLOWS:

SECTION 1: The City Council finds that all the facts, findings and conclusions set forth above in this Ordinance are true and correct.

SECTION 2: The City Council has fully and independently reviewed the and carefully considered the Subsequent Initial Study and Mitigated Negative Declaration with Mitigation (IS/MND) Monitoring and Reporting Program (MMRP) and response to comments to

comments concerning the Draft Subsequent IS/MND and all other environmental documents that comprise the Final Subsequent IS/MND, at the public hearing held on March 26, 2024.

SECTION 3: In view of the foregoing, and using its independent judgement and analysis, the City Council hereby certifies that the Subsequent Initial Study and Mitigated Negative Declaration (IS/MND) with Mitigation Monitoring and Reporting Program (MMRP) prepared for the Stanton Town Center Specific Plan is complete and adequate and was prepared in compliance with the requirements of CEQA and the state CEQA Guidelines.

SECTION 4: The City Council of the City of Stanton hereby incorporates herein by reference the following documents attached hereto as exhibits and approves and adopts them as if fully set forth herein: (1) Exhibit A – Stanton Town Center Specific Plan; (2) Exhibit B – Subsequent Initial Study and Mitigated Negative Declaration; (3) Exhibit C – Response to Comments on Subsequent Initial Study/Mitigated Negative Declaration; Exhibit D – Mitigation Monitoring and Reporting program; (4) Exhibit E – General Plan Land Use Map Amendment; and (5) Exhibit F – Zone Map Amendment.

SECTION 5: Having considered all of the oral and written evidence presented to it at said public hearing regarding the Specific Plan, the City Council further finds, determines and declares that:

A. In accordance with, and pursuant to, the requirements of California Government Code § 65454, a Specific Plan may only be adopted if first found consistent with the General Plan of the City of Stanton. The Specific Plan is consistent with several goals and strategies of the General Plan as highlighted in Appendix A, General Plan Consistency Analysis, which was specifically prepared to show compliance with Government Code Section 65454.

1. GOAL LU-1.1: Create an economic and fiscal balance of residential, commercial, and industrial uses. The TCSP is consistent with Strategy LU-1.1.1: Encourage land uses which maximize economic development and enhance the quality of life, as well as Strategy LU-1.1.2: Ensure adjacent land uses are compatible with one another. The Specific Plan is designed to encourage a desirable mix of commercial, residential, mixed-use, and industrial uses. Design Guidelines and Development Regulations encourage high-quality development and enhanced quality of life within Stanton. Objective 12 of the Specific Plan encourages economic development and incentivizes investing in infill development. The Town Center Specific Plan includes a Land Use Plan (Exhibit 3.1) where sensitive uses such as single-family residential uses are buffered from the impacts of industrial and commercial development by limiting uses and intensity surrounding the single-family residential areas.

2. GOAL LU-2.1: Encourage land uses which provide employment opportunities for Stanton residents. The TCSP is consistent with Strategy LU-2.1.1: Encourage revitalization and intensification of underutilized commercial uses within the city through the redevelopment process. The Specific Plan includes a series of land use policies that encourage revitalization, mixed-use redevelopment, and encourages intensification of underutilized commercial development that intensifies existing uses and better responds to changing economic market conditions. The Specific Plan's second objective is to maintain existing businesses while encouraging a broader mix of uses and encouraging the revitalization of existing industrial uses.
3. GOAL LU-3.1: A range and balance of residential densities which are supported by adequate City services. The TCSP is consistent with Strategy 3.1.1: Preserve single-family residential neighborhoods, as well as Strategy 3.1.2: Encourage infill and mixed-use development within feasible development sites. The Specific Plan maintains the existing single-family residential land uses and preserves the low-density character of these neighborhoods. The Specific Plan also includes buffers from neighboring commercial and industrial uses by limiting uses and intensity surrounding the single-family residential areas. Objective 1 of the Specific Plan aims to preserve existing residential neighborhoods and create a vibrant, pedestrian friendly environment. Mixed-use development is encouraged by the Specific Plan. The Retail Oriented Mixed-Use (ROMU), Town Center Mixed-Use (TCMU) land uses encourage mixed uses, with the ROMU and TCMU zones including residential uses. Also, Objective 12 of the Specific Plan encourages economic development and incentivizes investing in infill development.
4. GOAL CD-1.1: Promote quality development and design that preserves and enhances a positive and unique image of Stanton and fosters a sense of community pride. The TCSP is consistent with Strategy CD-1.1.1: Identify a desired image and vision for the city of Stanton that can provide the basis for the design of new development, redevelopment, and all other facets of the city's physical environment, as well as Strategy 1.1.2: Ensure that new development within the city contributes to the image of Stanton in a positive way and places a high standard of architecture and site design. Preliminary phases of the Specific Plan included extensive outreach and visioning efforts, ensuring the identity of the Plan Area and future development patterns reflect the desires of residents and stakeholders within Stanton as detailed in the project vision and objectives in Section 1.1.1. Chapter 4 of the Specific Plan includes Design Guidelines and Development Regulations that require future projects to include high-quality architecture, site design, and orientation.

5. GOAL CD-1.2: Promote an attractive streetscape and public right-of-way, especially along major primary and secondary corridors, that is consistent with the desired vision and image of Stanton. The TCSP is consistent with Strategy CD-1.2.1: Create a unified and consistent streetscape. Section 4.3 Streetscape Design Guidelines of the Specific Plan includes guidelines for streetscape within the public rights-of way, and includes recommendations for streetscaping enhancements along major arterials, such as Beach Boulevard, as well as other streets within the Plan Area.
6. GOAL CD-2.1: Increase the number of public spaces within the City, as well as the quality of existing and new public spaces. The TCSP is consistent with Strategy 2.1.1: Encourage the provision of public spaces as part of private development and redevelopment projects. The Specific Plan includes requirements for additional public open space. Section 3.4 and 4.4 of the Specific Plan includes an open space framework that requires the future dedication of new open spaces within the Plan Area. Properties outside of these locations would be encouraged to include new open spaces.
7. GOAL CD-4.1: Create a well-connected multi-modal urban environment that increases mobility for all Stanton residents, whether they choose or are required to travel through the City by car, bicycle, foot, or public transportation modes. The TCSP is consistent with Strategy 4.1.1: Promote a pedestrian friendly environment with attractive, walkable neighborhoods and commercial areas. The Specific Plan includes improvements to the City's circulation system and streetscape that increase overall access, safety, and encourage multi-modal transit throughout the Plan Area. Through encouraging efficiency between trip origin and trip destination in the plan area, the number of vehicle trips and durations will reduce (Objective 10). The Specific Plan encourages a mix of uses that increases walkability and promotes a pedestrian-friendly environment by providing guidelines and standards related to future development, particularly pedestrian safety. Streetscaping improvements proposed within the Plan Area encourage walkability by providing an aesthetically appealing pedestrian experience (Section 3.5.4).

SECTION 6: Pursuant to Municipal Code Section 20.610.060(A), the City Council hereby adopts the following findings to approve the General Plan Amendment:

- A. The amendment is internally consistent with all other provisions of the General Plan. The proposed General Plan Amendment involves a revision of the land use map to show a change from Medium Density Residential, High Density Residential, and Industrial land use designations to "Town Center Mixed-Use District" The proposed amendment will not alter any other existing provisions within the General Plan; instead it will ensure consistency between the General Plan and the new Specific Plan. The Town Center Specific Plan

(TCSP) itself includes a twelve-page appendix, Appendix A – General Plan Consistency Analysis, which analyzes several goals throughout the General Plan and provide direct correlations to consistencies between the TCSP and General Plan goals and strategies. The TCSP was found to have direct consistency with the Community Development Element, the Community Design Element, the Economic Development Element, the Infrastructure and Community Services Element, the Community Health and Safety Element, and the Housing Element. The proposed TCSP promotes several of the goals and strategies identified in the General Plan, as noted in Section 2 of this Resolution and Appendix A of the Town Center Specific Plan.

- B. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed General Plan Amendment involves revision of the land use map to show a change from Medium Density Residential, High Density Residential, and Industrial land use designations to "Town Center Mixed-Use District." This change will ensure consistency between the General Plan and the proposed Specific Plan which serve as the zoning for the specific plan area. The TCSP is intended to promote a balance of residential housing types and commercial uses with a pedestrian friendly environment throughout the Specific Plan area. The Specific Plan itself was analyzed in accordance with the California Environmental Quality Act and a Subsequent IS/MND was prepared in conjunction with the Specific Plan. The Subsequent IS/MND determined that, with the appropriate mitigation measures, the adoption and implementation of the Town Center Specific Plan would not result in significant impacts that could be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- C. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The proposed amendment involves changes to the land use map of the General Plan to reflect the new designation of "Town Center Mixed-Use" so that consistency is maintained between the General Plan and the TCSP which will serve as the zoning for the Specific Plan area. The TCSP includes a circulation and mobility plan that intends to improve upon the existing circulation within the Specific Plan area through a "complete streets" approach to create a true multi-modal transportation system that creates potential for new connections through the Plan area. The plan does not disturb the existing circulation and will not cause disturbances or blockages to any existing infrastructure that would jeopardize existing or future use of utilities in the area or impede

emergency services. Additionally, the TCSP was evaluated pursuant the guidelines of the California Environmental Quality Act (CEQA) through the preparation of an Initial Study which led to the preparation of a Subsequent Mitigated Negative Declaration that evaluated potential impacts that could result from the additional build out of 139 residential units in the Specific Plan area, beyond the build out of 1,399 residential units that were assessed in the 2008 General Plan. The Subsequent IS/MND found that, with appropriate mitigation, the TCSP would not endanger, jeopardize, or otherwise constitute a hazard to properties in the vicinity.

SECTION 7: Pursuant to Municipal Code Section 20.610.060(B), the City Council hereby adopts the following findings to approve the Zone Map Amendment:

- A. The proposed amendment is consistent with the General Plan and any applicable Specific Plan. The proposed Zone Map Amendment involves changing the zoning designations of properties within the TCSP area from Single-Family Residential (RL), Medium Density Residential (RM), Commercial Neighborhood (CN), Commercial General (GC), Industrial General (IG), and Public Institutional (PI) to Specific Plan (SP) Zone in order to identify the Specific Plan area on the Zoning Map. The Zone Map amendment will clearly establish the Town Center Specific Plan area on the Zoning Map and ensure consistency between the Zoning Map and the Specific Plan so that all regulatory documents appropriately reference each other. The proposed map amendment will be consistent with the proposed Town Center Specific Plan which was analyzed and found to be consistent with the goals and strategies of the General Plan, as stated in Section 2 and Section 3.A of this Resolution.
- B. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed amendment is a change to the zoning map to reflect the new zoning designation for the Town Center Specific Plan. This change is requested to ensure consistency between the Zoning Map, the General Plan, and the Specific Plan which will serve as the zoning for the TCSP area. The map amendment itself will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment is proposed in conjunction with the adoption of the Town Center Specific Plan which is intended to encourage thoughtful design and development within the TCSP area to create a pedestrian friendly environment. As stated in Section 3.C of this Resolution, the TCSP does not proposed any changes to circulation in the area that would jeopardize access to utilities within the area or interfere with emergency responses. Additionally, the TCSP was evaluated pursuant the guidelines of the California Environmental Quality Act (CEQA) through the preparation of an Initial Study which led to the preparation of a Subsequent Mitigated Negative Declaration. The Subsequent IS/MND found that, with appropriate mitigation, the TCSP would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

C. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The proposed amendment is a change to the zoning map to reflect the new zoning designation for the Town Center Specific Plan. This change is requested to ensure consistency between the Zoning Map, the General Plan, and the Specific Plan which will serve as the zoning for the TCSP area. The map amendment itself will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The amendment is proposed in conjunction with the adoption of the Town Center Specific Plan which is intended to encourage thoughtful design and development within the TCSP area to create a pedestrian friendly environment. The TCSP includes a circulation and mobility plan that intends to improve upon the existing circulation within the Specific Plan area through a "complete streets" approach to create a true multi-modal transportation system that creates potential for new connections through the Plan area. The plan does not disturb the existing circulation and will not cause disturbances or blockages to any existing infrastructure that would jeopardize existing or future use of utilities in the area or impede emergency services. Additionally, the TCSP was evaluated pursuant the guidelines of the California Environmental Quality Act (CEQA) through the preparation of an Initial Study which led to the preparation of a Subsequent Mitigated Negative Declaration that evaluated potential impacts that could result from the additional build out of 139 residential units in the Specific Plan area, beyond the build out of 1,399 residential units that were assessed in the 2008 General Plan. The Subsequent IS/MND found that, with appropriate mitigation, the TCSP would not endanger, jeopardize, or otherwise constitute a hazard to properties in the vicinity.

SECTION 8: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Stanton hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

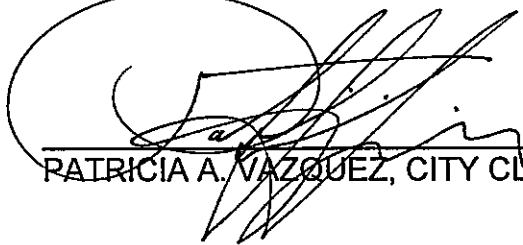
SECTION 9: The City Clerk shall certify to the adoption of this Ordinance and cause same to be posted in the three (3) designated posting places within the City of Stanton within fifteen (15) days after its passage.

PASSED, APPROVED, AND ADOPTED this 26th day of March, 2024.



HONG ALYCE VAN, COUNCIL MEMBER

ATTEST:



PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM



HONGDAO NGUYEN, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF STANTON)

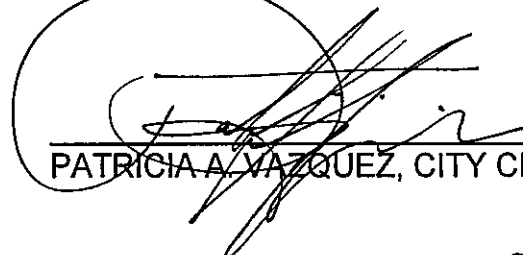
I, Patricia A. Vazquez, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Ordinance No. 1141 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 26th day of March, 2024 and was duly adopted at a regular meeting of the City Council held on the 9th day of April, 2024, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: Taylor, Torres, Van

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Shawver, Warren

ABSTAIN: COUNCILMEMBERS: None



PATRICIA A. VAZQUEZ, CITY CLERK