

**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**

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.

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.

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