



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

WEDNESDAY, SEPTEMBER 15, 2021
SPECIAL STUDY SESSION - 5:30 P.M.
REGULAR MEETING - 6:30 P.M.

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, September 15, 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.

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

2. **ROLL CALL**

Chair Frazier
Vice Chair Marques
Commissioner Ash
Commissioner Adams
Commissioner Norgaard

3. **PLANNING COMMISSION TRAINING**

Development Agreement - The Planning Commission's Role in Reviewing Them

REGULAR MEETING - 6:30 P.M.

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

5. **PLEDGE OF ALLEGIANCE**

6. **ROLL CALL**

Chair Frazier
Vice Chair Marques
Commissioner Ash
Commissioner Adams
Commissioner Norgaard

7. **SPECIAL PRESENTATION**

None.

8. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meetings:

- July 21, 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.

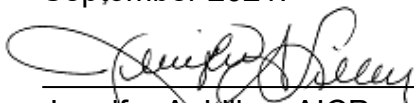
13. PLANNING COMMISSION COMMENTS

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 9th day of September 2021.



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, JULY 21, 2021

1. CALL TO ORDER STANTON PLANNING SESSION

The members of the Planning Commission of the City of Stanton met in Special Joint Study Session in the City Council Chambers at 5:44 p.m., Chair Frazier presiding.

2. ROLL CALL

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

Absent: None.

Excused: None.

Also Present: Community and Economic Development Director Jennifer Lilley.

3. PLANNING COMMISSION TRAINING

Director Lilley introduced the presentation titled Planning Commission 101: The Nuts and Bolts of Planning.

Chair Frazier asked for clarification regarding what the elements mean.

Director Lilley explained the mandatory elements and the recommended elements.

Chair Frazier asked whether design guidelines can be used.

Director Lilley explained that design guidelines can be implemented.

Commissioner Ash asked if the terms for unapproved projects could be shared so the Commission can provide reasons to deny a project.

Director Lilley explained that all findings and support facts can and will be outlined for the Commission.

The training reviewed an example of the purpose of Specific Plans. In this example the plan included a transformation to a traditional “main street” feel. She explained the Commission’s role in developing, adopting and implementing the Specific Plan.

Commissioner Norgaard stated her concerns with environmental sustainability and walkability, and asked if more trees along sidewalks could be requested.

DRAFT

Director Lilley confirmed tree wells and trees can be required and installed in the public right-of-way and confirmed the General Plan outlines sustainability goals.

Vice Chair Marques commended Director Lilley on her work.

Commissioner Norgaard explained that some cities open shelters with air conditioning once the temperature increases to a certain temperature and asked whether emergency cooling centers will be incorporated.

Director Lilley stated she would look into the matter.

Commissioner Norgaard also noted that population demographics have changed and asked how cultural and historical value for the entire community will be incorporated.

Director Lilley explained the Council will set those goals.

Commissioner Adams asked whether the Commission can re-zone certain areas of the Specific Plan.

Director Lilley stated the Commission will be responsible for identifying land use zoning.

Vice Chair Marques noted Planned Development Permits have become very common and they destroy the Zoning Code.

4. 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 6:42 p.m., Chair Frazier presiding.

5. PLEDGE OF ALLEGIANCE

Led by Mr. Sou Moua.

6. ROLL CALL

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

Absent: None.

Excused: None.

Also Present: Community and Economic Development Director.

7. SPECIAL PRESENTATION AND AWARDS

Past Planning Commissioner, Mr. Sou Moua was recognized for his years of service and his work on the Commission.

DRAFT

Chair Frazier presented Mr. Sou Moua with a Certificate of Recognition and Plaque.

Mr. Moua shared a few words of gratitude.

8. APPROVAL OF MINUTES

Motion to approve Minutes of Regular Meeting of the Planning Commission on June 16, 2021.

Motion/Second: Ash/Norgaard

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 Joint Special Meeting – Study Session of the City Council and Planning Commission on June 22, 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

9. PUBLIC COMMENT

None.

10. PUBLIC HEARING

None.

11. NEW BUSINESS

None.

12. OLD BUSINESS

None.

DRAFT

13. PLANNING COMMISSION COMMENTS

Vice Chair Marques expressed he is delighted to work with everyone in person and be part of Stanton. He encouraged everyone to get vaccinated.

Commissioner Ash noted how happy she is to be back in person.

Commissioner Adams asked when changed items from the KB project would be addressed.

Director Lilley explained the item has been placed on the Council agenda for consideration.

Commissioner Norgaard thanked everyone and the staff.

14. DIRECTOR'S REPORT

Director Lilley stated that the August 4, 2021, Planning Commission meeting will be cancelled for lack of items. The August 18, 2021, meeting will include a study session training on Findings and Conditions of Approval.

15. ADJOURNMENT

Commission adjourned at 6:57 p.m.

Jennifer A. Lilley, AICP
Community & Economic Development Director