



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

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, JUNE 1, 2022 - 6:30 P.M.

AGENDA

SAFETY ALERT – NOTICE REGARDING COVID-19

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, June 1, 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) 890-4243.

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) 890-4243. Notification 48 hours prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Ash, Vice Chair Adams, Commissioner Marques, Commissioner Frazier

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

None.

6. **PUBLIC COMMENTS**

This is the time for members of the public to address the Planning Commission on any non-agendized matters within the subject matter jurisdiction of the Planning Commission.

- Each speaker will have a maximum of three (3) minutes,
- The Commission cannot discuss or take action on these items.
- All speakers must fill out a REQUEST TO SPEAK card and submit it to the Secretary of the Commission.
- The Chair will call speakers to the microphone. Please state your name, slowly and clearly, for the record.
- When three (3) minutes has expired, please return to your seat as you will not be permitted to have additional time for comments

7. **PUBLIC HEARINGS**

None.

8. NEW BUSINESS

8A. FINDING THE PROJECTS INCLUDED IN THE FISCAL YEAR 2022-2023 CAPITAL IMPROVEMENT PROGRAM IN CONFORMANCE WITH THE GENERAL PLAN

RECOMMENDED ACTION

That the Planning Commission:

- Find action ministerial and as such exempt by Article 18 Section 15268(a) from the requirements of the California Environmental Quality Act (CEQA); and
- Adopt Resolution No. 2551 finding Fiscal Year 2022-2023 projects in the Seven-Year Capital Improvement Program (CIP) in conformance with the General Plan.

9. OLD BUSINESS

None.

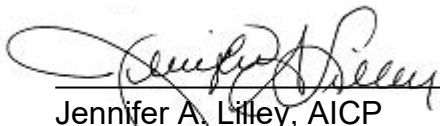
10. PLANNING COMMISSION COMMENTS

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 family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 26th day of May 2022.



Jennifer A. Lilley, AICP
Community & Economic Development Director



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: June 1, 2022

SUBJECT: Finding the Projects Included in the Fiscal Year 2022-2023 Capital Improvement Program in Conformance with the General Plan

RECOMMENDED ACTION

That the Planning Commission:

- Find action ministerial and as such exempt by Article 18 Section 15268(a) from the requirements of the California Environmental Quality Act (CEQA); and
- Adopt Resolution No. 2551 finding Fiscal Year 2022-2023 projects in the Seven-Year Capital Improvement Program (CIP) in conformance with the General Plan.

BACKGROUND

Government Code Section 65401 requires the Planning Commission review the list of Capital Improvement Projects included in each fiscal year budget. This review is to consider and verify the projects included conform with the goals, policies and implementation measures provided in the General Plan. Following the Planning Commission's determination for the CIP's general conformance, the City Council reviews and adopts the proposed CIP projects and budget which is anticipated to occur at the June 14th City Council meeting.

ANALYSIS/JUSTIFICATION

The goals of the CIP are to enhance the quality of life in the community, maintain the City's infrastructures and improve traffic systems within the City. There are seven projects

proposed in the 2022-23 CIP. The existing/carryover CIP projects were determined to be in conformance with the General Plan previously. The new projects included in the 2022-23 CIP are listed in Attachment B, CIP Project Sheets, and provide descriptions of the project and detail on implementation. Also included, Attachment C, the CIP Matrix to identify what policies, implementation or strategies the proposed project carries forward.

ENVIRONMENTAL IMPACT

The environmental documentation and/or clearance for most projects have been completed. Environmental documentation for the other remaining projects will be prepared or initiated prior to start of construction. This conformance is ministerial and as such is exempt by Article 18 Section 15268(a) from the requirements of California Environmental Quality Act (CEQA).

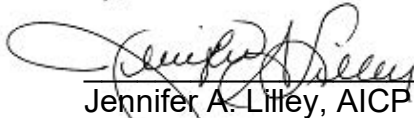
Prepared by,



Joe Ames, P.E., T.E.

Public Works Director/City Engineer

Approved by,



Jennifer A. Lilley, AICP

Community and Economic Development Director

ATTACHMENT

- A. PC Resolution No. 2551 – Fiscal Year 2022-2023 Seven-Year Capital Improvement Program (CIP)

EXHIBITS

- A. Capital Improvement Program (CIP) Project Sheets
B. Capital Improvement Program (CIP) Matrix

RESOLUTION NO. 2551

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, FINDING FISCAL YEAR 2022-2023 PROJECTS WITHIN THE SEVEN-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) IN CONFORMANCE WITH THE GENERAL PLAN PURSUANT TO SECTION 65401 OF THE GOVERNMENT CODE

WHEREAS, the Planning Commission of the City of Stanton has heretofore reviewed, as required by Section 65401 of the Government Code, a list of projects being planned or constructed in the 2022-2023 Fiscal Year (FY) by the Capital Improvement Program (CIP) for conformity with the General Plan; and

WHEREAS, all projects, as listed in Exhibit “A”, are located in the City of Stanton and are consistent with policies of the City; and

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

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND, RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: The foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2: The 2022-2023 CIP projects, contained in the Seven-Year CIP have been reviewed only for conformance with the General Plan.

SECTION 3: Said 2022-2023 CIP projects are in conformance with the General Plan, pursuant to Section 65401 of the Government Code. The proposed projects have been found to serve the implementation of various goals and policies of the General Plan as specifically outlined in Exhibit “B”.

SECTION 4: This Resolution shall constitute this Commission’s report and recommendation to the City Council as required by the Government Code.

SECTION 5: The Planning Commission also finds and determines the environmental documentation and/or clearance for most projects have been completed. Environmental documentation for the other remaining projects will be prepared or initiated prior to start of construction. This conformance is ministerial and as such is exempt by Article 18 Section 15268(a) from the requirements of California Environmental Quality Act (CEQA).

SECTION 6: The Secretary of this Commission shall certify to the adoption of this Resolution and forthwith transmit a certified copy to the City Council, as the report required to meet California Government Code 65401.

ADOPTED, SIGNED, AND APPROVED by the Planning Commission of the City of Stanton at a meeting held on June 1, 2022, by the following vote, to wit:

AYES:	COMMISSIONERS:	<hr/>
NOES:	COMMISSIONERS:	<hr/>
ABSENT:	COMMISSIONERS:	<hr/>
ABSTAIN:	COMMISSIONERS:	<hr/>

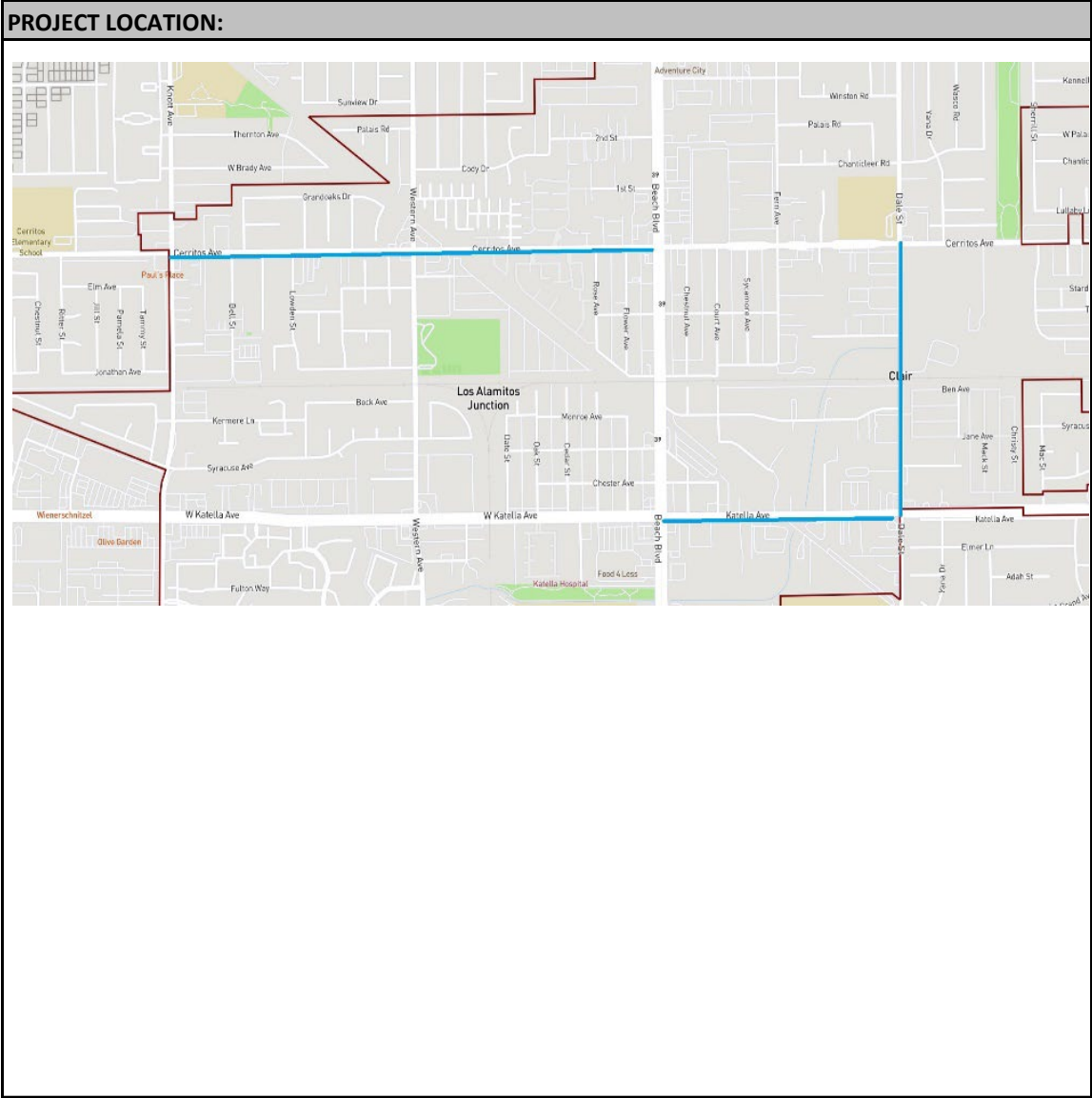
Elizabeth Ash, Chair
Stanton Planning Commission

Jennifer A. Lilley, AICP
Planning Commission Secretary

EXHIBIT A

City of Stanton

202x-101 Annual Citywide Street Rehabilitation Project



PROJECT DESCRIPTION:

Removals and replacements of deficient asphalt pavement followed by a 1.5" grind and asphalt rubber hot mix or fiber reinforced asphalt overlay.

The FY 2022-2023 project consists of the following arterial streets:

Katella Avenue WB between Beach Blvd e/s and Dale Ave w/s;
Cerritos Avenue between Knott Ave e/s and Beach Blvd w/s;
Dale Avenue between Cerritos Ave n/s and Katella Ave n/s

Future street rehabilitation projects are determined by the City's Pavement Management Program 7-year CIP plan.

CIP FACTS:

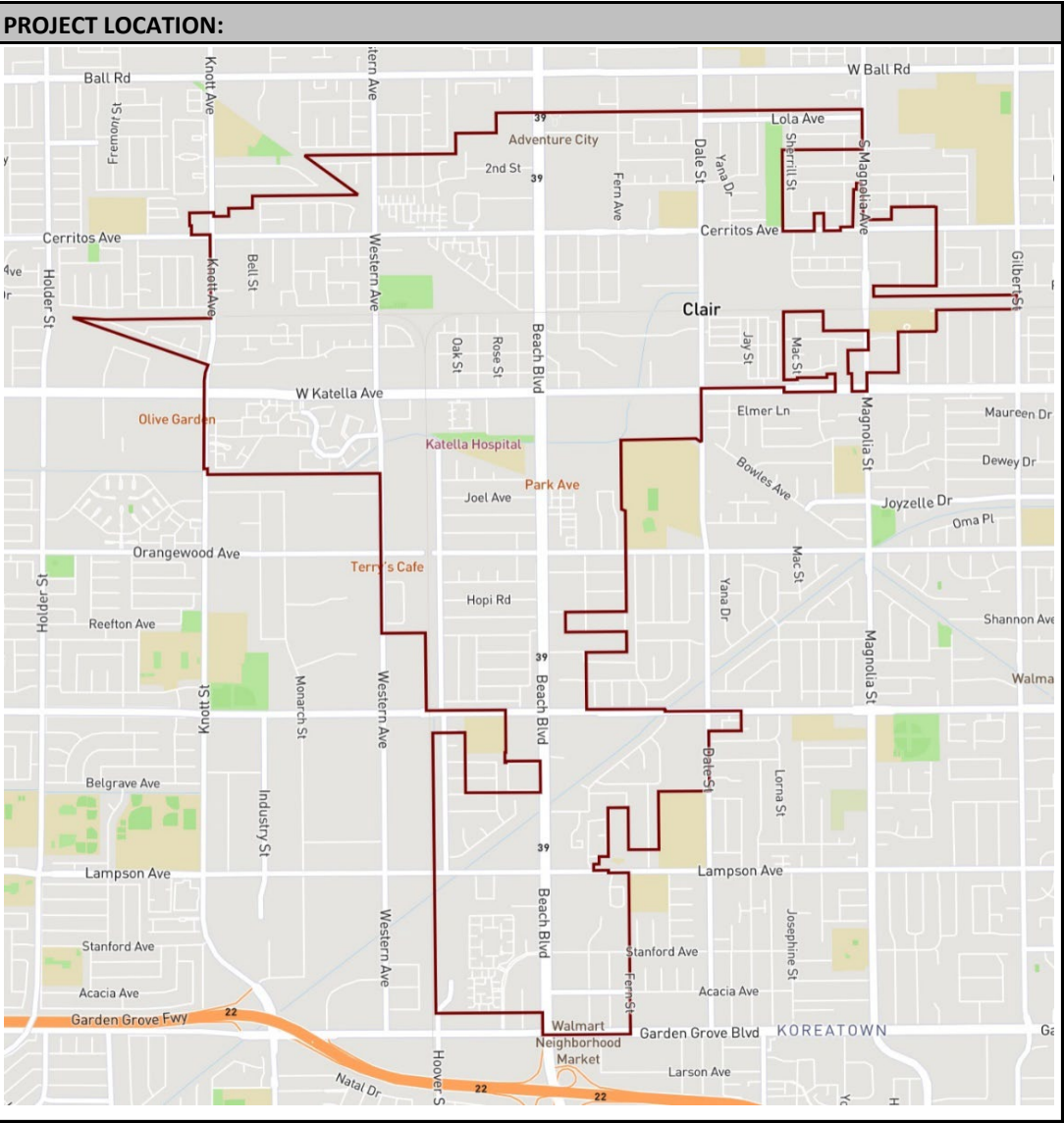
Council District: 1, 2, 3, 4
New or Continuing: New
Current Project Status: Proposed
Managing Department: Public Works
Project Type: Streets
Annual Operating Impact: \$0
Project Manager: Joe Ames

FUTURE FINANCIAL REQUIREMENTS

	FY 21-22 (Current)	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Final Design	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
Construction (includes contingencies)	\$ 2,034,253	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
TOTAL FUNDING	\$ 2,124,253	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000
FUNDING SOURCE								
General Fund (101)	\$ 104,000							
Gas Tax Fund (211)	\$ 127,431		\$ 459,033	\$ 438,920	\$ 405,880	\$ 372,840	\$ 337,800	\$ 302,875
RMRA Fund (215)	\$ 1,109,893	\$ 1,037,688	\$ 925,000	\$ 943,000	\$ 962,000	\$ 981,000	\$ 1,001,000	\$ 1,021,000
Measure M Fund (220)	\$ 750,000	\$ 1,052,312	\$ 705,967	\$ 708,080	\$ 722,120	\$ 736,160	\$ 751,200	\$ 766,125
Capital Projects Fund (305)	\$ 32,929							
TOTAL FUNDING	\$ 2,124,253	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000	\$ 2,090,000

City of Stanton

202x-103 Catch Basin Connector Pipe Screen Installations



PROJECT DESCRIPTION:

Install connector pipe screens within catch basins to keep trash and debris from exiting the catch basins and entering local waterways. These installations are a requirement of the State's "Trash Amendments" Order, requiring cities to prevent higher-generating trash areas (commercial, industrial, high-density residential and transit oriented developments) from impacting waterways. The majority of the funding is from an Environmental Clean Up Grant provided by the Orange County Transportation Authority's Measure M program.

CIP FACTS:

Council District: 1, 2, 3, 4
New or Continuing: New
Current Project Status: Proposed
Managing Department: Public Works
Project Type: Streets
Annual Operating Impact: \$0 (No New Maintenance Costs)
Project Manager: Joe Ames

FUTURE FINANCIAL REQUIREMENTS

	FY 21-22 (Current)	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Construction (includes contingencies)	\$ 127,225	\$ 70,000						
TOTAL FUNDING	\$ 127,225	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Gas Tax Fund (211)	\$ 25,445	\$ 14,000						
Other Grants Fund (227)	\$ 101,780	\$ 56,000						
TOTAL FUNDING	\$ 127,225	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2022-201 Family Resource Center Improvements

PROJECT LOCATION:

PROJECT DESCRIPTION:

Renovations of the interior and air conditioning system of the Family Resource Center as well as a new playground. Does not include restroom renovations.

Items include: security mesh screens for outside gates, new LED exterior lighting, storage area cover at back of building, new air conditioning units, new indoor LED lighting, new playground structure, new rubber playground surface, new picnic benches, interior painting, replacement of flooring, new exterior signage, new reception desk, refacing kitchen cabinets, replacement of ceiling tiles.

Project design contract awarded in FY 2021-2022. Construction start anticipated in mid FY 2022-2023. Prior authorized budget will need to be carried over to FY 2022-2023. City staff estimates, based on the scope of work, that additional funding will need to be allocated in FY 2022-2023.

CIP FACTS:

Council District: 3

New or Continuing: New

Current Project Status: Proposed

Managing Department: Public Works

Project Type: Parks

Annual Operating Impact: \$0 (No New Impact)

Project Manager: Joe Ames

FUTURE FINANCIAL REQUIREMENTS

	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Final Design	\$ 57,600							
Construction (includes contingencies)	\$ 367,400	\$ 132,600						
Construction Management Services		\$ 50,000						
TOTAL FUNDING	\$ 425,000	\$ 182,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

CDBG Fund (222)	\$ 350,000							
Park In-Lieu Fees Fund (310)	\$ 75,000	\$ 182,600						
TOTAL FUNDING	\$ 425,000	\$ 182,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Stanton

2022-203 Orangewood Parkette

PROJECT LOCATION:



PROJECT DESCRIPTION:

Construction of a new "parkette" at Orangewood and Santa Rosalia where an existing dead-end roadway currently exists. Design contract awarded in FY 2021-22. Construction start anticipated in late FY 2022-23.

\$850,000 in Congressional funding has been earmarked for this project.

CIP FACTS:

Council District: 2, 3

New or Continuing: New

Current Project Status: Proposed

Managing Department: Public Works

Project Type: Parks

Annual Operating Impact: \$10,000

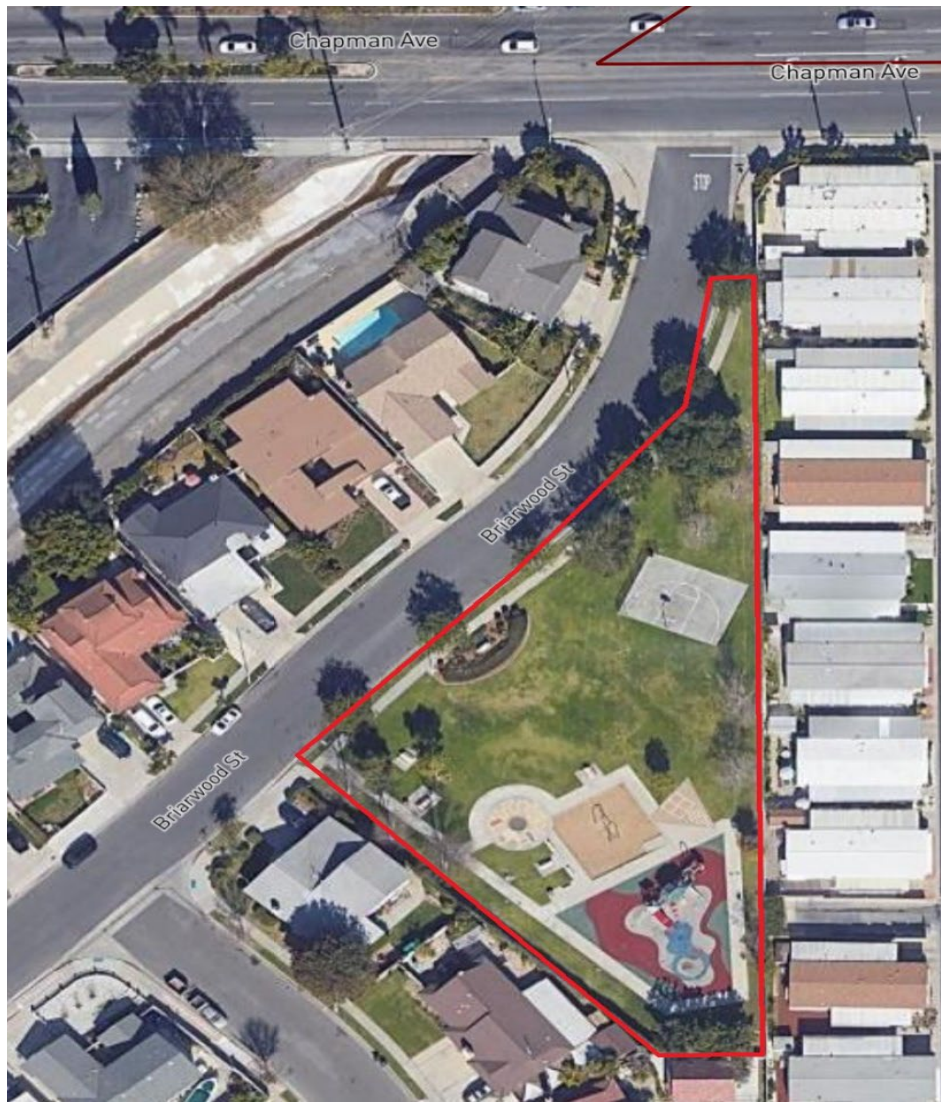
Project Manager: Joe Ames

FUTURE FINANCIAL REQUIREMENTS

	FY 21-22 (Current)	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Final Design	\$ 109,100							
Utility Relocation								
Construction (includes contingencies)		\$ 827,000						
Construction Management Services		\$ 23,000						
TOTAL FUNDING	\$ 109,100	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE								
Other Grants Fund (227)		\$ 850,000						
Park In-Lieu Fees Fund (310)	\$ 109,100							
TOTAL FUNDING	\$ 109,100	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2022-206 Premier Park Renovation

PROJECT LOCATION:



PROJECT DESCRIPTION:

Replacement of the playground and installation of new rubber playsurface at the playground. New swings. New landscaping and lighting. New water fountain.

Project design funding authorized by City Council at mid-year FY 2021-2022 budget adjustment. Design contract to be awarded in June 2022. Construction start anticipated late FY 2022-2023 using State Grant Funds from the Statewide Park Development and Community Revitalization Program (SPP) and Park In-Lieu funds.

CIP FACTS:

Council District: 4

New or Continuing: New

Current Project Status: Proposed

Managing Department: Public Works

Project Type: Parks

Annual Operating Impact: \$0 (No New Maintenance Costs)

Project Manager: Joe Ames

FUTURE FINANCIAL REQUIREMENTS

	FY 21-22 (Current)	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Final Design	\$ 150,000							
Construction (includes contingencies)		\$ 500,000						
Other Costs								
TOTAL FUNDING	\$ 150,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Other Grants Fund (227)		\$ 201,976						
Park In-Lieu Fees Fund (310)	\$ 150,000	\$ 298,024						
TOTAL FUNDING	\$ 150,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Stanton

202x-xxx Greening Stanton



PROJECT DESCRIPTION:

Greening Stanton is a newly proposed CIP project using "public benefit fees" from developer agreements to beautify Stanton. City staff is proposing to use shrubs to conceal block walls along the public right-of-way. The first two projects are as follows:

FY 2022-2023: Westbound Chapman from Santa Rosalia Street to Santa Paula Street (approximately 1,200 LF): \$180,000

FY 2023-2024: Westbound Katella Avenue in front of La Lampara Mobile Home Park (approximately 1,000 LF): \$150,000

CIP FACTS:

Council District: 2, 4

New or Continuing: New

Current Project Status: Proposed

Managing Department: Public Works

Project Type: Parks

Annual Operating Impact: \$1,000 (For Trimming Hedges)

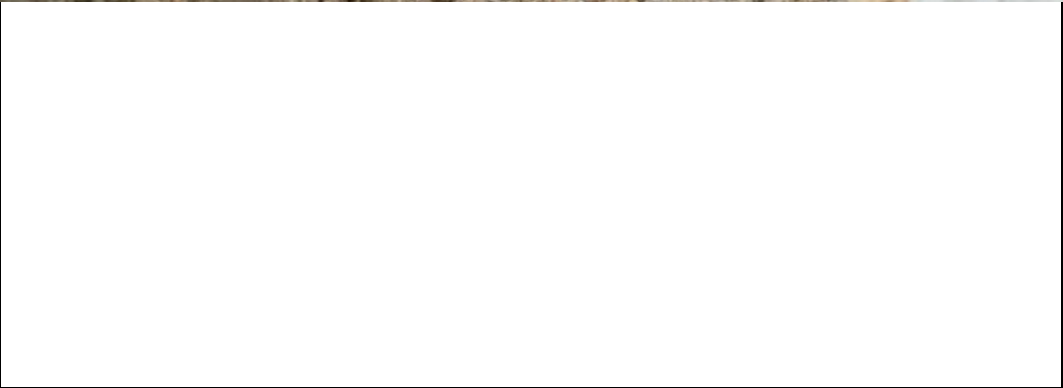
Project Manager: Joe Ames

FUTURE FINANCIAL REQUIREMENTS

	FY 21-22 (Current)	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Final Design		\$ 20,000	\$ 20,000					
Construction (includes contingencies)		\$ 160,000	\$ 130,000					
TOTAL FUNDING	\$ -	\$ 180,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCE								
General Fund-Developer Contributions (101)		\$ 180,000	\$ 150,000					
TOTAL FUNDING	\$ -	\$ 180,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -

202x-301 Annual Sewer Rehabilitation Project

PROJECT LOCATION:



PROJECT DESCRIPTION:

Removals and replacements of deficient sewer pipelines as recommended by the Sewer Master Plan.

The Sewer Master Plan is in progress. Therefore, future projects have not been identified specifically. A placeholder funding amount has been identified below.

CIP FACTS:

Council District: 1, 2, 3, 4

New or Continuing: New

Current Project Status: Proposed

Managing Department: Public Works

Project Type: Sewer

Annual Operating Impact: \$0 (No Additional)

Project Manager: Joe Ames

FUTURE FINANCIAL REQUIREMENTS

	FY 21-22 (Current)	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Final Design		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Construction (includes contingencies)		\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
TOTAL FUNDING	\$ -	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000

FUNDING SOURCE

Sewer Maintenance Fund (501)		\$ 405,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
Sewer Capital Improvement Fund (502)		\$ 145,000						
TOTAL FUNDING	\$ -	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000

EXHIBIT B

Task Code	Project Name	Topic Area/Mandatory Elements	Goal Strategy Action
<u>Street Projects</u>			
202x-101	Annual Citywide Street Rehabilitation Project	Community Design Infrastructure and Community Services Regional Coordination	LU-7.1.2 ICS-1.1.1, 1.1.2(d) RC-2.1.2(a), 3.1.5
202x-103	Catch Basin Connector Pipe Screen Installations	Infrastructure and Community Services Community Health and Safety Regional Coordination	ICS-3.1.1 CHS-2.1.1(a), 2.1.1(b) RC-2.1.2(a)
<u>Park Projects</u>			
2022-201	Family Resource Center Improvements	Community Design Infrastructure and Community Services Community Health and Safety	CD-1.1, 2.1 ICS-4.1.2, 4.2, 4.3.1, 4.3.2 CHS-4.4.1(b)
2022-203	Orangewood Parkette	Community Design Infrastructure and Community Services Community Health and Safety Regional Coordination	CD-1.1.2, 2.1.2(c), 4.1.1(c) ICS-3.1.2, 4.1.1 CHS-4.4.1(b) RC-1.1
2022-206	Premier Park Renovation	Community Design Infrastructure and Community Services Community Health and Safety	CD-1.1, 2.1.2(c) ICS-3.1.2, 4.1.2 CHS-4.4.1(b) CHS-4.4.1(b)
202x-xxx	Greening Stanton	Community Design	CD-1.1.2, 1.2.1(d)
<u>Sewer Projects</u>			
202x-301	Annual Sewer Rehabilitation Project	Community Design Infrastructure and Community Services Regional Coordination	LU-7.1.1 ICS-2.1.2 RC-2.1.2(a)