



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, MARCH 17, 2021 - 6:30 P.M.

AGENDA

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"). The Governor also issued Executive Order N-25-20 that directs Californians to follow public health directives including cancelling all large gatherings. Governor Newsom also issued Executive Order N-29-20 which lifts the strict adherence to the Brown Act regarding teleconferencing requirements and allows local legislative bodies to hold their meetings without complying with the normal requirements of in-person public participation. Pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20 the March 17, 2021, Regular Planning Commission Meeting will be held telephonically.

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. To that end, out of an abundance of caution the City of Stanton is temporarily cancelling in-person public participation. Members of the public wishing to access the meeting will be able to do so telephonically.

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: 827 7926 8986#** to be connected to the meeting.

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

- E-mail a request to speak to CommunityDevelopment@ci.stanton.ca.us with the subject line "REQUEST TO SPEAK - ITEM #7" (*insert the item number relevant to your comment*) no later than 5:00 p.m. before the meeting (*Wednesday, March 17, 2021*) and, at the time of the requested public hearing item, the host will unmute the mic to allow the commenter to address the Commission during the live meeting. Please indicate the Agenda Item you wish to address and provide your name and phone number in your e-mail.
- E-Mail Comments: Your e-mailed comments will be compiled, provided to the Commission and made available to the public before the start of the meeting. Staff will not read e-mail comments out loud during the meeting but the official record will include all e-mail comments received by 5:00 p.m. before the meeting (*Wednesday, March 17, 2021*).

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

E-Mail your comments to CommunityDevelopment@ci.stanton.ca.us 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, March 17, 2021*). Please identify the Agenda Item you wish to address in your comments. 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.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Frazier
Vice Chair Marques
Commissioner Ash
Commissioner Adams
Commissioner Norgaard

4. **SPECIAL PRESENTATION**

Presentation by City Attorney to update the Planning Commission on Brown Act, Public Records Act, FPPC Financial Conflicts of Interest and Parliamentary Procedures.

5. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meeting:

- January 20, 2021

6. **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@ci.stanton.ca.us with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM". Comments received by 5:00 p.m. before the meeting (Wednesday, March 17, 2021) 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.

7. **PUBLIC HEARINGS**

None.

8. **NEW BUSINESS**

None.

9. **OLD BUSINESS**

None.

10. **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.

11. **DIRECTOR'S REPORT**

12. **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 11th day of March 2021.



Jennifer A. Lilley, AICP
Community & Economic Development Director

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MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, JANUARY 20, 2021

1. CALL TO ORDER

The regular meeting of the Planning Commission of the City of Stanton was called to order at 6:34 p.m., Chair Frazier presiding.

2. PLEDGE OF ALLEGIANCE

Led by Chair Frazier.

3. ROLL CALL

Present: Chair Frazier, Vice Chair Grand, Commissioner Ash, Commissioner Marques.

Absent: None.

Excused: None.

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

A motion to approve the minutes of the regular meeting on November 18, 2020.

Motion/Second: Ash/Grand

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

AYES: Grand, Ash, Marques

NOES: None

ABSTAIN: Frazier

ABSENT: None

6. PUBLIC COMMENTS

None.

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7. PUBLIC HEARINGS

7A. PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR-812, A REQUEST BY SUPER KING MARKET FOR RENOVATION AND AN ADDITION TO THE BUILDING LOCATED AT 10560 MAGNOLIA AVENUE TO ALLOW FOR THE RELOCATION OF SUPER KING MARKET, INTERIOR AND EXTERIOR RENOVATIONS FOR THE BUILDING LOCATED AT 10568 MAGNOLIA AVENUE AND IMPROVEMENTS TO THE PARKING LOT LOCATED IN THE CG (COMMERCIAL GENERAL) ZONE WITH GENERAL MIXED-USE OVERLAY.

Director, Jennifer A. Lilley introduced Associate Planner Paige Montojo who presented the Item.

The recommended action is that the Planning Commission adopt Resolution No. 2530 to approve the project with the outlined conditions.

Commissioner Ash asked where vehicles pull in for deliveries.

Ms. Montojo showed the parking and circulation diagram on the screen and explained they would only enter on Cris Avenue and exit from Cerritos Avenue.

PUBLIC HEARING WAS OPENED

There were no requests to speak in opposition.

Hannibal Petrossi, the applicant, addressed the Commission and explained the loading dock is far away from residential and deliveries will be worked out with Super King Market to minimize disturbance to neighbors.

Commissioner Marques asked about the building that will be demolished.

Mr. Petrossi noted that was an error because there is no vacant building right now but because of COVID, the portion of the building which would be a nightclub is vacant. He explained the eastern portion of the building will be demolished. He confirmed that in both Phase one and Phase two, there was no contamination found. He confirmed Building B would be demolished for new construction.

Commissioner Marques asked whether some of Building B will consume some of the parking lot.

Mr. Petrossi agreed.

Director Lilley addressed Condition D and noted the parking as proposed with the mix of tenants that exist today is all considered to be more than adequately parked. The condition is meant to address the future subdivision of the building to accommodate tenant A.

Chair Frazier asked what the height of the current structure is.

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Mr. Petrossi explained the building is currently between twenty-six to twenty-eight feet.

Chair Frazier also noted the trees that are being proposed should be a minimum of ten feet tall because landscaping is significantly important.

Commissioner Marques noted that generally, landscaping conditions include a requirement that the landscaping be maintained. He also noted some concerns regarding the graffiti on the parking lot.

Vice Chair Grand asked regarding the working hours of 7:30 a.m. to 4:30 p.m.

Director Lilley explained the Public Works Department does restrict those working hours for the public right-of-way.

Commissioner Marques noted Code Enforcement has had challenges dealing with the current Building B and the proposal will be a great improvement and a welcomed addition to the City.

A motion to approve Site Plan and Design Review SPDR-812 with the modifications (include a requirement to the landscaping condition that landscaping be maintained and that graffiti be removed in accordance with City standards).

Motion/Second: Marques/ Grand

Motion (as revised) passed (4-0) by the following vote:

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

8. NEW BUSINESS

None.

9. OLD BUSINESS

Chair Frazier expressed his gratitude to Ms. Rivera and Mr. Moua.

10. PLANNING COMMISSION COMMENTS

Commissioner Marques gave his well-wishes to all.

Chair Frazier stated two members' terms are up and appointments and applications need to be reviewed.

Vice Chair Grand noted Tuesday, the 26th will be the City Council meeting where the Commission will be presented again.

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11. PLANNER'S REPORT

Director Lilley wished everyone a Happy New Year.

12. ADJOURNMENT

Commission adjourned at 7:22 p.m.

Jennifer A. Lilley
Community & Economic Development Director