

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 the Chair, to be held on Wednesday, February 16, 2022, commencing at 5:30 p.m.

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

Dated: February 10, 2022

  
\_\_\_\_\_  
Jennifer A. Lilley, AICP  
Community & Economic Development Director

### **SAFETY ALERT – NOTICE REGARDING COVID-19**

The President, Governor, and the City of Stanton have declared a State of Emergency as a result of the threat of COVID-19 (aka the “Coronavirus”). On September 16, 2021, Assembly Bill 361 (AB 361) was signed by Governor Newsom to allow for the City Council to attend City Council meetings electronically/telephonically and for the public to participate in the City Council meeting by electronic means. Given the health risks associated with COVID-19 and the recent surge of the Omicron variant, state and local officials are recommending measures to promote social distancing. To that end, the Stanton City Council will return to virtual meetings until further notice. The health and well-being of our residents and staff is the top priority for the City of Stanton, and people are urged to take all appropriate health safety precautions.

Members of the public will be able to access the meeting live electronically/telephonically using any of the following sources.

**In order to join the meeting via telephone please follow the steps below:**

1. Dial the following phone number **+1 (669) 900-9128** US (San Jose).
2. Dial in the following **Meeting ID: 833 2985 3995#** to be connected to the meeting.

**In order to join the meeting via electronic device please utilize the URL link below:**

- <https://us02web.zoom.us/j/83329853995?pwd=SBYUjNQTUyUzRIT3RaV2VZUU8zZz09>

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

E-Mail your comments to [CommunityDevelopment@StantonCA.gov](mailto:CommunityDevelopment@StantonCA.gov) with the subject line “PUBLIC COMMENT ITEM #” (insert the item number relevant to your comment). Comments received no later than 4:00 p.m. before the meeting (Wednesday, February 16, 2022) 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 at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

The Stanton Planning Commission and staff thank you for your continued patience and cooperation during these unprecedented times. Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4243.

*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) 379-9222. Notification by noon on the Monday prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.*



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

**PLANNING COMMISSION SPECIAL STUDY SESSION - 5:30 P.M.**

**PLANNING COMMISSION REGULAR MEETING - 6:30 P.M.**

**WEDNESDAY, FEBRUARY 16, 2022**

### **AGENDA**

#### **SAFETY ALERT – NOTICE REGARDING COVID-19**

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1. **CALL TO ORDER PLANNING COMMISSION SPECIAL STUDY SESSION (5:30 P.M.)**
2. **ROLL CALL**  
Chair Ash, Vice Chair Adams, Commissioner Norgaard, Commissioner Marques, Commissioner Frazier
3. **UNDERSTANDING DENSITY AND DEVELOPMENT INTENSITY**
4. **ADJOURNMENT OF STANTON PLANNING COMMISSION SPECIAL - STUDY SESSION**

## **REGULAR MEETING - 6:30 P.M.**

5. **CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING**
6. **PLEDGE OF ALLEGIANCE**
7. **ROLL CALL**  
Chair Ash, Vice Chair Adams, Commissioner Norgaard, Commissioner Marques, Commissioner Frazier
8. **SPECIAL PRESENTATION**  
None.
9. **APPROVAL OF MINUTES**
  - The Planning Commission approve minutes of Special Study Session & Regular Meeting for November 17, 2021, and
  - The Planning Commission approve minutes of Regular Meeting for December 15, 2021.
10. **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 may do so by submitting their comments via e-mail to [CommunityDevelopment@StantonCA.gov](mailto:CommunityDevelopment@StantonCA.gov) with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM". Comments received by 4:00 p.m. before the meeting (Wednesday, February 16, 2022) 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 at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

**11. PUBLIC HEARINGS**

None.

**12. NEW BUSINESS**

None.

**13. OLD BUSINESS**

None.

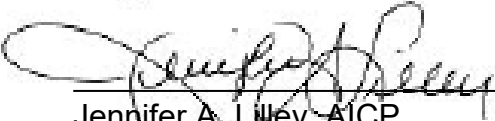
**14. PLANNING COMMISSION COMMENTS**

*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.*

**15. DIRECTOR'S REPORT**

**16. 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 10<sup>th</sup> day of February 2022.

  
\_\_\_\_\_  
Jennifer A. Lilley, AICP  
Community & Economic Development Director

**DRAFT**  
**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON**  
**SPECIAL MEETING – STUDY SESSION**  
**REGULAR MEETING**  
**WEDNESDAY, NOVEMBER 17, 2021**

**1. CALL TO ORDER PLANNING COMMISSION SPECIAL STUDY SESSION**

The members of the Planning Commission of the City of Stanton met in Special Study Session in the City Council Chambers at 5:30 p.m., Chair Frazier presiding.

**2. ROLL CALL**

Present: Chair Frazier, Vice Chair Marques, Commissioner Ash, Commissioner Adams, Commissioner Norgaard.

Absent: None.

Excused: None.

**3. MEETING MANAGEMENT, BEST BEST & KRIEGER**

Associate City Attorney Ryan Stager provided a presentation regarding meeting management and how to run efficient and effective public meetings.

Chairperson Frazier thanked Mr. Stager.

**4. ADJOURNMENT OF STANTON PLANNING COMMISSION SPECIAL – STUDY SESSION**

The Special Study Session adjourned at 6:03 p.m.

**5. 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., Chair Frazier presiding.

**6. PLEDGE OF ALLEGIANCE**

Led by Chair Frazier.

**7. ROLL CALL**

Present: Chair Frazier, Vice Chair Marques, Commissioner Ash, Commissioner Adams, Commissioner Norgaard.

Absent: None.

Excused: None.

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**8. SPECIAL PRESENTATION**

None.

**9. APPROVAL OF MINUTES**

None.

**10. PUBLIC COMMENT**

None.

**11. PUBLIC HEARING**

**11A. PUBLIC HEARING TO CONSIDER MINOR SITE PLAN AND DESIGN REVIEW MSPDR-783 AND CONDITIONAL USE PERMITS C21-03 and C21-04, FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING UNIT AND TWO DRIVEWAYS ON A LEGAL NONCONFORMING LOT IN THE RL SINGLE FAMILY RESIDENTIAL ZONE.**

Community & Economic Development Director, Jennifer A. Lilley introduced Associate Planner Paige Montojo who presented the Item.

Commissioner Norgaard asked what the current setbacks for single properties are.

Ms. Montojo explained they are 20-feet from the front, 5-feet from the side, and 20-feet from the rear, and confirmed this property conforms with all development standards.

Commissioner Norgaard asked whether the new family structure and the ADU will be required to have solar.

Director Lilley explained any solar requirements will be in the Green Code and the project would be subject to those requirements.

Commissioner Adams asked regarding fencing.

Ms. Montojo explained there were not any fences as part of the development proposal, but any fences will have to comply with zoning code standards.

Commissioner Adams asked regarding eaves encroaching onto the setback.

Director Lilley explained that all runoff needs to be maintained on each property and explained the property could require a rainwater system. She explained eaves are allowed to encroach into the setback.

Commissioner Ash asked regarding the driveways on adjacent properties and their access.

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Ms. Montojo explained other residences do have access from the same alleyway.

Vice Chair Marques asked regarding the accessory dwelling unit plans.

Director Lilley explained the plan for the accessory dwelling unit is not included as part of this plan. While there are future plans for an ADU, that review will follow the Code requirements and will not be subject to a Planning Commission action.

Vice Chair Marques asked regarding the area of the parcel and whether there is sufficient space for a driveway.

Ms. Montojo clarified a driveway is not proposed, only access.

Chair Frazier asked if temporary fencing is required during construction.

Ms. Montojo noted the construction site will require temporary fencing.

Chair Frazier also asked regarding the alley and whether trash is picked up from the alley side or street side.

Director Lilley responded that trash pick up is done from the main street not the alley and CR&R Waste Services would determine if any change to trash pick up could be accommodated.

Commissioner Norgaard asked whether the large trees on the lot would remain or be replaced.

Ms. Montojo explained the trees were part of the demolition and some trees will be part of the project, but she would confirm the number of trees that would be added.

Chair Frazier opened the floor for public hearing.

There were no speakers wishing to speak for or against the Item.

Chair Frazier closed the public hearing.

Commissioner Norgaard stated she would like to see the trees replaced with similar trees.

Ms. Montojo noted staff will include a condition of approval to require the trees be replaced in number and size.

Director Lilley noted the trees that are typically required are mature trees at the time of planting, and trees that grow quickly. She asked for further clarification of what the Commission would like to see in the rear.

Commissioner Norgaard noted she would like to see some trees in the rear.

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Commissioner Ash asked whether the applicant would be required to maintain the trees.

Director Lilley discussed how conditions can be imposed regarding maintaining the landscaping and the trees.

Motion/Second: Ash/Adams

Motion passed (4-1) by the following vote:

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

**11B. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT NO ZTA 21-01 AMENDING STANTON MUNICIPAL CODE TITLE 20, ZONING, SECTION 20.400.330 ACCESSORY DWELLING UNITS, UPDATING THE CITY'S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS IN SPECIFIED SINGLE FAMILY AND MULTIFAMILY RESIDENTIAL ZONES.**

Community & Economic Development Director, Jennifer A. Lilley presented the Item.

Chair Frazier spoke regarding the spacing of the fire hydrants.

Director Lilley explained the review would come in and if the Fire Department made any comments that a certain design is unsafe, then it would trigger this requirement.

Motion/Second: Norgaard/Marques

Motion unanimously passed (5-0) by the following vote:

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

**12. NEW BUSINESS**

None.

**13. OLD BUSINESS**

None.



14. **PLANNING COMMISSION COMMENTS**

Vice Chair Marques thanked City staff for their help and efficiency.

15. **DIRECTOR'S REPORT**

None.

16. **ADJOURNMENT**

Commission adjourned at 7:13 p.m.

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Jennifer A. Lilley, AICP  
Community & Economic Development Director

**DRAFT**  
**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON**  
**REGULAR MEETING**  
**WEDNESDAY, DECEMBER 15, 2021**

**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., Commissioner Ash presiding.

**2. PLEDGE OF ALLEGIANCE**

Led by Chairperson Ash.

**3. ROLL CALL**

Present: Commissioner Ash, Commissioner Adams, Commissioner Norgaard.

Absent: None.

Excused: Chair Frazier, Vice Chair Marques.

**4. SPECIAL PRESENTATION**

None.

**5. APPROVAL OF MINUTES**

The Planning Commission consider approval of the minutes of the Special Study Session & Regular Meeting for September 15, 2021, October 6, 2021, and October 20, 2021.

A motion was made to approve the minutes.

Motion/Second: Norgaard/Adams

Motion passed (3-0) by the following vote:

AYES: Ash, Norgaard, Adams

NOES: None

ABSTAIN: None

ABSENT: Frazier, Marques

**6. PUBLIC COMMENT**

None.

**7. PUBLIC HEARING**

**7A. PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR-811, CONDITIONAL USE PERMIT C20-04, PLANNED DEVELOPMENT PERMIT PDP 20-07, DEVELOPMENT AGREEMENT DA 20-04, TENTATIVE TRACT MAP NO. 19119 AND ADOPTION OF THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR A NEW 79-UNIT TOWNHOME PROJECT INCLUDING 8 MODERATE INCOME AFFORDABLE UNITS LOCATED AT 12200 BEACH BOULEVARD IN THE COMMERCIAL GENERAL (CG), GENERAL MIXED-USE (GLMX) OVERLAY ZONE.**

Community & Economic Development Director, Jennifer A. Lilley introduced Associate Planner Estefany Franco who presented the Item.

Commissioner Norgaard asked about the impact of glare caused by buildings and developments along Beach Boulevard.

Director Lilley explained the environmental analysis studies the impact of glare caused by developments and the analysis conducted did not identify concerns with glare.

Commissioner Norgaard noted there is only one route for traffic, and she was wondering whether there is enough space for trash collection.

Ms. Franco noted the applicant submitted the trash staging plan to CR&R.

Commissioner Adams noted concerns with a lack of crosswalks.

Director Lilley explained that Beach Boulevard is governed by Cal Trans and adding mid intersection crosswalks to Beach Boulevard has not been the City's or Cal Trans practice. She noted the City is working with Public Works to add fencing in the median to discourage mid-block crossing.

Commissioner Adams asked whether some parking space is being given up.

Director Lilley explained the applicant is eligible for the parking concession given the affordable units provided by the project. However, in the City's discussion with the developer, the applicant stated they are interested in helping with affordable housing within the low-income category, so they offered the City to use the Planned Development Permit process to accept the same parking concession but gain the low-income category rather than moderate.

Commissioner Adams asked about the architectural offsets.

Director Lilley noted the buildings have an offset, just not the required four (4) feet, but the buildings do have the appropriate design and materials, which provide variation and change for the building.

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Chris Sagesman, Applicant, discussed the proposed development project and answered the Commission's questions.

Joe Hill, Owner of Share My Coach, spoke in favor of the project.

Commissioner Ash asked whether the adoption of the motion would be with the recommendation of the 7 low-income housing units.

Director Lilley explained the Resolution today is with the recommended seven (7) low-income housing units and if the Commission wanted the eight (8) moderate-income housing units, the Resolution that would be provided to the City Council will include that recommendation.

Motion/Second: Norgaard/Adams

Motion passed (3-0) by the following vote:

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

**7B. CONSIDERATION OF AN ORDINANCE ADDING CHAPTERS 19.23 AND 20.211 TO THE STANTON MUNICIPAL CODE TO REGULATE URBAN LOT SPLITS AND TWO-UNIT PROJECTS UNDER SB 9; AND FINDING THE ACTION TO BE EXEMPT FROM CEQA.**

Community & Economic Development Director, Jennifer A. Lilley presented the Item.

Motion/Second: Adams/Norgaard

Motion passed (3-0) by the following vote:

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

**8. NEW BUSINESS**

None.

**9. OLD BUSINESS**

None.

10. **PLANNING COMMISSION COMMENTS**

Commissioner Norgaard thanked everyone present and Commissioner Ash.

Commissioner Adams thanked City staff for putting together a large presentation.

11. **DIRECTOR'S REPORT**

Director Lilley thanked the Commission for their dedication and presented the Commission with a holiday gift.

12. **ADJOURNMENT**

Commission adjourned at 7:13 p.m.

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Jennifer A. Lilley, AICP  
Community & Economic Development Director