

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 Chair, to be held on July 21, 2021, commencing at 5:30 p.m. in the Council Chamber, 7800 Katella Avenue, Stanton, CA 90680

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

Dated: July 15, 2021


Jennifer A. Lilley, AICP
Community & Economic Development Director

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, July 21, 2021*). 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.



AGENDA
PLANNING COMMISSION REGULAR MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA

WEDNESDAY, JULY 21, 2021
STUDY SESSION - 5:30 P.M.
REGULAR MEETING - 6:30 P.M.

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1. **STUDY SESSION (5:30 PM)**

2. **ROLL CALL**

Chair Frazier
Vice Chair Marques
Commissioner Ash
Commissioner Adams
Commissioner Norgaard

3. **PLANNING COMMISSION TRAINING**

Planning Commission 101: The Nuts and Bolts of Planning.

4. **CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING (6:30 PM)**

5. **PLEDGE OF ALLEGIANCE**

6. **ROLL CALL**

Chair Frazier
Vice Chair Marques
Commissioner Ash
Commissioner Adams
Commissioner Norgaard

7. **SPECIAL PRESENTATION**

Recognition of former Planning Commissioner and Staff.

8. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meetings:

- June 16, 2021

The Planning Commission approve minutes of Special Joint Study Session:

- June 22, 2021

9. **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 are requested to fill out a REQUEST TO SPEAK card and submit it to the Planning Commission Chair.
- When the Chair calls you to the microphone, please state your name, slowly and clearly, for the record. A speaker's comments shall be limited to a three (3) minute aggregate time period on Public Comments and Agenda Items. Speakers are then to return to their seats and no further comments will be permitted.

10. **PUBLIC HEARINGS**

None.

11. **NEW BUSINESS**

None.

12. **OLD BUSINESS**

None.

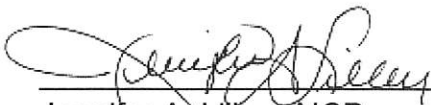
13. **PLANNING COMMISSION COMMENTS**

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.

14. **DIRECTOR'S REPORT**

15. **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 15th day of July 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, JUNE 16, 2021

1. CALL TO ORDER

The regular meeting of the Planning Commission of the City of Stanton was called to order at 6:30 p.m., Chair Frazier presiding.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Ash.

3. ROLL CALL

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

Absent: None.

Excused: None.

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

Motion to approve Minutes of Regular Meeting of the Planning Commission on March 3, 2021.

Motion/Second: Marques/Ash

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

AYES: Frazier, Marques, Ash, Adams, Norgaard

NOES: None

ABSTAIN: None

ABSENT: None

Motion to approve Minutes of Regular Meeting of the Planning Commission on March 17, 2021.

Motion/Second: Ash/Marques

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

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

Motion to approve Minutes of Regular Meeting of the Special Joint Study Session on April 13, 2021.

Motion/Second: Marques/Norgaard

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

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

6. PUBLIC COMMENTS

None.

7. PUBLIC HEARINGS

7A. PUBLIC HEARING TO CONSIDER DEVELOPMENT AGREEMENT DA 20-05, PLANNED DEVELOPMENT PERMIT PDP 20-06, TENTATIVE TRACT MAP NO. 19145 AND SITE PLAN AND DESIGN REVIEW SPDR-810 FOR A NEW 36-UNIT, SINGLE FAMILY, CONDOMINIUM PROJECT FOR PROPERTIES LOCATED AT 7401, 7421, AND 7455 KATELLA AVENUE AND 10941 AND 10921 WESTERN AVENUE IN THE HIGH DENSITY RESIDENTIAL (RH), GENERAL MIXED-USE (GLMX) OVERLAY ZONE.

Associate Planner Estefany Franco made the presentation.

Associate Planner Franco stated that the recommended action is that the Planning Commission conduct a public hearing, find the proposed project is Categorically Exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (Infill Development); adopt Resolution No. 2537 recommending the City Council approve a Development Agreement between the City of Stanton and KB Home Coastal Inc. for certain real properties located at 7401, 7421, and 7455 Katella Avenue and 10941 and 10921 Western Avenue pursuant to California Government Code Section 65864 et seq.; and adopt Resolution No. 2536 recommending the City Council approve Site Plan and Design Review SPDR-810, Planned Development Permit PDP 20-06 and Tentative Tract Map No. 19145 to construct a new 36-unit detached condominium development and associated improvements.

Chair Frazier opened the hearing for public comment.

Commissioner Adams asked if the six feet between homes is common area.

Associate Planner Franco explained those are private yards.

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Commissioner Adams asked whether one of the turn lanes will be extended. He expressed his concern that the intersection backs up which would require residents to make a U-turn and a seventy-five-foot extension would compensate for the U-turns.

Director Lilley confirmed the lane would be extended.

Commissioner Ash asked for examples of the public benefit fee, a neighborhood preservation fee, a City beautification/enhancement fee, and a development impact fee.

Director Lilley explained these are funds that will be distributed to City projects.

Commissioner Norgaard noted she visited the models and expressed concern related to the four-bedroom homes only have two parking spots and the potential for guest spots to be used by residents. She asked if the homeowner's association would manage the parking spots.

Director Lilley explained the condition is written in two parts. The first part is for a parking management plan now to identify how visitor parking is proposed to be used and maintaining open spots for visitors. The second part would address future problems if there is a challenge with parking for the project and the HOA required to find parking to meet resident needs including but not limited to offsite parking, parking permits, etc.

Commissioner Norgaard shared concern with the limited private lawn space, the size and usability.

Vice Chair Marques noted his concern with the width of the access driveways.

Vice Chair Marques asked whether the traffic study was new.

Associate Planner Franco confirmed the traffic study was new.

Chair Frazier noted his concerns with traffic accidents and asked if the fencing proposed on Katella was metal.

Associate Planner Franco explained the fencing is vinyl.

Chair Frazier expressed concern for how trash receptacles would be stored with limited space.

Chair Frazier opened the public hearing.

Jerry Ristrom, spoke in favor of the project.

Mr. and Mrs. Himes submitted an e-comment.

John Abboud, Vice President of Land Acquisition for KB Home Coastal, spoke in favor of the project.

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Commissioner Adams asked if the windows along Katella and Western are designed to minimize sound.

Mr. Abboud stated that KB homes undergo a sound study and the windows meet the requirements provided.

Commissioner Adams also asked whether there will be fencing in the front yard.

Mr. Abboud explained there will be a small courtyard and the other parts of the front of the home and in between the buildings will have a higher fence. He also noted there are fences off of Katella.

Chair Frazier asked if the six-feet between buildings is shared between neighbors or independent to each home.

Mr. Abboud explained it is a private space fenced at either end that can be accessed from a garage or from the courtyard.

Commissioner Ash asked if the elevations could be enhanced.

Mr. Abboud noted the design has been well-received by potential buyers.

Commissioner Norgaard noted a concern that the washer and dryer or utility room with cleaning supplies is located in the pantry adjacent to food. She suggested a separation, a door, to minimize exposure and reduce humidity and other conditions.

Mr. Abboud stated it would be difficult to relocate it elsewhere.

Commissioner Norgaard noted a concern with the amount of sunlight that will reach the private yard.

Mr. Abboud noted this space is merchandized in a number of ways to give buyers ideas of how to use that space.

Vice Chair Marques noted his concerns with the reduction in parking, common open space and landscape requirements. He felt the project goes against the Stanton Zoning Code and General Plan.

Director Lilley explained that the application does not meet the strict interpretation of the Zoning Code but the PDP does allow a master plan concept with alternative standards in exchange for benefits to the community overall. She noted the Commission should determine if the project meets that test and satisfies the intention of the Zoning Code and the General Plan.

Commissioner Marques expressed his concern with the project presented as a first-time homebuyer development with the pricing starting at \$720,000.00.

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Mr. Abboud explained that surveys indicate many KB purchasers are first-time homebuyers.

Commissioner Norgaard asked if these units need organic waste receptacle since they do not have yards.

Director Lilley explained the organic waste receptacle is also intended for food waste.

Associate Planner Franco noted the third receptacle is state-mandated.

Chair Frazier asked if the Katella driveway could be relocated. He also noted his concern with accessing the side yard of the properties.

Mr. Abboud explained the CC&R's and the homeowner's association agreements, provide for access to ensure the ability for provide maintenance by an easement.

Chair Frazier expressed his concern regarding the common areas and the size of the private space.

Chair Frazier asked for clarification regarding the public art feature.

Director Lilley explained public art is identified as a potential enhancement for the PDP but is not mandated it is included to illustrate options.

Mr. Abboud explained KB Homes are strong proponents of open concept features. He expressed that a small community of 36 homes and 36 families would not have cleanliness and maintenance issues.

He explained the design has been well received and will not be changed.

Chair Frazier closed the public hearing.

Commissioner Marques wanted to ensure the comment letter submitted is included in the record.

Director Lilley confirmed.

Commissioner Ash noted this property has been an eyesore and has caused many problems for police for many years. She expressed concern related to parking management and design.

Commissioner Norgaard expressed concern related to quality of life issues including design features, private space utility and open space areas.

Commissioner Adams agreed he has some concerns about the ingress and egress for the property but with the conditions and additional work with the City Engineer it could be worked out.

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Chair Frazier stated parking is an issue and no more parking can be obtained other than reducing bedroom size and putting the parking into the units. He also commented that a driveway approach cannot be added and there is no place to negotiate parking anywhere close. Chair Frazier is not in support of the on-site amenities and exterior elevations. He recommends improving the private open space for each unit, reducing the number of four-bedroom units and improving the design features as well as address ingress and egress issues on Katella and Western.

Director Lilley asked if the Commission has common themes they would like to forward to the Council, along with a recommendation to approve or deny the project.

Commissioner Ash and Norgaard spoke in favor of reducing the number of four bedroom units to increase units with the additional tandem garage spot.

Commissioner Adams noted the extra tandem garage spot is not an answer to parking but would support reducing the four bedrooms to three bedroom units..

Vice Chair Marques stated supported reducing the four-to-three bedrooms.

Chair Frazier supported the reduction as well.

Vice Chair Marques proposed reducing the four bedrooms by at least twenty-five percent.

Commissioner Ash agreed twenty-five percent is reasonable resulting in 9 less four bedroom units.

Commissioner Adams asked how the homeowner's association can implement requirements that a third parking spot be used.

Director Lilley stated the parking management plan would include provisions.

Chair Frazier proposed the common open spaces be consolidated to add more area to the private yards of each unit.

Commissioner Adams stated that a social area would help new neighbors interact and get to know each other.

Commissioner Norgaard prefers the amenities because the amount added to the yards will not be significant.

Commissioner Ash agreed the amenities are preferred.

Vice Chair Marques stated he prefers for space to be used in the private areas instead of the amenities.

Chair Frazier proposed the Katella driveway be moved.

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Vice Chair Marques believes the traffic study does not address Chair Frazier's concerns and is also concerned about the potential for traffic accidents.

Commissioner Ash asked Director Lilley if the appropriate department approved this traffic study.

Director Lilley the Traffic Engineer has reviewed the project and included conditions of approval to address their findings.

Commissioner Adams shared that he also has traffic concerns. He noted his concern that traffic would have to cross three lanes on Katella, get into a left-hand turn lane and make a U-turn.

Commissioner Norgaard also agreed solutions to the traffic issue need to be looked at prior to referring the project to Council.

Commissioner Norgaard noted the double fence should be more structured and provide greater protection or be removed.

Vice Chair Marques explained traffic safety will be worst on Western when people make a left turn on that street.

The Commission confirmed they would like the access on Katella removed, relocated or further restricted subject to the findings of the City's Traffic Engineer.

Director Lilley asked whether the discussion was focused on Katella when considering architectural enhancements or whether the Commission was discussing fronting on every unit and on Western.

Chair Frazier would like to see architectural improvements to all units on all elevations.

Commissioner Adams suggests improving the elevations on the Katella frontage.

The Commission stated they trust staff to carry the direction and work with the applicant to address the three noted areas prior to presenting the project to Council.

Motion to recommend approving Development Agreement DA 20-05, Planned Development Permit PDP 20-06, Tentative Tract Map No. 19145 and Site Plan and Design Review SPDR-810 with the noted changes, conditions, and/or direction in the following four specific areas: to reduce the number of four bedroom units to three bedroom units by twenty-five percent (9 units); to relocate, remove or further restrict the driveway to address concerns related to the Katella access; to add design and architectural improvements throughout the project with specific attention to Katella Avenue and the side views on Western Avenue as well as consideration for conditions to address parking, maintenance, landscaping, and fencing.

Motion/Second: Ash/Adams

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

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

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

Chair Frazier commended the Commission on their work.

11. DIRECTOR'S REPORT

Director Jennifer Lilley announced City Hall is open to the public and that recognitions will happen in person at our next regularly scheduled meeting.

12. ADJOURNMENT

Commission adjourned at 9:20 p.m.

Jennifer A. Lilley, AICP
Community & Economic Development Director

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MINUTES OF THE CITY COUNCIL AND PLANNING COMMISSION OF THE CITY OF STANTON SPECIAL MEETING – STUDY SESSION JUNE 22, 2021

1. **CLOSED SESSION** None.

2. **CALL TO ORDER**

The meeting was called to order at 5:01 p.m. by Mayor Shawver / Vice Chair Marques.

3. **PLEDGE OF ALLEGIANCE**

Led by Planning Commissioner Elizabeth J. Ash.

4. **ROLL CALL – CITY COUNCIL**

Present: Council Member Ramirez
 Council Member Van
 Council Member Warren
 Mayor Pro Tem Taylor
 Mayor Shawver

Absent: None.

Excused: None.

ROLL CALL – PLANNING COMMISSION

Present: Commissioner Adams
 Commissioner Ash
 Commissioner Norgaard
 Vice Chairman Marques

Absent: None.

Excused: Chairman Frazier.

5. **ORAL COMMUNICATIONS – PUBLIC** None.

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SPECIAL ORDERS OF THE DAY

6. NEW BUSINESS

6A. TOWN CENTER SPECIFIC PLAN

The consultant team, KTGy Group, Inc., will be presenting an overview of the Specific Plan Area, the history, challenges, and opportunities, results of the market research as well as a summary of the outreach process, community survey findings, and feedback received during community workshops. The Plan is in its concept planning phase, and this is an opportunity for the City Council and Planning Commission to view the framework plan, ask questions, and provide input prior to the Draft plan. Additionally, a brief discussion on design and public improvements to Beach Boulevard will be included to provide context and direction to the KTGy Group, Inc.

Introduction by Ms. Jennifer A. Lilly, Community and Economic Development Director.

Presentation by Mr. Ken Ryan, KTGy, Mr. Andrew Levins, KTGy, and Mr. John Moreland, KTGy.

The City Council received and filed the report.

7. ADJOURNMENT Motion/Second: Marques/ Motion carried at 6:04 p.m.

Jennifer A. Lilley, AICP
Community & Economic Development Director