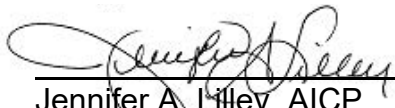


TO THE MEMBERS OF THE PLANNING COMMISSION FOR THE CITY OF STANTON:

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 November 17, 2021, commencing at 5:30 p.m. in the Council Chambers, 7800 Katella Avenue, Stanton, CA 90680

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

Dated: November 10, 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](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" no later than 5:00 p.m. before the meeting (*Wednesday, November 17, 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.*



**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, NOVEMBER 17, 2021**

**AGENDA**

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**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 Frazier, Vice Chair Marques, Commissioner Ash, Commissioner Adams,  
Commissioner Norgaard
3. **MEETING MANAGEMENT, BEST BEST & KRIEGER**
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 Frazier, Vice Chair Marques, Commissioner Ash, Commissioner Adams,  
Commissioner Norgaard
8. **SPECIAL PRESENTATION**  
  
None.
9. **APPROVAL OF MINUTES**  
  
None.
10. **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

## **11. PUBLIC HEARINGS**

### **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.**

#### **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2540 to approve Minor Site Plan and Design Review MSPDR-783, Conditional Use Permit C21-03, and Conditional Use Permit 21-04.

### **11B. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT 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.**

#### **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) under California Public Resources Code Section 21080.17, which exempts the adoption of an accessory dwelling unit ordinance to implement the provisions of Section 65852.2 of the California Government Code, and
- Adopt Resolution No. 2541 recommending the City Council approve Zoning Text Amendment ZTA 21-01 amending Stanton Municipal Code Title 20, Zoning, Section 20.400.330 Accessory Dwelling Units, updating the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations in specified single family and multifamily residential zones.

**12. NEW BUSINESS**

None.

**13. OLD BUSINESS**

None.

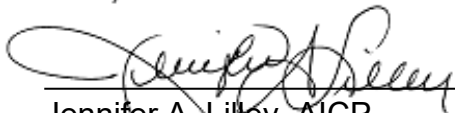
**14. PLANNING COMMISSION COMMENTS**

*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 November 2021.



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



## **CITY OF STANTON REPORT TO THE PLANNING COMMISSION**

---

**TO:** Chairperson and Members of the Planning Commission

**DATE:** November 17, 2021

**SUBJECT: 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.**

### **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2540 to approve Minor Site Plan and Design Review MSPDR-783, Conditional Use Permit C21-03, and Conditional 21-04.

### **BACKGROUND**

The property is located north of Monroe Street and west of Rose Street in the RL Single Family Residential zone. The existing property consists of vacant residential structures including a primary and accessory dwelling unit. Aside from these structures, the lot is currently unimproved and does not have paved driveways, complete landscaping, or other features typical of a single-family residence. The site is surrounded by single family residential properties to the north, south, east, and west all zoned RL Single Family Residential. The RL zone is applied to areas appropriate for a range of detached single-family residential dwellings on standard suburban lots, together with appropriate accessory structures and uses. The RL zone preserves and protects a single-family residential character while allowing mobile and modular homes, accessory dwelling units,



condominiums, townhomes, public facilities, and other uses that are compatible with low density single-family neighborhoods.



Figure 1 – Aerial Image



Figure 2 – Existing Conditions

## **ANALYSIS/JUSTIFICATION**

The Applicant is requesting to construct demolish the existing structures and construct a new, 3,405 square foot, single family home. The request is also to consider two driveways, one to access the property from Rose Street and one to provide access from the alley.

The new single-family home is proposed to be two-stories. The first floor will include an attached two-car garage, a covered patio and 1,054 square feet of living space including the kitchen, dining, living room, one bedroom and one bathroom. The second floor is proposed to include 1,616 square feet made up of 3 bedrooms and 2 bathrooms, and a master suite with master bathroom (Attachment A – Project Plans).

**LOT WIDTH** – The existing residential neighborhood is comprised of older parcels subdivided legally, prior to the development standards found in the current zoning code. The subject property has a lot width of 54 feet. This is typical of and consistent with lot widths found in this neighborhood (Attachment C – Vicinity and Parcel Map). Staff has determined that this lot width condition was created legally and conforming to the standards at the time of the subdivision of this neighborhood.

The current development standards for the RL, Single Family Residential Zone require a minimum lot width of 65 feet. Chapter 20.620 of the Stanton Municipal Code allows the City to consider a request for a Conditional Use Permit for the development on legal non-conforming lots. This request does not constitute a special privilege or variance but instead was created to allow legal nonconforming lots in established neighborhoods to rehabilitate or redevelop underutilized or damaged properties while promoting neighborhood safety and compatibility. Approval of this Conditional Use Permit does not relieve the project from meeting all required development standards of the current Zoning Code related to the RL zone including setbacks and lot coverage.

**ARCHITECTURE AND SITE DESIGN** – The house is designed in the Mediterranean architectural style, including stucco walls in shades of beige and cream. The roof and entryway portico are proposed to use corning roofing shingles in an amber color to provide a complimentary frame to the lighter shades. The building also includes a 124 square foot covered patio in the rear yard. The L shaped design provides the front elevation with a main entrance, garage elevation and varying plane reliefs creating a dynamic frontage along Rose Street. To ensure the Rose Street frontage enhances the neighborhood character, the Property Owner proposes landscaping improvements in the front yard including a lawn, Madagascar almond trees, walkway lighting, and permeable paving improvements. The size, height, lot coverage and overall design is compatible in scale with the surrounding neighborhood.

The project is proposing two driveways for the lot; one from Rose Street to serve the primary dwelling unit and one from the alley to serve a future accessory dwelling unit (Attachment A – Project Plans). Chapter 20.320 of the Stanton Municipal Code allows for Single Family Residential properties to have more than one driveway with the approval of a Conditional Use Permit. The proposed driveways are at opposite sides of the property



and do not interfere with the circulation pattern of surrounding neighbors. The driveways are designed to provide sufficient and safe access, additional parking space, and are not anticipated to have any impact on the surrounding neighborhood. To ensure that the site design remains consistent with the neighborhood, staff has included Condition C, making the installation of the secondary driveway contingent on an approved building permit for an accessory dwelling unit.

### **ENVIRONMENTAL IMPACT**

The proposed project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures). Class 3 consists of projects consisting of a limited number of new structures, including up to three single-family residences in any residential zone.

### **PUBLIC NOTIFICATION**

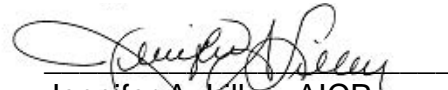
Notice of Public Hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and made public through the agenda-posting process.

Prepared by,



Paige Montojo  
Associate Planner

Approved by,



Jennifer A. Lilley, AICP  
Community and Economic  
Development Director

### **ATTACHMENTS**

- A. Project Plans
- B. Vicinity and Parcel Map
- C. Draft Planning Commission Resolution No. 2540

CODE / AGENCIES CONFORMANCES:

ALL CONSTRUCTION SHALL CONFORM TO ALL GOVERNING LAWS, CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Fire Code
- 2019 California Green Building Standards Code
- City of Staton Municipal Code

PROJECT TEAM:

OWNER:  
JUSTIN HOANG.  
7290 EDINGER AVE, UNIT 3033  
HUNTINGTON BEACH, CA 92647  
(714) - 933 - 5686

PREPARED:  
LT DESIGN  
LTDESIGN1122@GMAIL.COM  
714-213-1608

GENERAL NOTES:

1. Contractor shall verify all dimensions on site prior to start construction and notify the engineer of any discrepancies.

2. Prior to framing, framing contractor shall verify rough-in dimensions required for bath tubs, showers stalls, fireplaces, window heights, door locations, etc.

3. Provide approved plan box. Provide temporary sanitary facilities.

4. On site verification of all dimensions and conditions shall be the responsibility of each contractor. Noted dimensions take precedent over scale.

5. All work shall be performed by licensed contractors.

6. Residential site review: Approval of residential site review through OCFA will be required prior to building permit issuance.

7. Fire Sprinkler System: Review and approval of an NFPA 13D compliant fire sprinkler system is required prior to the issuance of building permits.

ABBREVIATIONS:

A.C.

ANCHOR BOLT

LB./LBS

POUND/POUNDS

A.F.F.

ARCHITECTURAL

L.L.

LIVE LOAD

B.L.

BUILDING LINE

LLH

LONG LEG HORIZ.

B/BM

BOTTOM OF BEAM

LLV

LONG LEG VERTICAL

B/F

BOTTOM OF FOOTING

LT. WT.

LIGHT WEIGHT

BLDG.

BUILDING

M.O.

MASONRY OPENING

BM.

BEAM

MAT'L.

MATERIAL

BRG.

BEARING

MAX.

MAXIMUM

C.J.

CEILING JOIST

MIN.

MINIMUM

CLR.

CLEAR

MISC.

MISCELLANEOUS

CMU

CONCRETE MASONRY UNIT

N.

NEW/PROPOSED

CONC.

CONCRETE

N.I.C.

NOT IN CONTRACT

CONNX.

CONNECTION

N.T.S.

NOT TO SCALE

CONST.

CONSTRUCTION

NO.

NUMBER

CONT.

CONTINUOUS

O.C.

ON CENTER

CONTR.

CONTRACTOR

O.D.

OVERFLOW DRAIN

D.L.

DEAD LOAD

OSF

OUTSIDE FACE

DBL.

DOUBLE

OPP.

OPPOSITE

DET.

DETAIL

P.E.M.B

PRE ENGINEERED

DIA.

DIAMETER

METAL BUILDING

DWG.

DRAWING

PRECAST CONCRETE

DWL.

DOWEL

PL

PLATE

DW

DISH WASHER

PSF

POUNDS/SQUARE FT.

DM

DIMMABLE LIGHT SWITCH

R.D.

ROOF DRAIN

EA.

EACH

REINF.

REINFORCED

E.E.

EACH END

REQ'D.

REQUIRED

E.E.

EACH FACE

REV.

REVISION/REVISED

E.W.

EACH WAY

R.R.

ROOF RAFTER

E.J.

EACH EXPANSION JOINT

SF.

SQUARE FEET

EQ.

EQUAL

SH.

SHEET

E.

EXISTING

SHT.

SHEET

EXP.

EXPANSION

SIM.

SIMILAR

EXPAN.

EXPANSION

SPA.

SPACES/SPACING

F.D.

FLOOR DRAIN

SPECS

SPECIFICATIONS

FIN.

FINISH

STL

STEEL

F.S.

FAR SIDE

STD

STANDARD

FDN.

FOUNDATION

SW

SLIDE WINDOW

FTG.

FOOTING

T&B

TOP AND BOTTOM

FT.

FOOT OR FEET

T/B

TOP OF BEAM OR TRUSS BEARING

GA.

GAGE

TEMPORARY/TEMPERATURE

GALV.

GALVANIZED

T/F

TYPICAL

GRAN.

GRANULAR

TEMP.

TEMP.

GYP.

GYPSUM BOARD

TYP.

TYPICAL

H.

HORIZONTAL

U.N.O.

UNLESS NOTED OTHERWISE

HK.

HOOK

UNI.

UNISEX BATHROOM

HORIZ.

HORIZONTAL

V.I.F.

VERIFY IN FIELD

INSF

INSIDE FACE

VERT.

VERTICAL

IN.

INCH

W.W.R.

WELDED WIRE REINFORCED

INSUL.

INSULATION

W/

WITH

J/B

JOIST BEARING

WD

WASHER & DRYER

JST.

JOIST

WH

WATER HEATER

JT.

JOINT

W.I.C.

WALK-IN CLOSET

SCOPE OF WORK:

THE PROJECT SCOPE CONSISTS OF

- DEMOLISHED ENTIRE THE EXISTING HOUSE.
- BUILD NEW 2 STORY HOUSE: 5 BEDROOMS, 4 BATHROOMS, KITCHEN, DINING, GREAT ROOM, FAMILY ROOM.
- 1ST FLOOR: LIVING SPACE 1,054 SF; 2 CAR GARAGE 524 SF; PORCH 22 SF, PATIO 124 SQ.FT.
- 2ND FLOOR: 1,754 SF.
- NEW DETACHED ADU 998 SF: KITCHEN, LIVING, 3 BEDROOM, 2 BATH.

PROJECT INFORMATION:

PROJECT ADDRESS: 10761 Rose St, Stanton, CA 90680

ASSESSOR'S PARCEL NO.: 079-351-02

ZONING: RL

OCCUPANCY GROUP: R3

TYPE OF CONSTRUCTION: VB

NUMBER OF STORIES: ONE

FIRE SPRINKLER: NO

PROJECT STATISTIC:

FLOOR AREA - MAIN HOUSE:  
1ST FLOOR:  
LIVING : 1,054 SQ.FT.  
2 CAR GARAGE: 524 SQ.FT.  
PATIO : 124 SQ.FT.  
PORCH : 22 SQ.FT.  
1,724 SQ.F.T.

2ND FLOOR:  
LIVING : 1,616 SQ.FT.  
BALCONY : 65 SQ.FT.  
1,681 SQ.FT.

FLOOR AREA - ADU:  
LIVING : 969 SQ.FT.  
PORCH : 30 SQ.FT.  
999 SQ.FT.

LOT SIZE: 6,885 SQ.FT.  
LOT COVERAGE: (1,724 + 999)/ 6,885 = 39.55% < 40%  
IMPERVIOUS SURFACE COVERAGE:  
1ST FLOOR - MAIN HOUSE: 1,724 SQ.FT.  
FLOOR AREA - ADU: 999 SQ.FT.  
REAR DRIVEWAY: 502 SQ.FT.  
3,225 SQ.FT.  
3,225/ 6,885 = 46.84% <50%

SHEET INDEX:

ARCHITECTURAL

A1

TITLE SHEET, SITE PLAN

A2

PROPOSED FLOOR PLAN

A3

PROPOSED ROOF PLAN

A4

ELEVATION, SECTION - MAIN HOUSE

A5

ELEVATION, SECTION - ADU

N1

PERMEABLE PAVERS SPECIFICATION

N2

PERMEABLE PAVERS SPECIFICATION

VICINITY MAP:

(NOT TO SCALE)

PROPOSED SITE PLAN

(SCALE: 1/8"=1'-0")

Plan Check #:

OWNER:

NEW 2 STORY HOUSE & DETACHED ADU

10761 ROSE ST, STANTON, CA 90680

Project for:

SEAL:

SHEET DESCRIPTION:

TITLE SHEET

Date

10/18/21

Job #

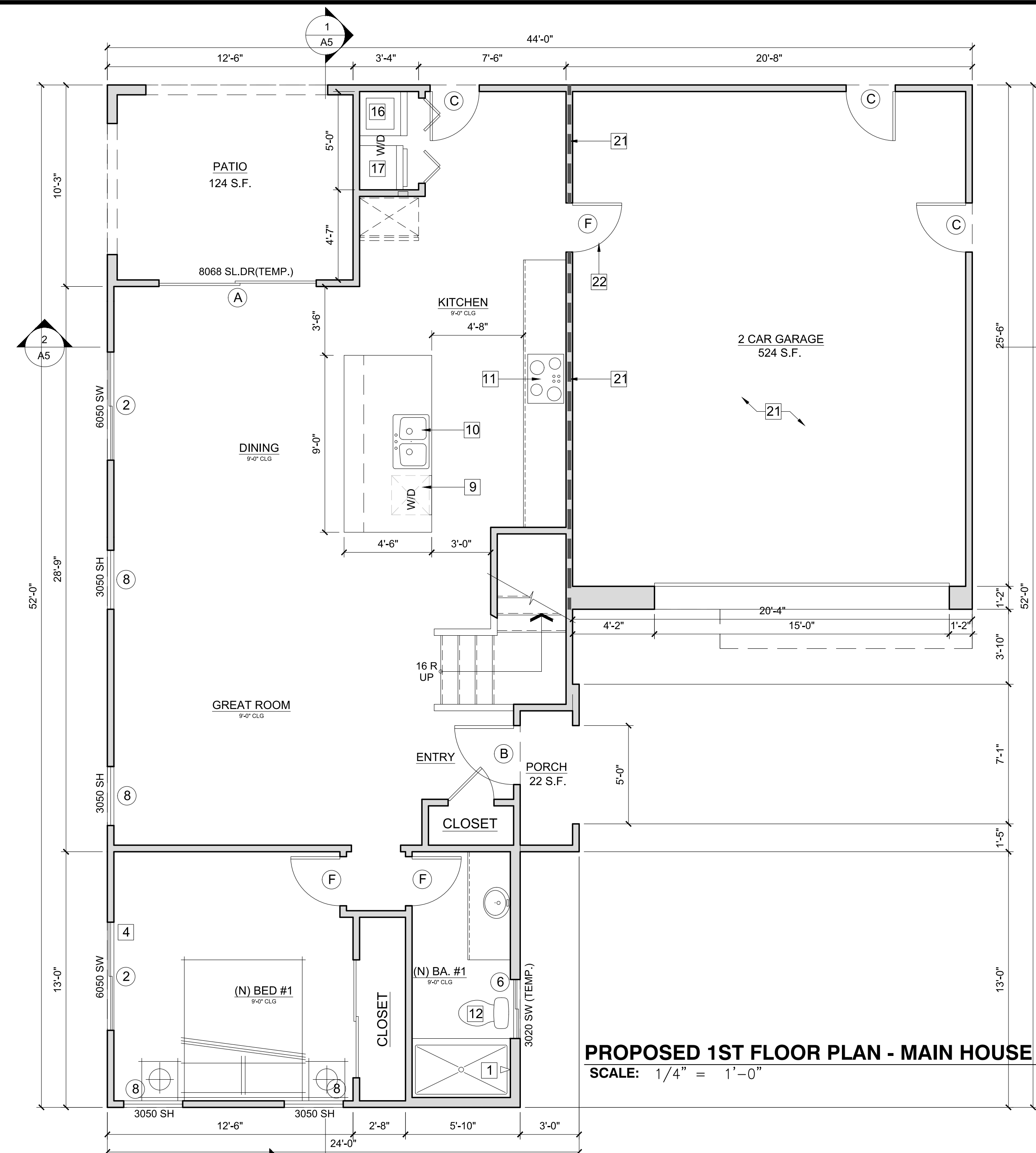
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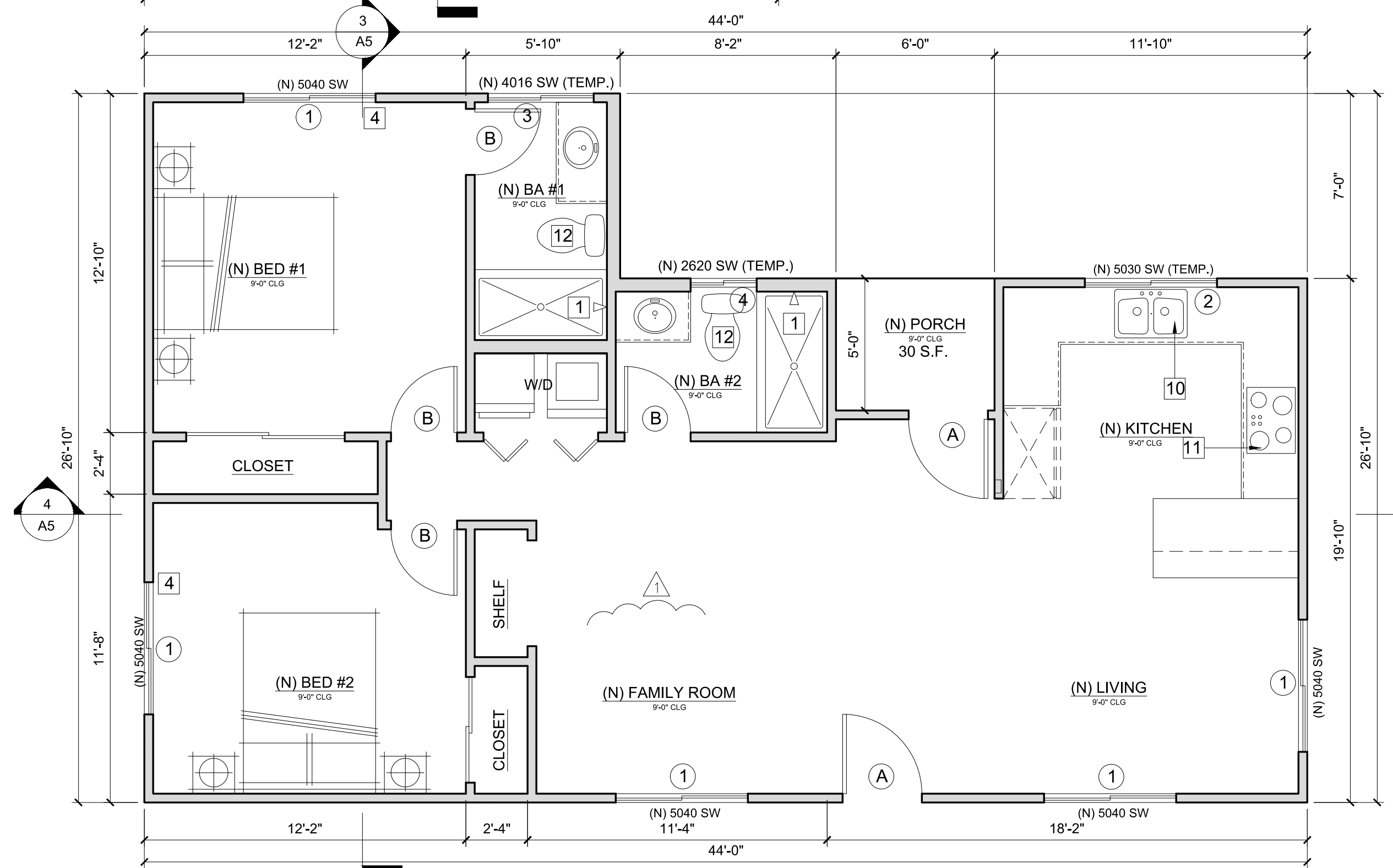
A1

ATTACHMENT A





PROPOSED 1ST FLOOR PLAN - MAIN HOUSE  
SCALE: 1/4" = 1'-0"



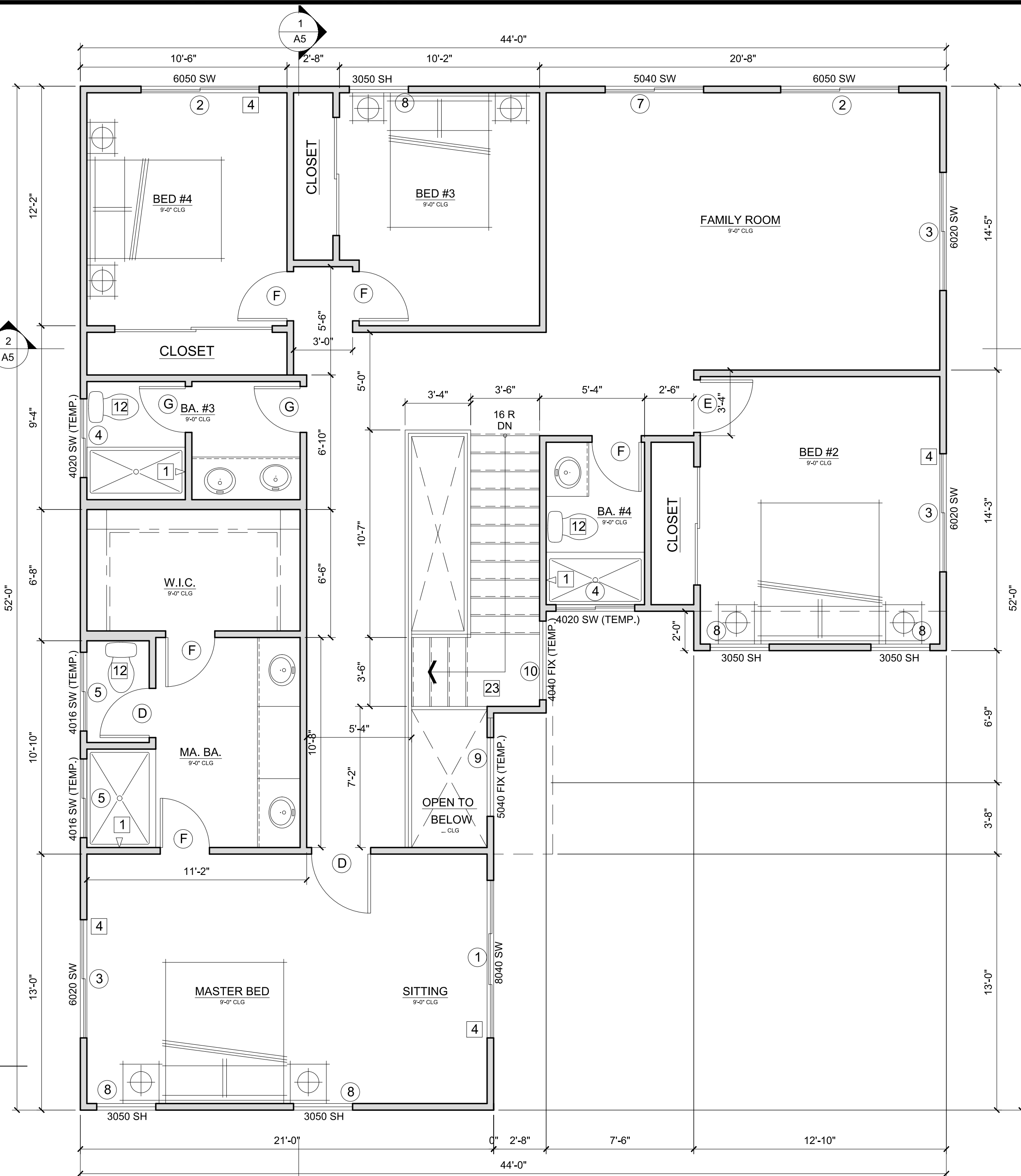
PROPOSED FLOOR PLAN - ADU  
SCALE: 1/4" = 1'-0"

DOOR & WINDOW SCHEDULE - ADU						
MARK		W	H	SILL HIGHT	QUANTITY	REMARK / MATERIAL
D O O R	A	3'-0"	6'-8"	0	2	EXTERIOR SOLID WOOD
	B	2'-6"	6'-8"	0	5	INTERIOR HOLLOW WOOD
W I N D O W	1	5'	4'	2'-8"	5	SLIDING PLASTIC FRAME
	2	5'	3'	3'-8"	1	SL. PLASTIC FRAME (TEMP.)
	3	4'	1'-6"	5'-2"	1	SL. PLASTIC FRAME (TEMP.)
	4	2'-6"	2'	4'-8"	1	SL. PLASTIC FRAME (TEMP.)

\* ALL (N)WINDOW U-FACTOR = 0.30 & SHGC = 0.23

#### LEGEND:

(E) WALLS TO BE REMAIN	
(E) WALLS TO BE REMOVED	
PROPOSED WALLS	
PROPOSED 1HR FIRED WALLS	



PROPOSED 2ND FLOOR PLAN - MAIN HOUSE  
SCALE: 1/4" = 1'-0"

DOOR & WINDOW SCHEDULE - MAIN HOUSE						
MARK	W	H	SILL HIGHT	QUANTITY	REMARK / MATERIAL	
D O O R	A	8'-0"	6'-8"	0	1	SL. PLASTIC FRAME (TEMP.)
	B	3'-0"	6'-8"	0	1	EXTERIOR SOLID WOOD
	C	2'-6"	6'-8"	0	3	EXTERIOR SOLID WOOD
	D	3'-0"	6'-8"	0	1	INTERIOR HOLLOW WOOD
	E	2'-8"	6'-8"	0	1	INTERIOR HOLLOW WOOD
	F	2'-6"	6'-8"	0	8	INTERIOR HOLLOW WOOD
	G	2'-4"	6'-8"	0	2	INTERIOR HOLLOW WOOD
W I N D O W	1	8'	4'	2'-8"	1	SLIDING PLASTIC FRAME
	2	6'	5'	1'-8"	4	SLIDING PLASTIC FRAME
	3	6'	2'	4'-8"	3	SLIDING PLASTIC FRAME
	4	4'	2'	6'-8"	2	SL. PLASTIC FRAME (TEMP.)
	5	4'	1'-6"	5'-2"	2	SL. PLASTIC FRAME (TEMP.)
	6	3'	2'-0"	4'-8"	1	SL. PLASTIC FRAME (TEMP.)
	7	5'	4'-0"	2'-8"	1	SLIDING PLASTIC FRAME
	8	3'	5'-0"	1'-8"	9	SINGLE HUNG WINDOW
	9	5'	4'-0"	1'-8"	1	FIX GLASS (TEMP. )
	10	4'	4'-0"	1'-8"	1	FIX GLASS (TEMP. )

\* ALL (N)WINDOW U-FACTOR = 0.30 & SHGC = 0.23

#### FLOOR PLAN KEY NOTES: X

- Shower and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 72 inch above the drain inlet. [§1210.2.3 CBC] (R307.2 CRC).
- Shower pan shall have a minimum area of 1024 sq. inches and a minimum finish dimension of 30 inches in any directions. Shower doors shall open so as to maintain not less than a 22" unobstructed opening for egress. (CPC 408.6)
- Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [§408.3 CPC]
- [§2406.3 CBC] Safety glazing in the following locations:
  - Where the nearest edge of glazing is within a 24-inch are of either side of a door in a closed position (unless there is an intervening wall between the door and the glazing or if the glazing is 5 feet or higher above the walking surface).
  - Glazing greater than 9 square feet with the bottom edge less than 18 inches above the floor and the top edge greater than 36 inches above the floor (unless the glazing is more than 36 inches horizontally away from walking surfaces or if a complying protective bar is installed)
  - Glazing in shower and tub enclosures (less than 60 inches above standing surface)
  - Glazing in swinging and sliding doors.
  - Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the glazing is less than 60 inches above the plane of the adjacent walking surface.
  - Glazing less than 5 feet horizontally from swimming pools and less than 5 feet above adjoining grade
- Provide an exhaust fan in the bathroom of 4 air changes per hour minimum with humidity control sensor. [§1203.5.2.1 CBC] (R303.3.1 CRC)
- Bedroom emergency egress: Each bedroom shall have a door directly to the exterior or a window that will provide a clear space opening of at least 5.7 square feet in the open position (5 sq. ft. at grade floor openings), and a minimum clear opening width of 20 inches and clear opening height of 24 inches and a maximum sill height of 44 inches above the floor. [§1030 CBC] (R310 CRC)
- Room natural ventilation requirement. Provide exterior opening with an area equal to 4 percent of the floor area. [§1203.5 CBC] (R303.1 CRC)
- At least one egress door shall be provided for each dwelling unit that has a minimum clear width of 32 inches between the face of the door and the stop with the door opened 90°, and a minimum clear height of 78 inches measured from the top of the threshold to the bottom of the stop. (R311.2 CRC)
- Landings at the required egress door shall not be more than 1- 1/2 inches lower than the top of the threshold. Landings with doors that do not swing over the landing may have a difference in elevation of 7-3/4 inches maximum below the top of the threshold. (R311.3.1 CRC)
- Minimum 1 inch clearance shall be provided between the attic insulation and the roof sheathing where cave or cornice vents are installed. (R806.3 CRC)
- Dishwasher with drain to garbage disposal.
- Sink with garbage disposal.
- Cook top to be selected by owner. Vent to outside with backdraft damper.
- Toilet and bidet require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches from the front edge of the bowl. Per 2016 [CPC 402.5]
- The maximum hot water temperature discharging from the bathtub, shower and whirlpool bathtub filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for meeting this provision. CPC 408.3 and 409.4
- Attic access with a minimum size of 20 inches x 30 inches unless the maximum vertical headroom height in the attic is less than 30 inches. Where mechanical equipment is installed in the attic the minimum dimensions are 30" x 30" and a east as large as the largest component of the appliance. [§1209.2 C13C] [§904.11 CMC] (R.807.1 CRC)
- F.A.U.: furnace in attic, Combustion air from outside, vent to outside and provide setback thermostat.
- Washer space, provide cold & hot water supply, waste line and if on second floor, a pan with drain to exterior.
- Dryer space, provide vent to outside with smooth metal duct with backdraft damper.
- When a domestic clothes dryer is located in a closet, a minimum opening of 100 sq. in. for makeup air shall be provided in the Door or per the manufacturers written installation instructions. (504.3.2 CMC)
- A domestic clothes dryer duct shall be of metal and a minimum of 4" in diameter. The exhaust duct shall not exceed a total combined horizontal and vertical length of 14', including two 90 degree elbows. Two feet shall be deducted for each 90 degree elbow in excess of two. (504.4.2.1 & 504.4.2.2 CMC)
- Hallway widths shall be 36 inches minimum. (R311.6 CRC)
- Provide 5/8" gypboard type 'X' on the garage side wall next to all living areas. Provide 5/8" type 'X' gypboard at ceiling if gypboard does not extend to roofing through the attic space. Table R302.6
- Door from garage to living area shall be a 1-3/8 thick solid wood door, solid or honeycomb core steel door, or 20 minute rated fire door. Doors shall be a self-latching and self-closing door per R302.5.1.
- Stairways:
  - 7.75' maximum rise & minimum 10" run. (R311.7.5)
  - Minimum 6-8" headroom clearance. (R311.7.2)
  - Minimum 36" clear width. (R311.7.1)
  - Handrails 34" to 38" high above tread nosing (R311.7.8.1)
  - Handgrip portion of handrail shall not be less than 125" and no more than 2" cross-sectional dimension having a smooth surface with no sharp corners. (R311.7.8.3)
  - Maximum 4" clear spacing opening between rails. (R312.1.3)
- Handrails are required on at least one side of each continuous run of treads with four or more risers. (R311.7.8 CRC)
- Recessed medicine cabinet
- 26.24" towel rack at +44" A.F.F., provide blocking

Plan Check #:

OWNER:

NEW 2 STORY HOUSE & DETACHED ADU

10761 ROSE ST, STANTON, CA 90680

Project for:

SEAL:

SHEET DESCRIPTION:

PROPOSED FLOOR PLAN

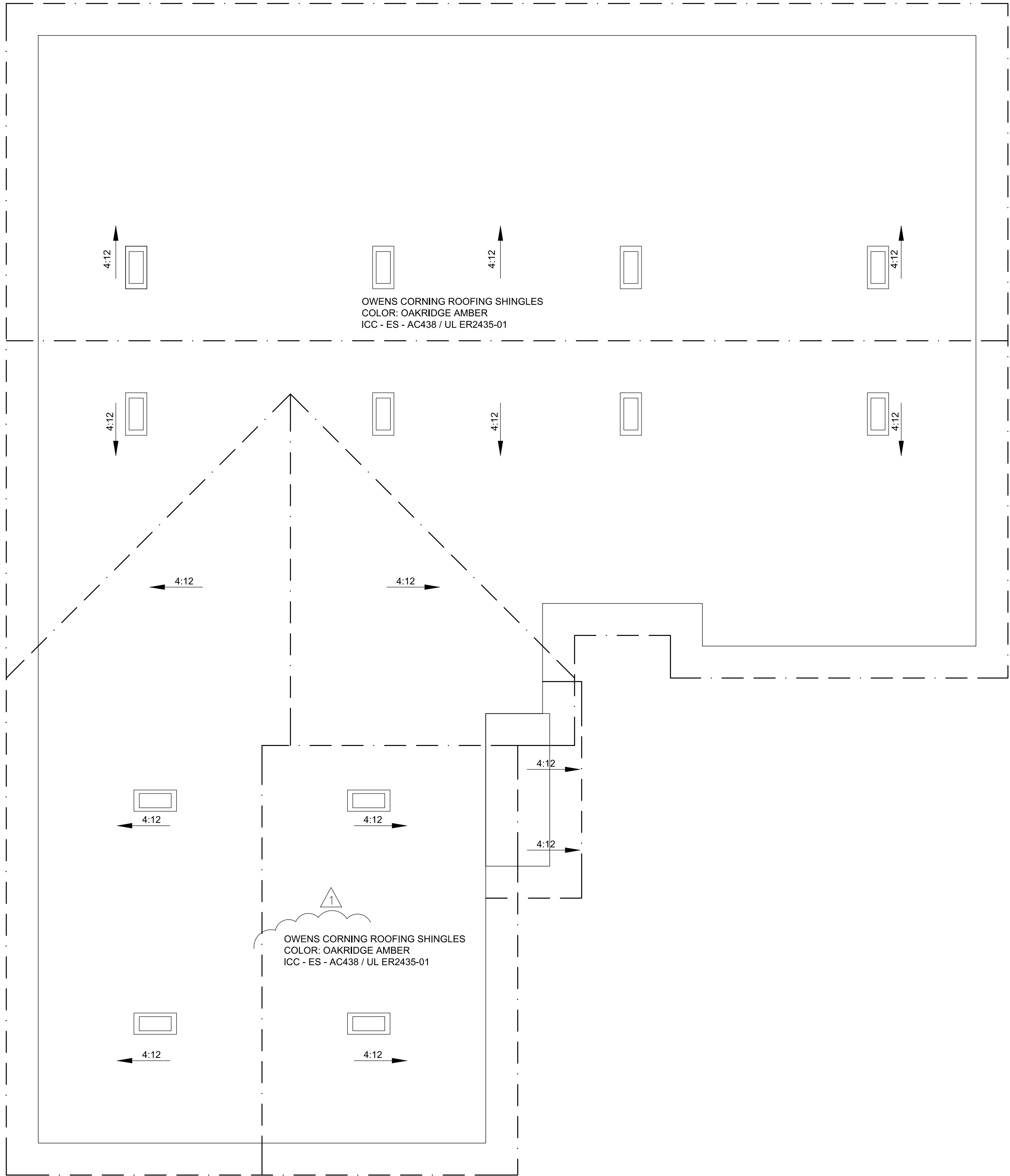
Date 10/18/21

Job #

Scale

Sheet No.:

A2



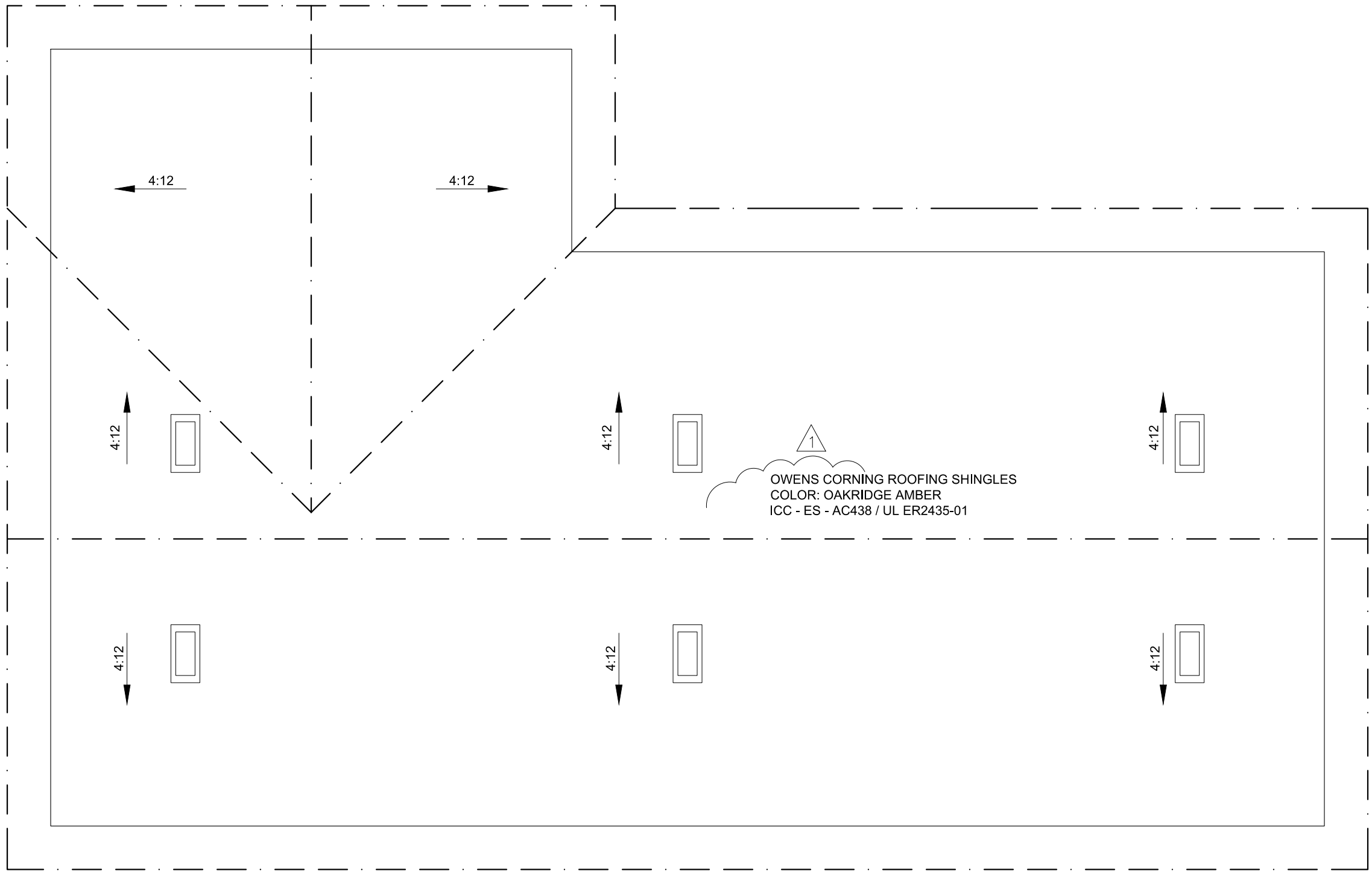
ROOF PLAN- MAIN HOUSE  
SCALE: 1/4" = 1'-0"

**LEGEND:**

LINE OF WALL \_\_\_\_\_

LINE OF ROOF - - - - -

ATTIC VENTILATION - ADU:  
Required net area: 1/150 (1745x144) = 1675 Sq.In.  
Proposed net area:  
(4) 140 Sq.In. NFA - Builders Edge 18"x24" Gable Vent: 560 Sq.In.  
(12) 100 Sq.In. NFA - Construction Metals Inc 12"x24", Alum. Roof Vent: 1200 Sq.In.  
Total proposed net area: 1,760 Sq.In.



ROOF PLAN- ADU  
SCALE: 1/4" = 1'-0"

**LEGEND:**

LINE OF WALL \_\_\_\_\_

LINE OF ROOF - - - - -

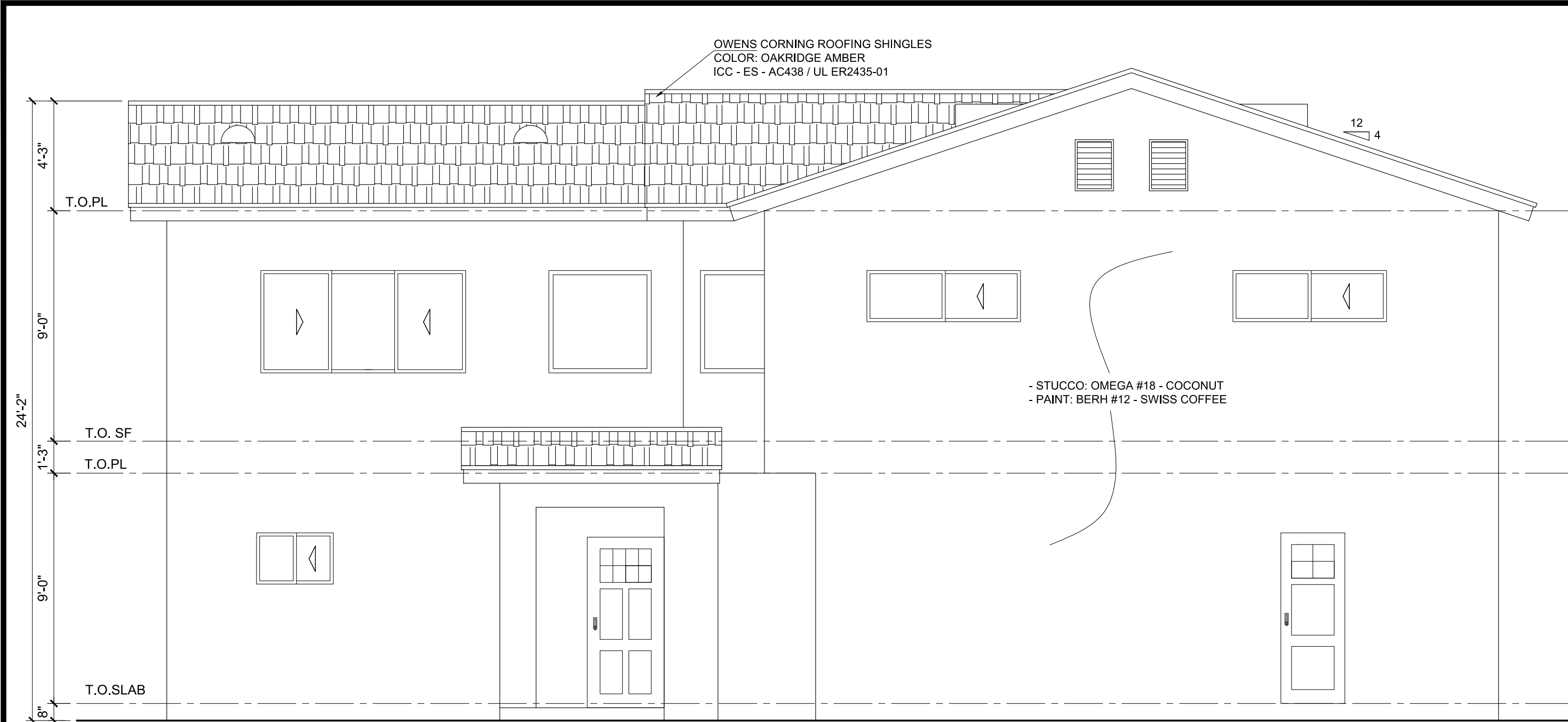
ATTIC VENTILATION - ADU:  
Required net area: 1/150 (996x144) = 958 Sq.In.  
Proposed net area:  
(3) 140 Sq.In. NFA - Builders Edge 18"x24" Gable Vent: 420 Sq.In.  
(6) 100 Sq.In. NFA - Construction Metals Inc 12"x24", Alum. Roof Vent: 600 Sq.In.  
Total proposed net area: 1,020 Sq.In.



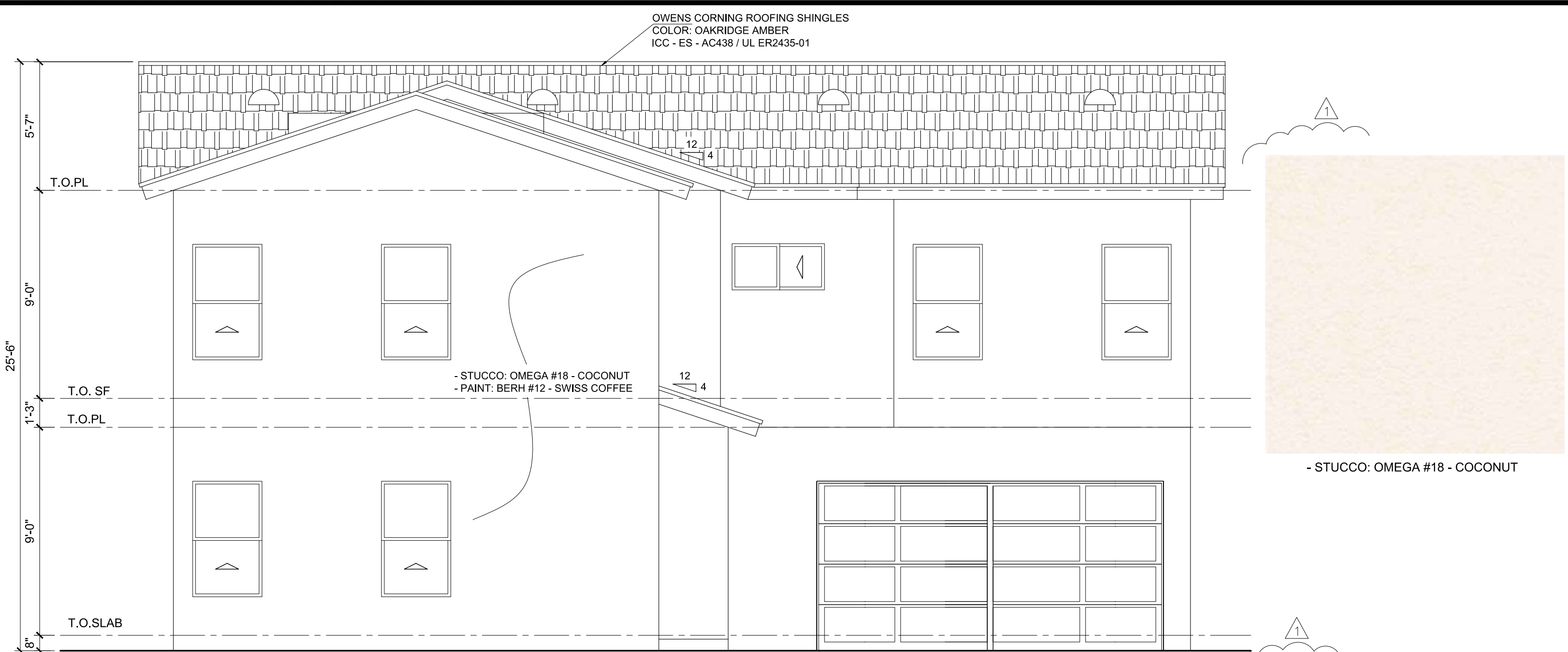
OWENS CORNING ROOFING SHINGLES  
COLOR: OAKRIDGE AMBER  
ICC - ES - AC438 / UL ER2435-01

Plan Check #:	
OWNER:	
NEW 2 STORY HOUSE & DETACHED ADU	
10761 ROSE ST, STANTON, CA 90680	
Project for:	
SEAL:	
SHEET DESCRIPTION:	
ROOF PLAN- ADU & MAIN HOUSE	
Date	10/18/21
Job #	
Scale	
Sheet No.:	
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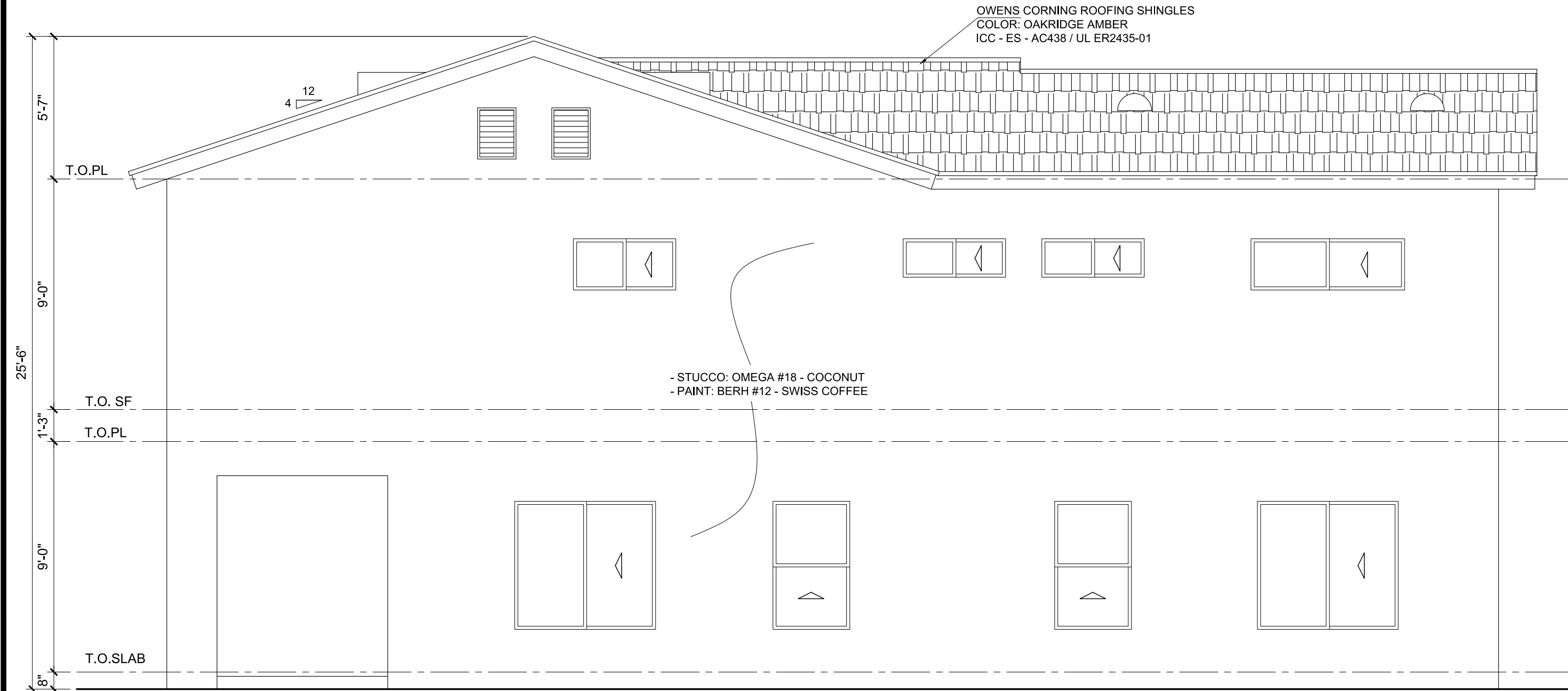




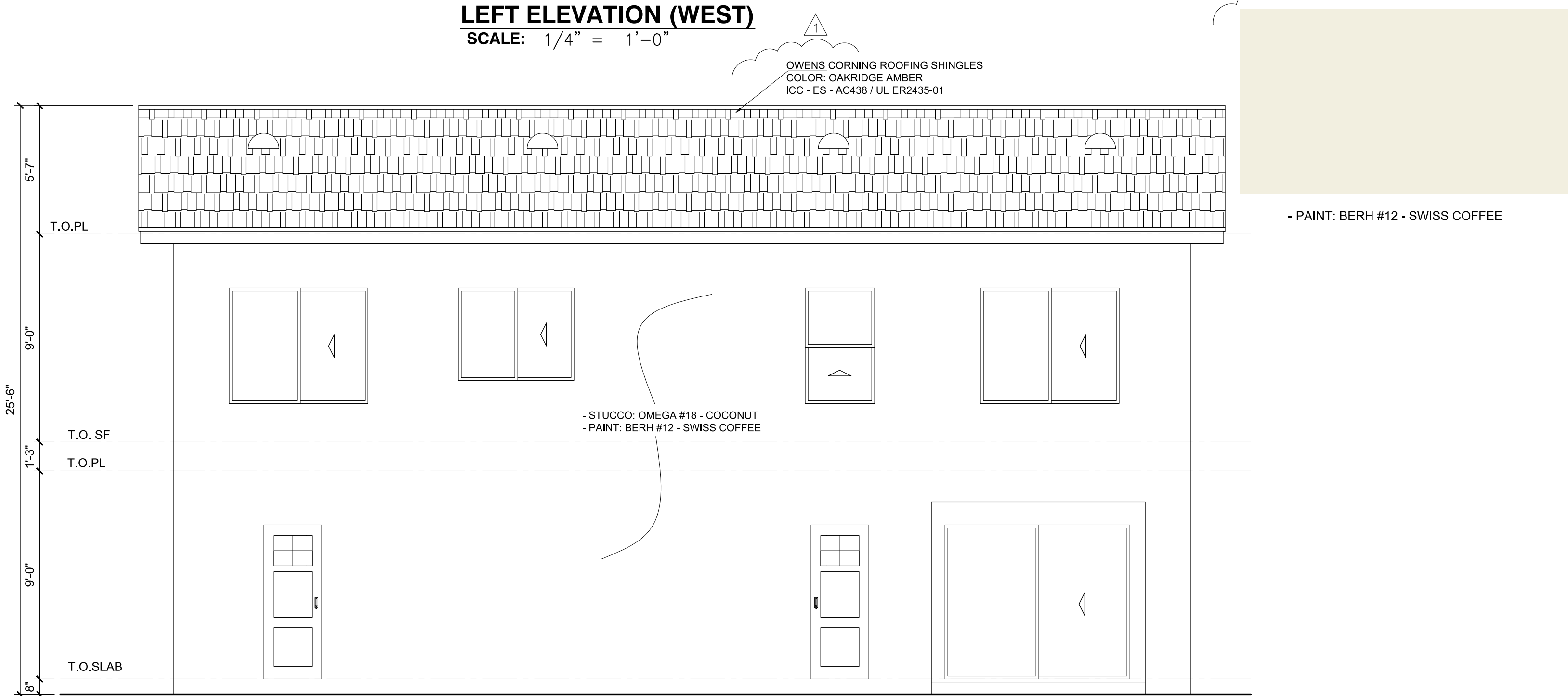
**FRONT ELEVATION (NORTH)**  
SCALE: 1/4" = 1'-0"



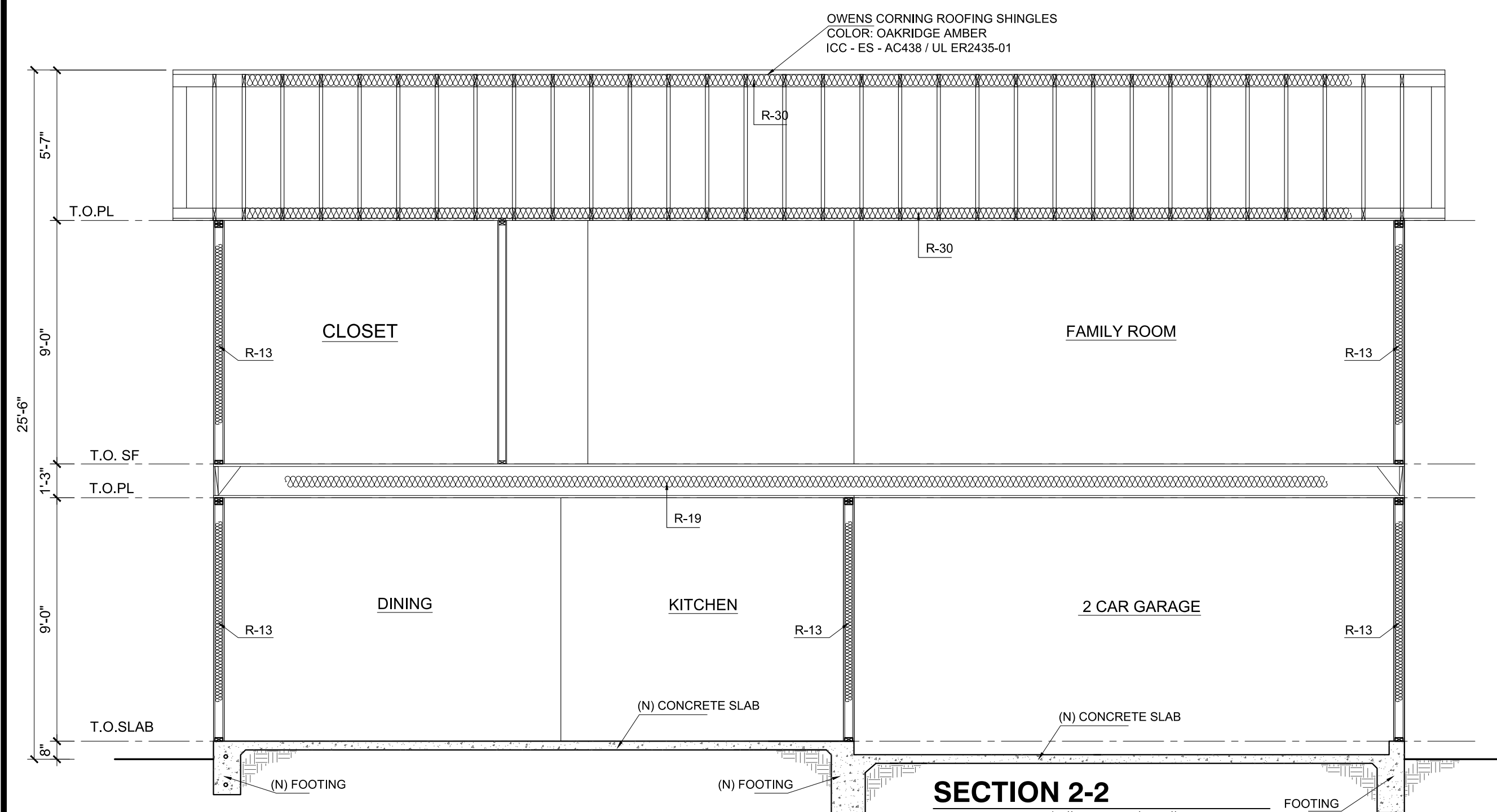
**LEFT ELEVATION (WEST)**  
SCALE: 1/4" = 1'-0"



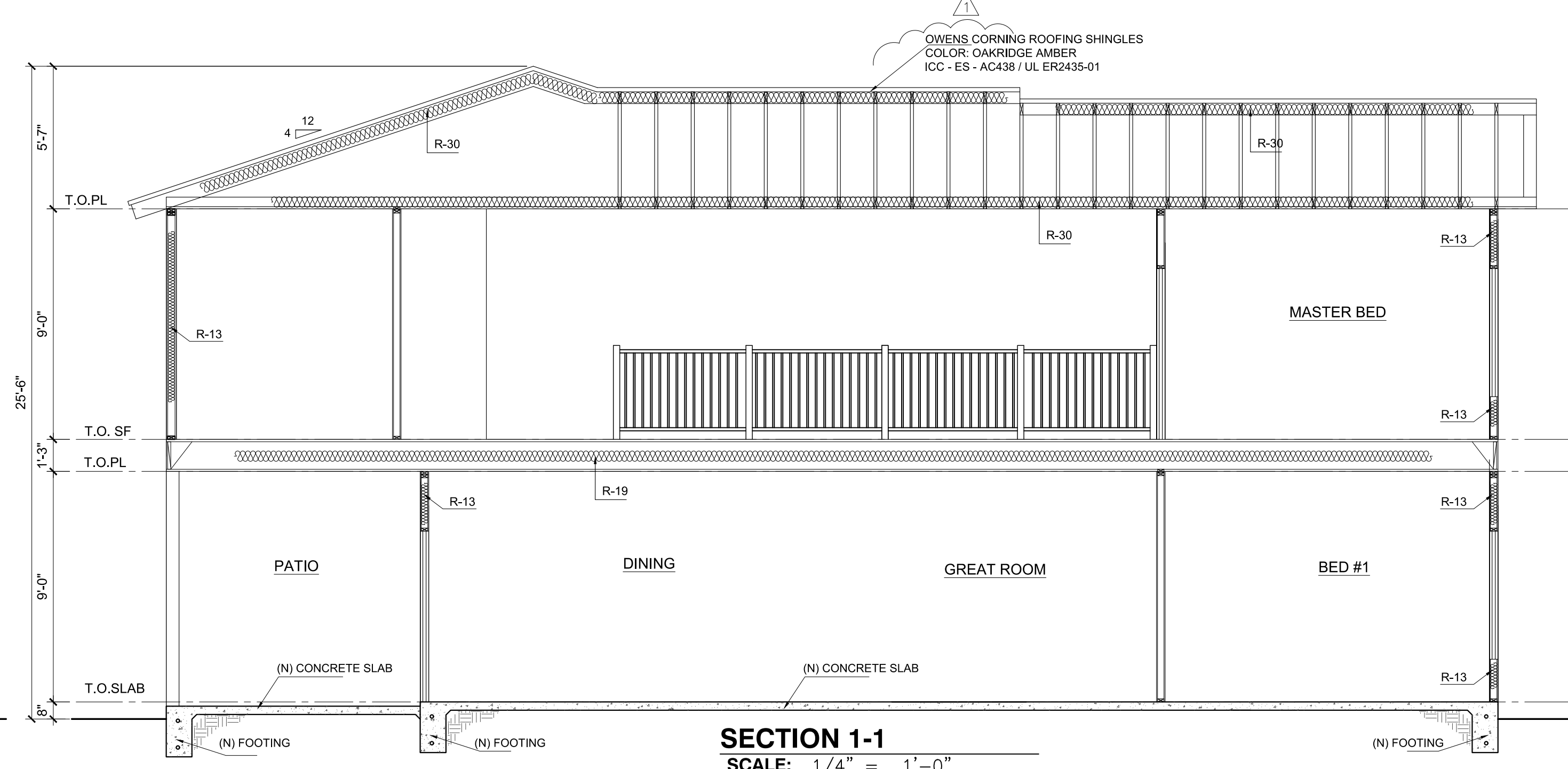
**REAR ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



**SECTION 2-2**  
SCALE: 1/4" = 1'-0"



**SECTION 1-1**  
SCALE: 1/4" = 1'-0"

Plan Check #:

OWNER:

**NEW 2 STORY HOUSE & DETACHED ADU**

10761 ROSE ST, STANTON, CA 90680

Project for:

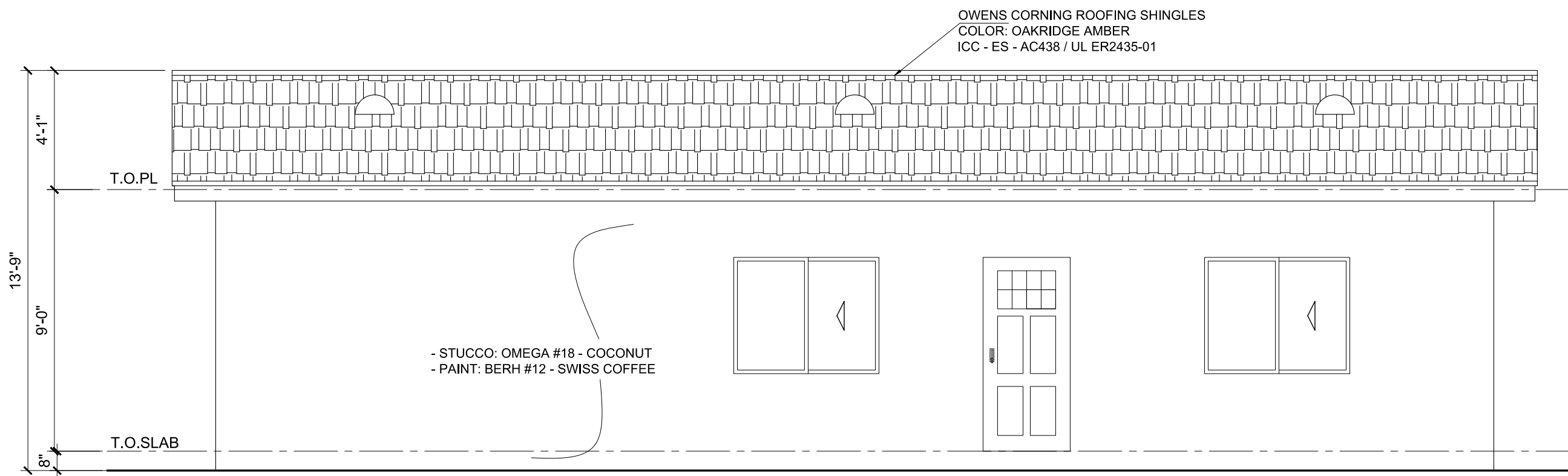
SEAL:

**SHEET DESCRIPTION :**  
ELEVATION,  
SECTION- MAIN HOUSE

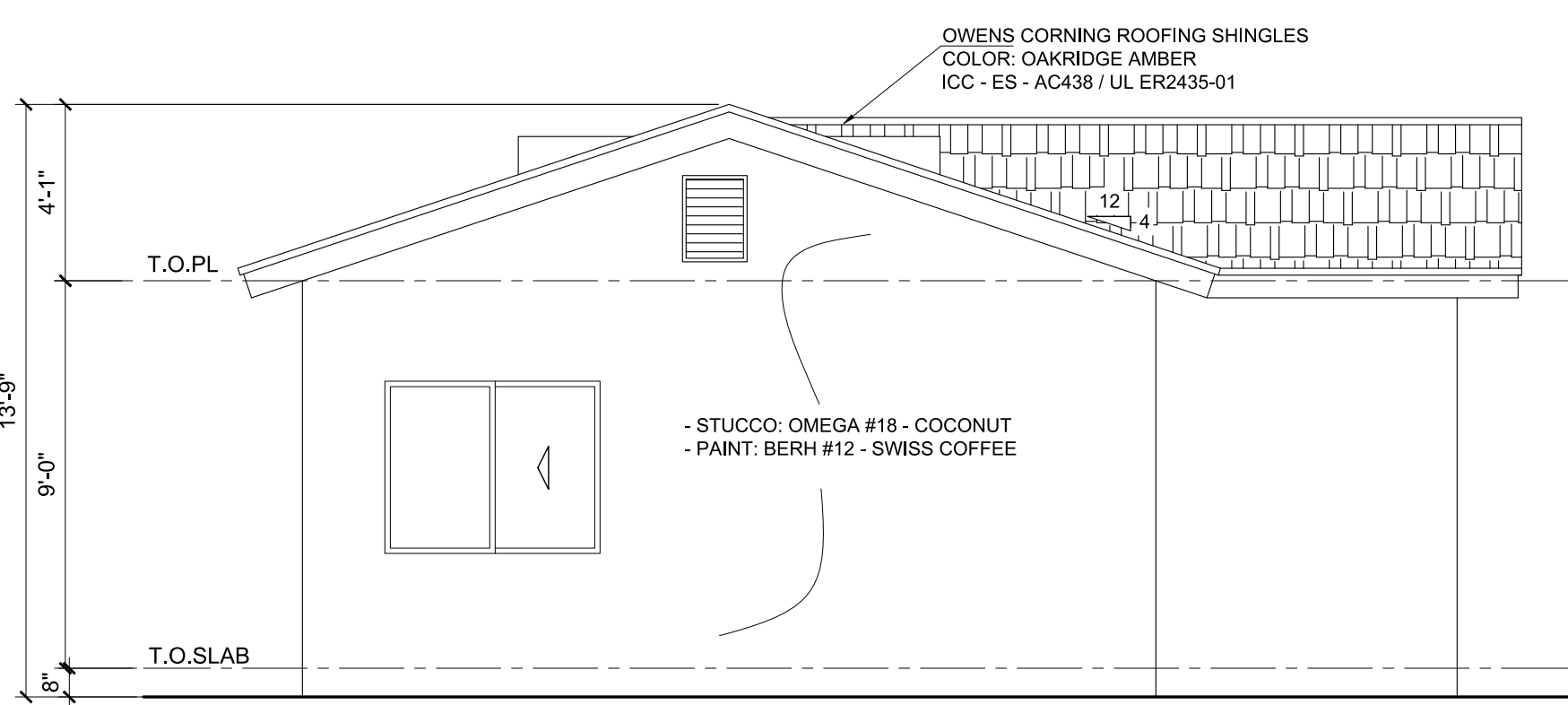
Date	10/18/21
Job #	
Scale	

Sheet No.:

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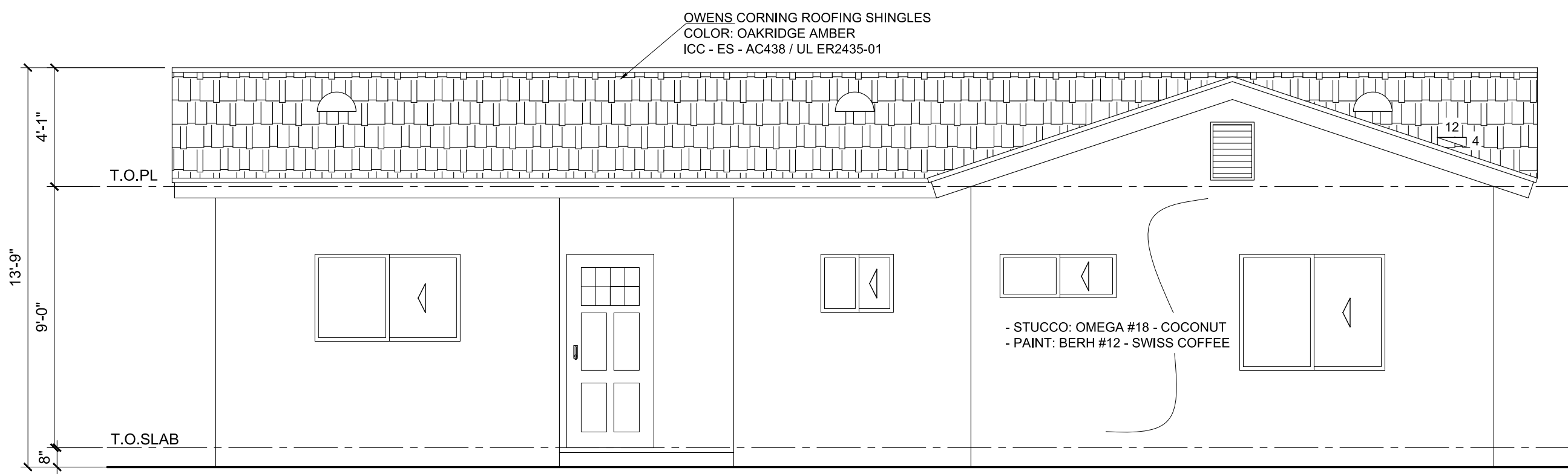
**FRONT ELEVATION (WEST) - ADU**  
SCALE: 1/4" = 1'-0"



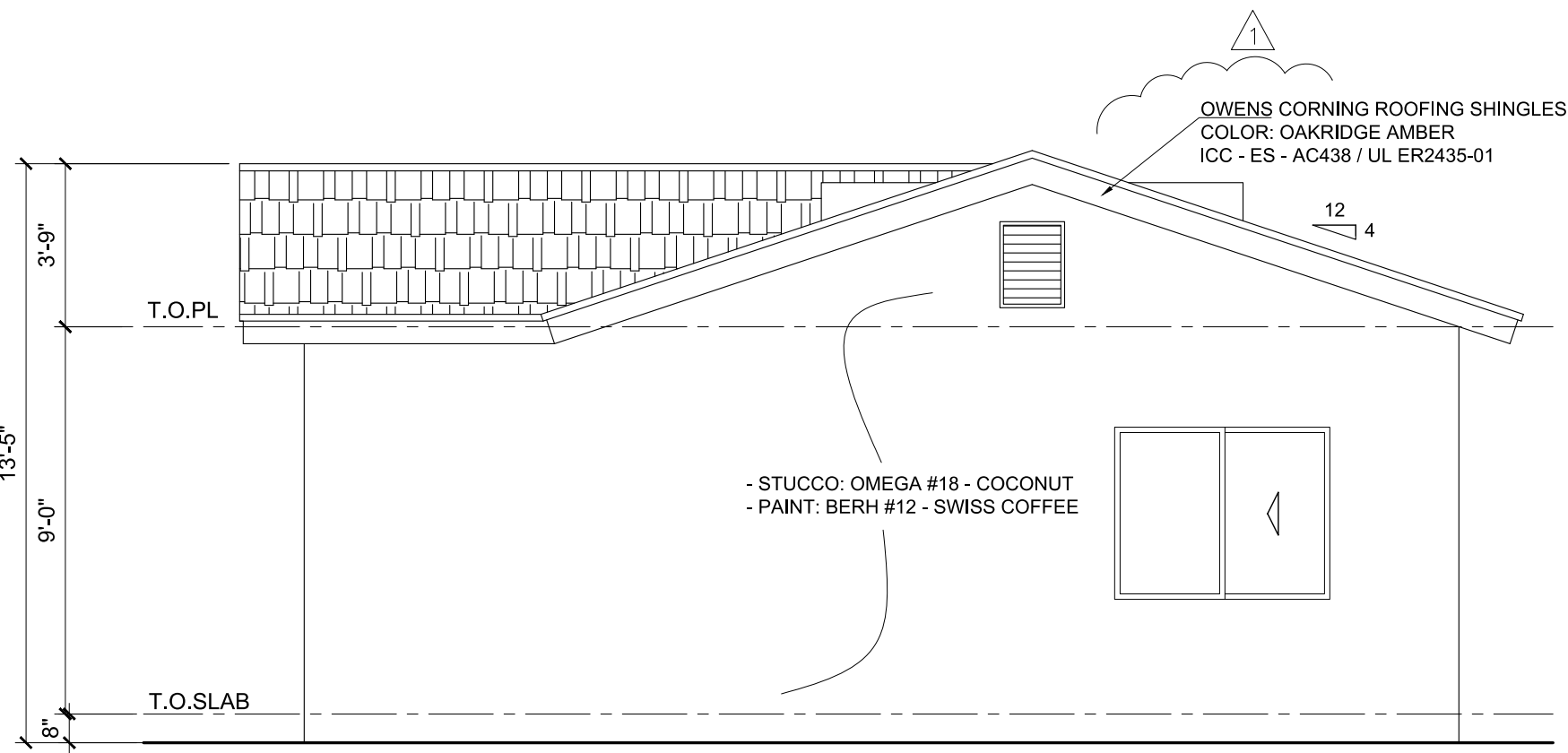
**LEFT ELEVATION (NORTH) - ADU**  
SCALE: 1/4" = 1'-0"



- STUCCO: OMEGA #18 - COCONUT



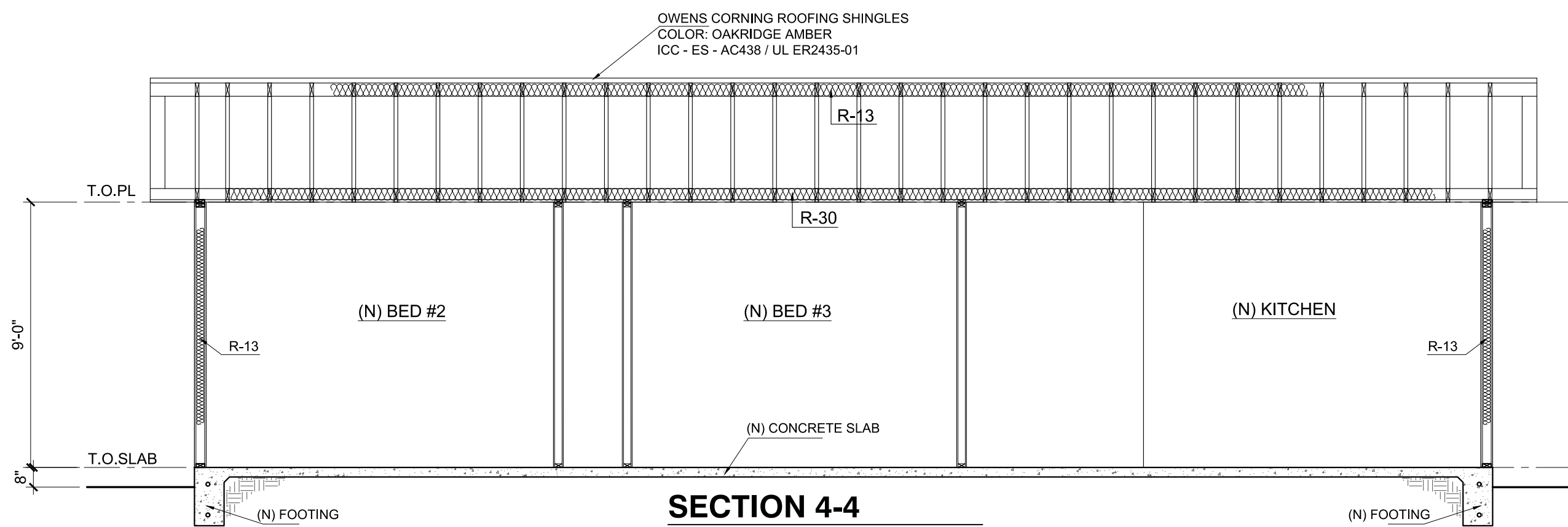
**REAR ELEVATION (EAST) - ADU**  
SCALE: 1/4" = 1'-0"



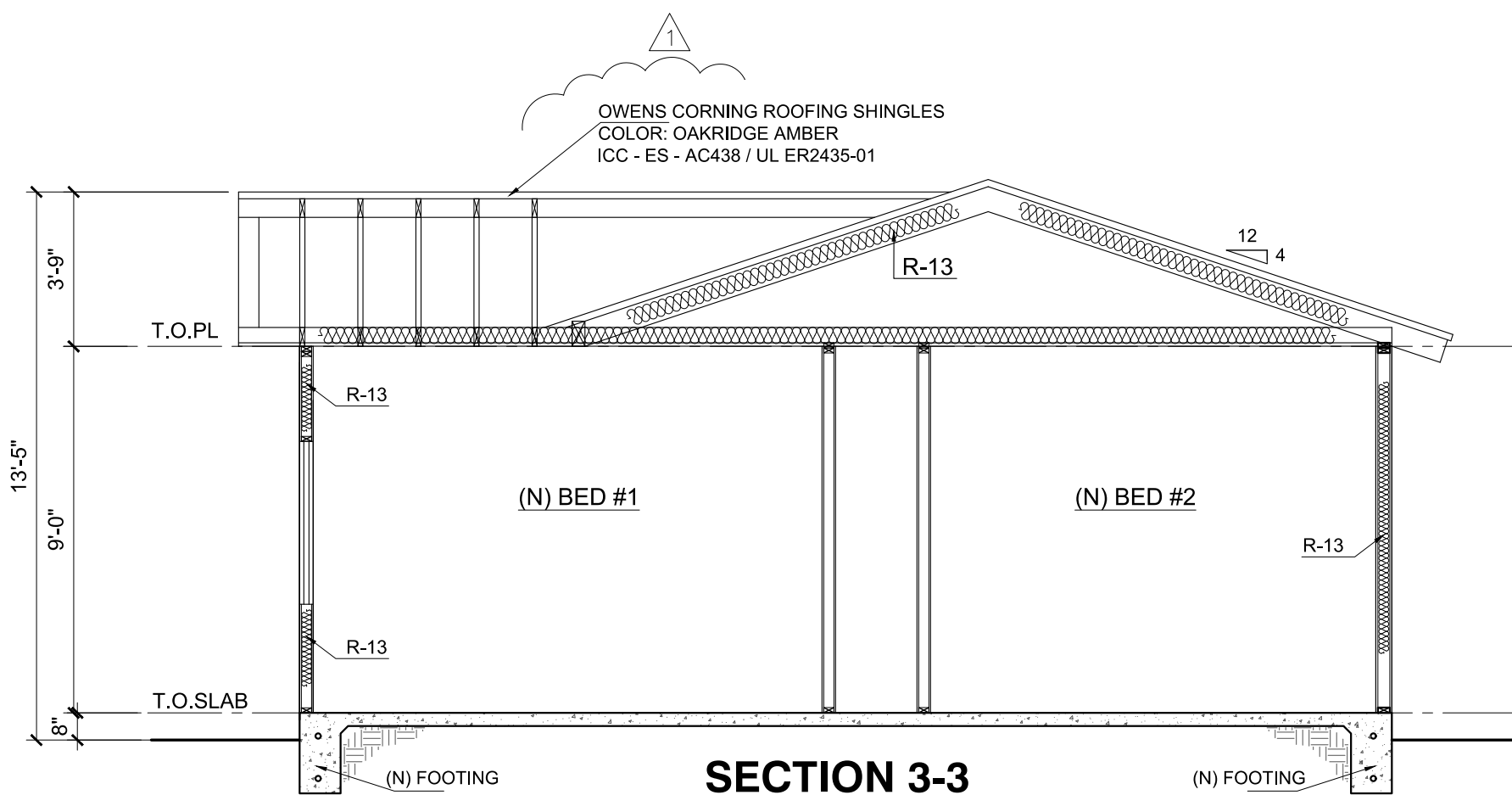
**RIGHT ELEVATION (SOUTH) - ADU**  
SCALE: 1/4" = 1'-0"



- PAINT: BERH #12 - SWISS COFFEE



**SECTION 4-4**  
SCALE: 1/4" = 1'-0"



**SECTION 3-3**  
SCALE: 1/4" = 1'-0"

Plan Check #:

OWNER:

NEW 2 STORY HOUSE & DETACHED ADU

10761 ROSE ST, STANTON, CA 90680

Project for:

SEAL:

SHEET DESCRIPTION:

ELEVATION,  
SECTION- ADU

Date 10/18/21

Job #

Scale

Sheet No.:

A5





# OPERATION & MAINTENANCE GUIDE

for Belgard Interlocking Concrete Pavement Systems



**BELGARD INTERLOCKING CONCRETE PAVERS AND SLABS** are produced by Oldcastle plants throughout North America and are manufactured in accordance with ASTM C-936 *Standard Specification for Solid Concrete Interlocking Paving Units*, and ASTM C1782 *Standard Specification for Segmental Concrete Paving Slabs* in the United States. In Canada pavers and slabs are manufactured in accordance with CSA A231.1/A231.2 *Precast Concrete Paving Slabs/ Precast Concrete Pavers*.

Interlocking Concrete Pavement (ICP) requires periodic inspection and maintenance to ensure long-term performance throughout the pavement life. The type of maintenance method varies based on site-specific conditions.

This document addresses the key inspection and maintenance requirements for Belgard ICP systems and does not address pedestal-set rooftop applications, porcelain pavers, permeable pavers, or other hardscaping materials. This Operation & Maintenance (O&M) document is intended to provide guidance for pavement systems in both freezing and non-freezing climates. Belgard recommends that a Project-Specific O&M manual be developed, based on guidelines presented in this document, for large commercial and municipal projects.

Visit <http://www.BelgardCommercial.com> for a full collection of resources related to Belgard pavers and slabs including typical details, guide specifications, laying patterns, and other reference material.

Oldcastle, a part of CRH International, is committed to delivering sustainable products that provide environmental benefits including concrete products. Belgard pavers and slabs include a variety of light colors for urban heat island mitigation and can offer other sustainability and environmental benefits. Oldcastle's commitment to a cleaner environment extends beyond the products we manufacture and now includes a variety of post-construction maintenance programs for owners, municipalities and facility managers. For more information about Oldcastle's commitment to the environment, go to <http://www.crh.com/sustainability>



## TABLE OF CONTENTS

Typical Paver Details.....	2
ICP Acceptance & Construction Tolerances.....	3
Annual Maintenance Guidelines.....	4
Structural Repairs.....	5
Utility Repairs.....	6
Cleaning Pavers and Slabs.....	7
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## TYPICAL PAVER DETAILS

Interlocking concrete pavers and slabs may be installed in a variety of assemblies based on application. The most common typical details are illustrated below.

Figure 1. Sand Set on Aggregate Base

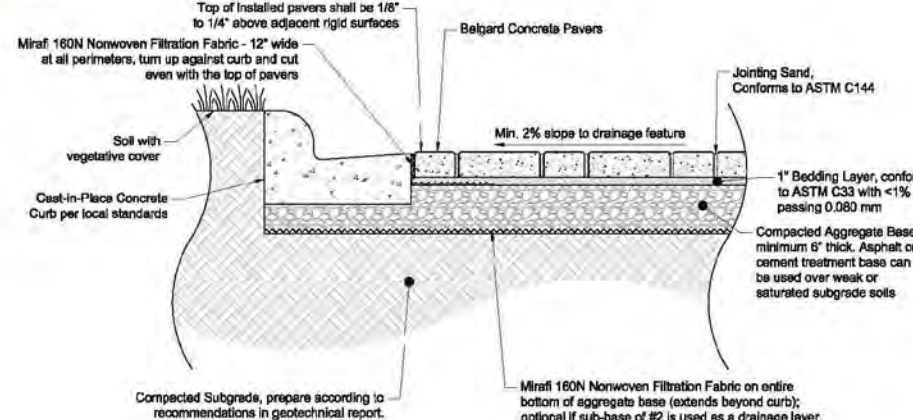


Figure 2. Sand Set on Concrete Base

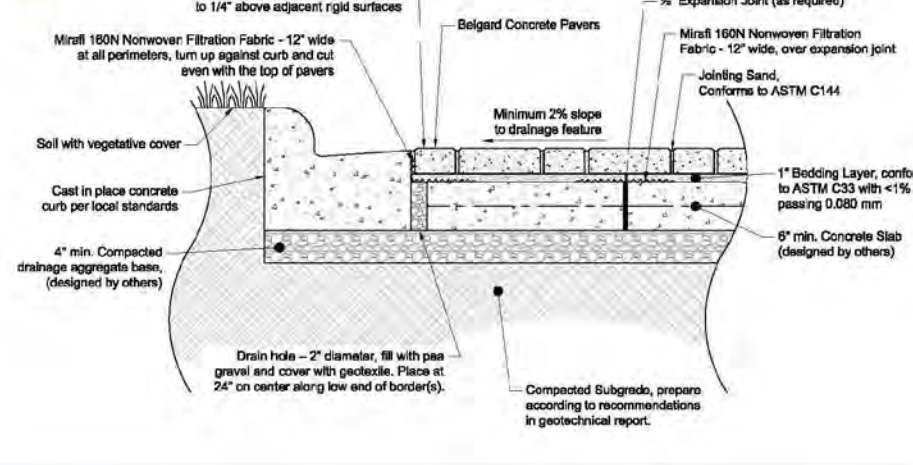
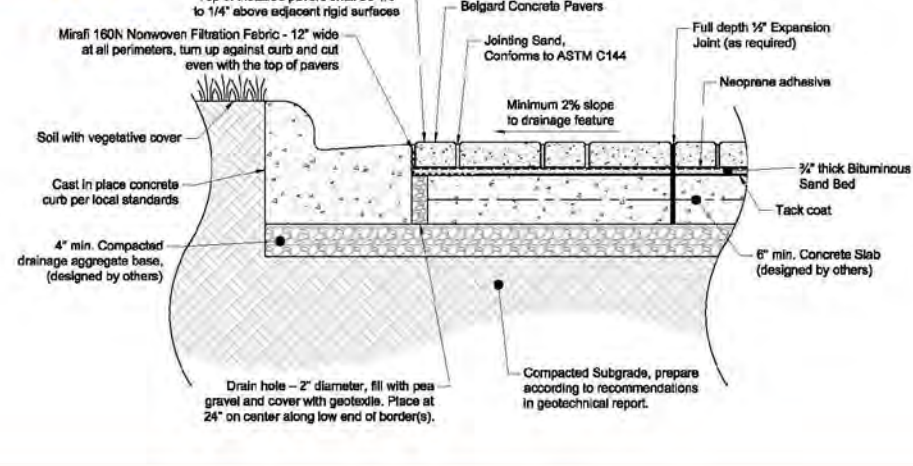


Figure 3. Bituminous Set on Concrete Base



## ICP ACCEPTANCE & CONSTRUCTION TOLERANCES

ICP systems should be inspected upon completion of construction and should, at a minimum, meet the criteria in the chart below prior to owner acceptance of the system. Any aspects of the pavement that do not meet the criteria should be corrected to be within the given tolerances.

SETTING BED MATERIALS	ATTRIBUTE	CONSTRUCTION TOLERANCES
Sand setting beds for concrete pavers and paving slabs	Joint width between adjacent units	1/8 in. (2 mm) to 3/8 in. (5 mm)
Bituminous setting beds for concrete pavers and paving slabs	Joint width between adjacent units	1/8 in. (2 mm) to 3/8 in. (5 mm)
Mortar setting beds for concrete pavers and paving slabs	Joint width between paving units with no chamfers	Maximum 3/8 in. (10 mm) – Joints between individual paver units shall be mortared flush with adjacent pavers.
Mortar setting beds for concrete pavers and paving slabs	Joint width between paving units with chamfers	Maximum 3/8 in. (10 mm) – The surface of the mortared joint meets the bottom of the chamfers between adjacent pavers.

ALL SETTING BED MATERIALS	
ATTRIBUTE	CONSTRUCTION PLACEMENT & SURFACE TOLERANCES
Joint fill depth	Maximum depth of 1/4 in. (7.5 mm) measured from the bottom of the chamfer or the top surface of paver if there is no chamfer
Joint or bond lines	Maximum 4/16 in. (15 mm) horizontal deviation from plumb sets or a 50/1 (15 m) string line pulled over a joint or bond line
Slope for drainage	Minimum 2%
Surface smoothness	Maximum 1/8 in. (3 mm) lippage Variation in height between adjacent units
Surface flatness	±1/8 in. (10 mm) over 10 feet (3 m), noncumulative
Cut Pavers	No less than 1/2 for vehicular application No less than 1/4 in. (10 mm) for all other applications

Figure 4. Joint width measurement: inside edge to inside edge of adjacent paver

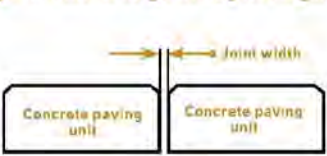


Figure 5. Lippage measured from top of paver to top of adjacent paver

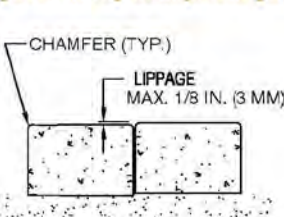
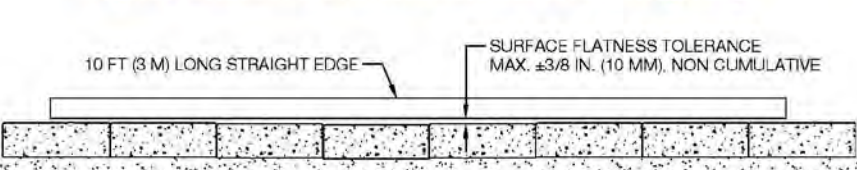


Figure 6. Paver surface flatness measured with a straight edge



## ANNUAL MAINTENANCE GUIDELINES

Annual maintenance shall include the following activities:

- ✓ Inspect vegetation and sediment and erosion control measures around the ICP perimeter. Repair sediment and erosion control measures and re-plant vegetation as needed.
- ✓ Inspect and replenish paver joints with additional jointing sand if level is more than 1/4 in. below chamfer bottoms.
- ✓ Inspect and repair all paver surface deformations (depressions/ settlement) exceeding 1/2 in.
- ✓ Repair paver heights offset by more than 1/4 in. above or below adjacent structures or edge restraints or offset by more than 1/8 in. lippage from paver-to-paver.
- ✓ Replace cracked paver units impairing surface structural integrity. \*
- ✓ Check edge restraints and all perimeter paver abutments for settled or low pavers, remove pavers and add sand to bring pavers to proper elevation. Repair/replace edge restraint as required.
- ✓ Clean surface annually (typically spring) to remove debris, encrusted sediment, leaves, grass clippings, etc. Leaf blowers or other standard onsite manual methods that are used for standard pavement maintenance may be employed to remove this surface debris.
- ✓ For difficult stain removal, utilize a professional contractor experienced with cleaning compounds and applicators including high pressure sprayers (between 1,000 and 4,000 psi). Efflorescence removal can be accomplished with low pressure pump sprays (30 to 100 psi).

\* For commercial applications including roadways and parking lots it is recommended that a careful assessment of conditions be made BEFORE replacement of cracked or damaged pavers. Review ASTM C280 Standard Practice for Pavement Condition Index Surveys for Interlocking Concrete Roads and Parking Lots for guidelines for assessing pavement repair needs.

## STRUCTURAL REPAIRS

Interlocking concrete pavements may require structural repairs during the life of the pavement to correct pavement distresses and to maintain an acceptable level of service. The most common distresses that affect the structural performance of ICP include damaged pavers and depressions and rutting. A more comprehensive list of distresses can be found in ASTM E2840 Standard Practice for Pavement Condition Index Surveys for Interlocking Concrete Roads and Parking Lots. For large commercial projects (> 100,000sf), Belgard recommends calculating a Pavement Condition Index (PCI) in accordance with ASTM E2840 once every five years to identify areas of distress and to establish a maintenance schedule to assist the Owner in prioritizing maintenance needs and to establish a more accurate long-term maintenance budget.

### Damaged Pavers

Damaged pavers include distresses such as cracking, chipping or spalling. The severity of the distress can vary and will determine what remedial action, if any, is required.

DAMAGED PAVER SEVERITY LEVELS	
Low	One or two cracks with no separation, chips, or spalls in the pavers.
Medium	Advanced cracking with no separation, scaling, or chipping in the paver's bed pavers are not disintegrated.
High	Pavers are cracked into multiple pieces or are disintegrated from cracks, chips, and/or spalls.

Damaged pavers that are determined to be Low Severity shall remain in place unless the frequency of breakage is greater than 1.0% of the surface area of the pavement. If this occurs, additional material testing and site investigation is recommended to determine the cause of the breakage. Damaged pavers determined to be in the Medium and High Severity Levels shall be removed and replaced as described below.

Place the new replacement pavers to match the existing laying pattern. Compact the paver as described above. If the newly reinstalled paver is not flush to plus 1/4-inch with the surrounding pavers following compaction, it should be removed, and the thickness of the bedding layer should be modified to result in a flush to plus 1/4-inch surface following paver replacement and compaction. Once the desired grades are accomplished, sweep jointing sand or polymeric sand into the joints and compact into place; repeat until the joints are full.



### Depressions & Ruts

Depressions are areas of the pavement that have settled within the base or subgrade and are typically not load related. Depressions can occur near the edge restraints, utility structures and penetrations, and at utility crossings. Ruts are depressions in the wheel paths of the pavement generally caused by repeated traffic loading and can occur in the base and/or subgrade.

DEPRESSIONS & RUTTING SEVERITY LEVELS	
Low	1/4 to 1/2 in. depth using a straight edge
Medium	1/2 to 1 in. depth using a straight edge
High	> 1 in. depth using a straight edge

For both depressions and ruts, the maximum depth determines the severity. Depressions and ruts of low severity shall typically remain in place but should be monitored during annual inspections for increased severity. Depressions and ruts with medium severity shall be evaluated by the engineer of record to determine if repair is necessary, and those with high severity shall be corrected.

Corrective action for depressions and ruts shall be discussed with the engineer of record and the installing contractor to determine the extent of repairs that are needed. The pavement shall be reinstalled using the same procedure outlined in the 'Utility Repairs' section of this document.

Structural repairs or replacement of concrete pavers or slabs installed with a bituminous setting bed or a mortar setting bed should be performed only by an experienced professional Contractor.

## UTILITY REPAIRS

An advantage of unit concrete pavers is that they can be removed and reinstalled for access to underground utilities. This important advantage allows the pavement surface to be utilized immediately after repairs are made.

Should utility repairs be required below the ICP surface, the pavers can be removed by hand, or with the use of specialty equipment like a paver extractor, without the use of saw cutting equipment or pneumatic jack hammers. Once the first paver is removed, it is relatively easy to remove the remaining pavers beyond the extent of excavation and set the pavers aside for future reinstallation. Undisturbed pavers can be secured with a wood or metal frame as shown in Figure 7.

The bedding material (typically a coarse sand) should be removed and disposed of, then replaced with new washed coarse sand. The aggregate base and any subbase (if used) can be removed and stored separately for reinstallation.

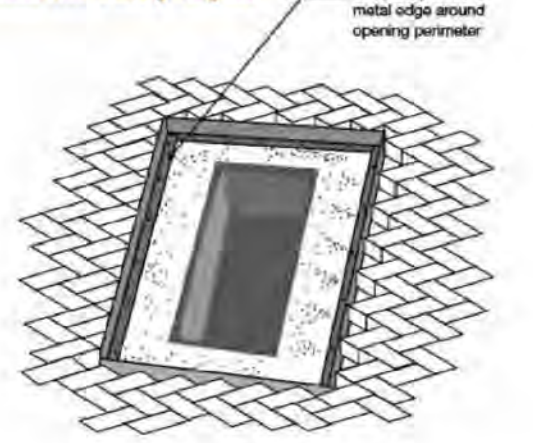
Where repairs require excavation into the underlying subgrade soil, Belgard recommends using flowable concrete fill (200 to 500 psi) to support the repaired utility. Dense graded base cannot adequately follow under pipes or boxes, nor can it be compacted in these places. A minimum 4 in. layer of flowable concrete fill should be used to cover a pipe or box structure.

When reinstalling the aggregates, place and compact the base aggregate in 4 in. lifts; the thinner lift thickness is to accommodate the smaller sized compactor that will likely be used due to access limitations in the excavation.

When reinstalling the pavers, install the pavers slightly higher than the adjacent pavers to account for settlement of the underlying materials (based on depth of excavation). In either scenario, the bedding layer should be 1/4 in. higher so that once the pavers are reinstalled and compacted, they should be the same elevation as the adjacent units. Once the desired grades are accomplished, sweep jointing material into the joints and vibrate into place; repeat until the joints are full.

Additional information regarding ICP repair is available from the Interlocking Concrete Pavement Institute (ICPI) Tech Spec 6, Reinstallation of Interlocking Concrete Pavements.

Figure 7. Paver Frame for Utility Repair



Plan Check #:

OWNER:

NEW 2 STORY HOUSE & DETACHED ADU

10761 ROSE ST, STANTON, CA 90680

Project for:

SEAL:

SHEET DESCRIPTION :

PERMEABLE PAVERS SPECIFICATION

Date

10/18/21

Job #

Scale

Sheet No.:

N1



CLEANING PAVERS AND SLABS

Concrete pavers and slabs are produced with pigments integrally mixed within the concrete at the time of production. Over time, dirt, wear, food and oil stains will affect the appearance of the paver surface. Pavers that are installed properly with a 2% pitch will drain quickly and carry most surface sediment to the edge of pavement or to storm drain inlets. Stains should be addressed quickly by using a cleaner & brush appropriate for the type of stain and hosed to the nearest drain inlet. This process will serve most paver surfaces and will not require additional attention beyond the use of leaf blowers to remove grass clippings, leaves and other surface clutter. Stains that cannot be removed with common cleaning agents, may require use of paver cleaners as provided by Techniseal using brushes and low flow water to rinse the cleaning material from the paver surface. High pressure sprayers are typically used by professional contractors experienced with paver cleaning and joint sand replacement.

Paver surfaces may be enhanced or protected from food and oil stains by applying a paver sealer after use of a cleaner. Sealers should be applied after one year of service to allow for any potential efflorescence to dissipate from your pavement system.

Efflorescence (calcium carbonate) is a white powder-like deposit which can appear on any concrete product. Efflorescence does not affect the structural performance or durability of concrete pavers and can appear within months of installation and may wear away. If there is a need to remove these deposits, best results can be obtained by using Techniseal efflorescence cleaner. More guidance is available from [www.techniseal.com](http://www.techniseal.com) or your local Belgard representative.

Additional information regarding surface cleaning is available from ICPI Tech Spec 5 Cleaning, Sealing and Joint Sand Stabilization of Interlocking Concrete Pavement.



Techniseal® Products

The leading manufacturer of paver care products in the landscape industry. Techniseal is proud to offer the most reliable cleaners, stain removers and protective sealers in the business.

[www.techniseal.com](http://www.techniseal.com)



WINTER MAINTENANCE

Standard snow removal equipment used for impervious pavements may be used on Belgard ICP systems without damaging the surface. It is not necessary to utilize rubber tips or shoes on snowplow blades because the chamfered edges on the pavers prevent chipping. However, steel blades may scratch or abrade the paver surface, particularly if the paver is textured, leaving behind steel particles that may rust and stain the paver surface.

When using a snowplow or snowplow box, the utilization of rubber or plastic snow blades with properly adjusted skid guides will prevent unwanted rust or scrape marks on the paver surface. When using a snowblower, ensure the guides are properly adjusted to keep the rotating impeller from scraping and damaging the paver surface. Note: These same practices will prevent unwanted rust, scrape marks and winter sediment on the surface of asphalt and concrete pavements.

Deicing Chemicals

When needed, use sodium chloride (rock salt). If air temperatures fall below 14 degrees Fahrenheit, calcium chloride may be used in moderation. Excess deicing chemicals should be removed immediately. Any deicing chemical should be used sparingly and in accordance with the manufacturer's application instructions. Never use magnesium chloride or materials containing ammonium nitrate and ammonium sulfate.

Snow & Ice Melt Systems

There are electric and liquid glycol melting systems that can be installed beneath a Belgard pavement system that will reduce or eliminate the need for snow and ice removal. When considering the use of these systems, it is imperative that you review the melting system manufacturer's installation and operating recommendations, as well as consulting with your local Belgard representative or a professional engineer to verify compatibility and proper design. It is important to follow the maintenance requirements provided by the snow melt equipment supplier to ensure the long-term functionality of the system.

Additional information regarding snow and ice melt systems is available from ICPI Tech Spec 12, Snow Melting Systems for Interlocking Concrete Pavements.



RESOURCES

The following resources address ICP design and maintenance and may provide additional guidance:

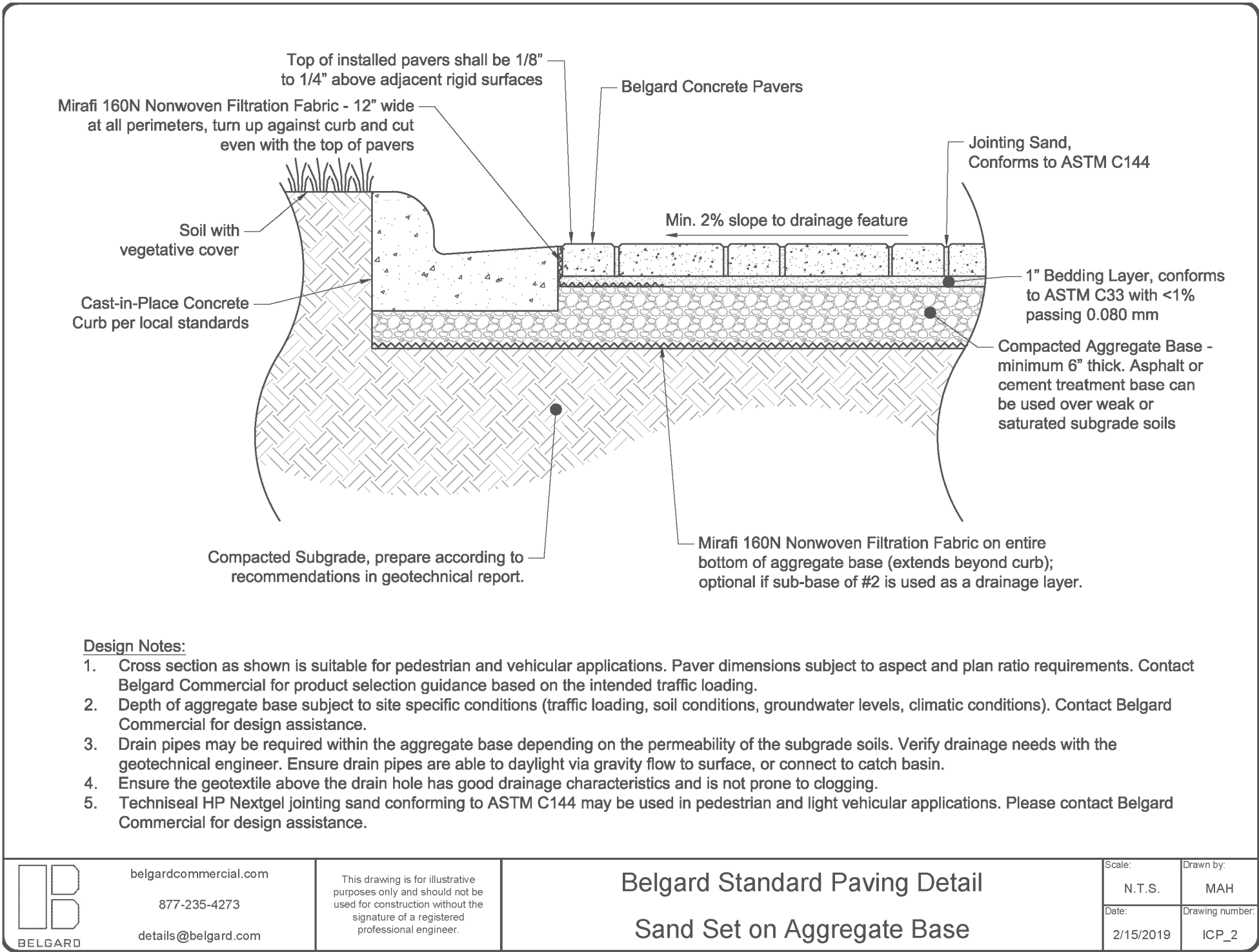
- ICPI Tech Spec 2 Construction of Interlocking Concrete Pavements
- ICPI Tech Spec 4 Structural Design of Interlocking Concrete Pavement for Roads and Parking Lots
- ICPI Tech Spec 5 Cleaning, Sealing and Joint Sand Stabilization of Interlocking Concrete Pavement
- Interlocking Concrete Pavement Institute (ICPI) Tech Spec 6, Reinstatement of Interlocking Concrete Pavements
- ICPI Tech Spec 12 Snow Melting Systems for Interlocking Concrete Pavements.
- ASCE 58-16 Structural Design of Interlocking Concrete Pavements for Municipal Streets and Roadways
- ASTM E2846 Standard Practice for Pavement Condition Index Surveys for Interlocking Concrete Roads and Parking Lots

Go to [BelgardCommercial.com](http://BelgardCommercial.com) to download ICP resources including:

- Guide specifications
- Typical details
- Case Studies
- Product Description Sheets (cut sheets)
- Color options
- Installation guidelines
- Inspection & Maintenance checklists

Belgard Commercial offers design support services for commercial paver projects. Design professionals that need assistance or technical input regarding ICP can obtain the following at no cost:

- Project-specific details
- Project-specific specifications
- Concept plan review for alternative paver designs
- Cost analysis comparing paver systems to conventional impervious pavement systems
- Life-cycle cost analysis comparisons



belgardcommercial.com  
877-235-4273  
details@belgard.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Belgard Standard Paving Detail  
Sand Set on Aggregate Base

Scale: N.T.S.  
Date: 2/15/2019  
Drawn by: MAH  
Drawing number: ICP\_2

Plan Check #:

OWNER:

NEW 2 STORY HOUSE & DETACHED ADU

10761 ROSE ST, STANTON, CA 90680

Project for:

SEAL:

SHEET DESCRIPTION :  
PERMEABLE PAVERS  
SPECIFICATION

Date 10/18/21

Job #

Scale

Sheet No.:

N2





**FRONT ELEVATION (NORTH)**  
SCALE: 1/4" = 1'-0"



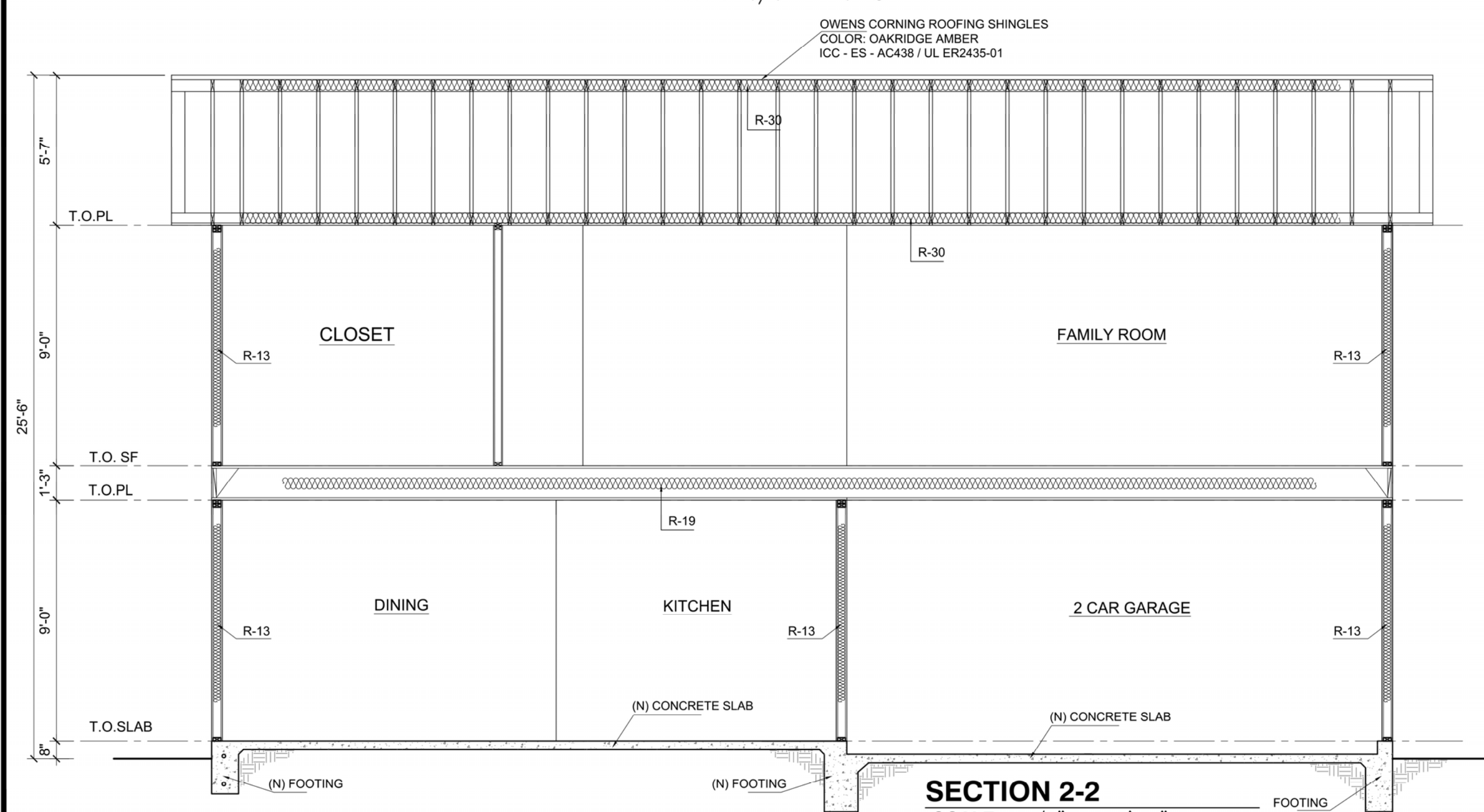
**LEFT ELEVATION (WEST)**  
SCALE: 1/4" = 1'-0"



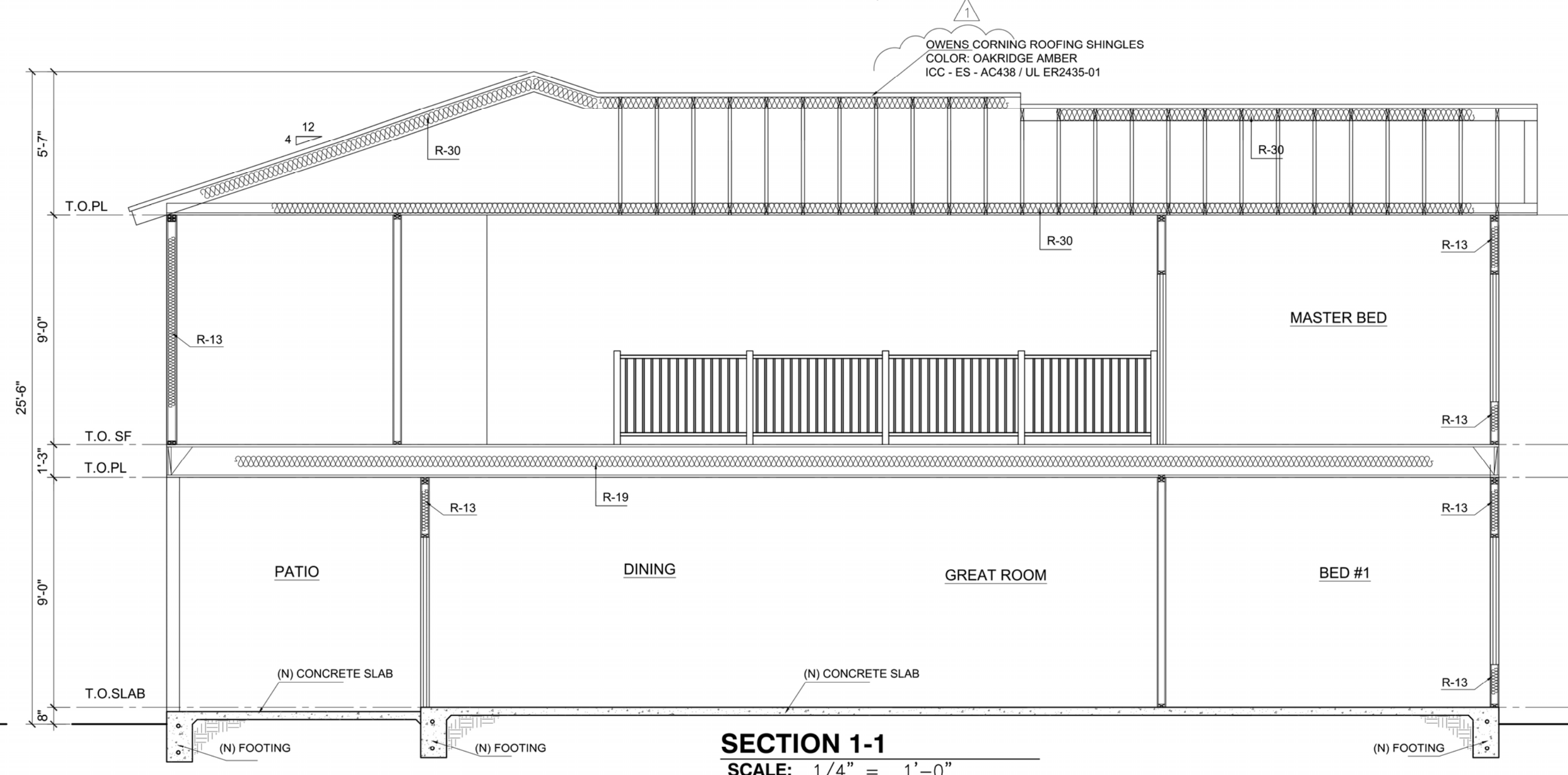
**REAR ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



**SECTION 2-2**  
SCALE: 1/4" = 1'-0"



**SECTION 1-1**  
SCALE: 1/4" = 1'-0"

Plan Check #:

OWNER:

NEW 2 STORY HOUSE & DETACHED ADU

10761 ROSE ST, STANTON, CA 90680

Project for:

SEAL:

**SHEET DESCRIPTION :**  
ELEVATION,  
SECTION- MAIN HOUSE

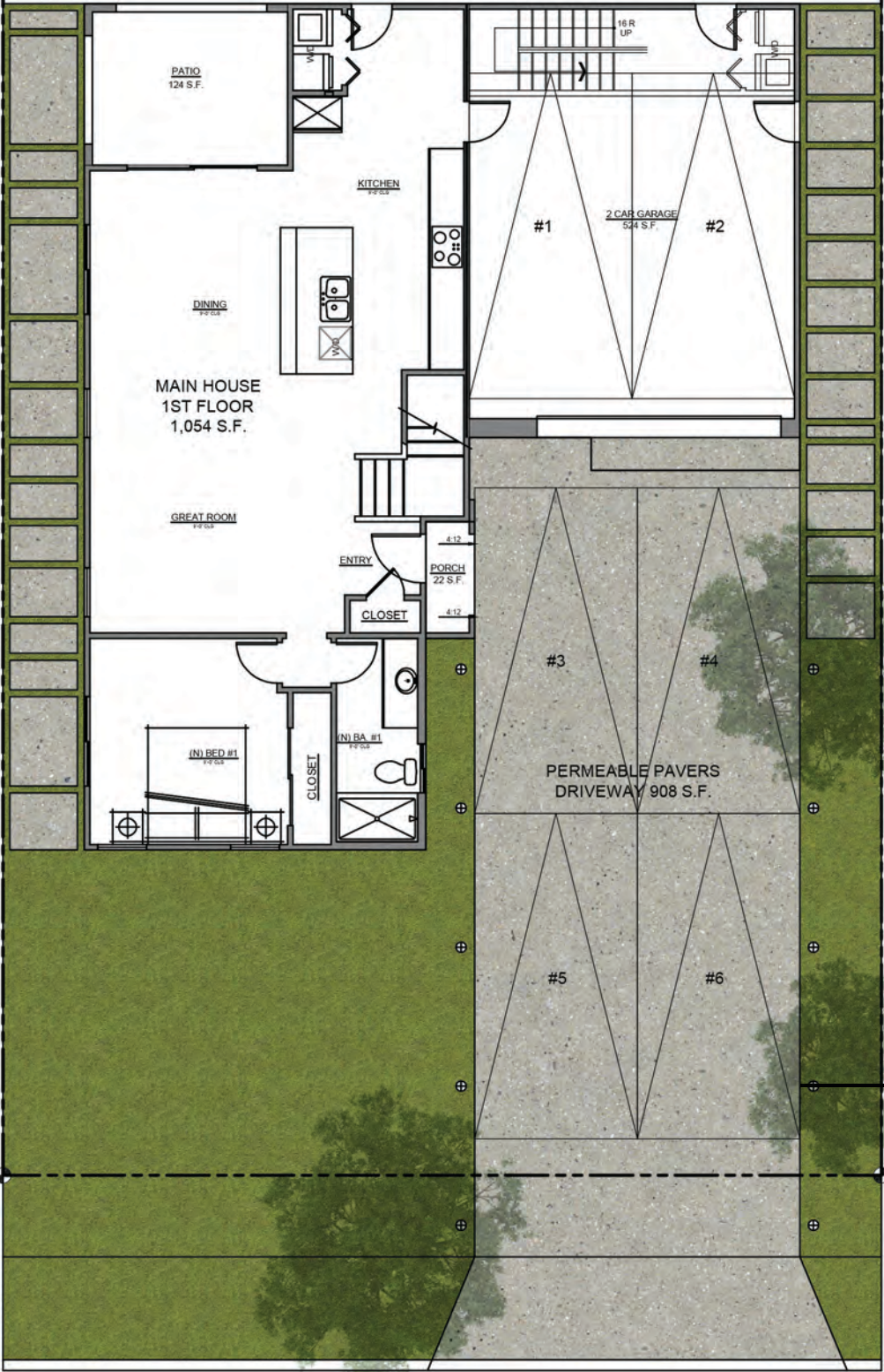
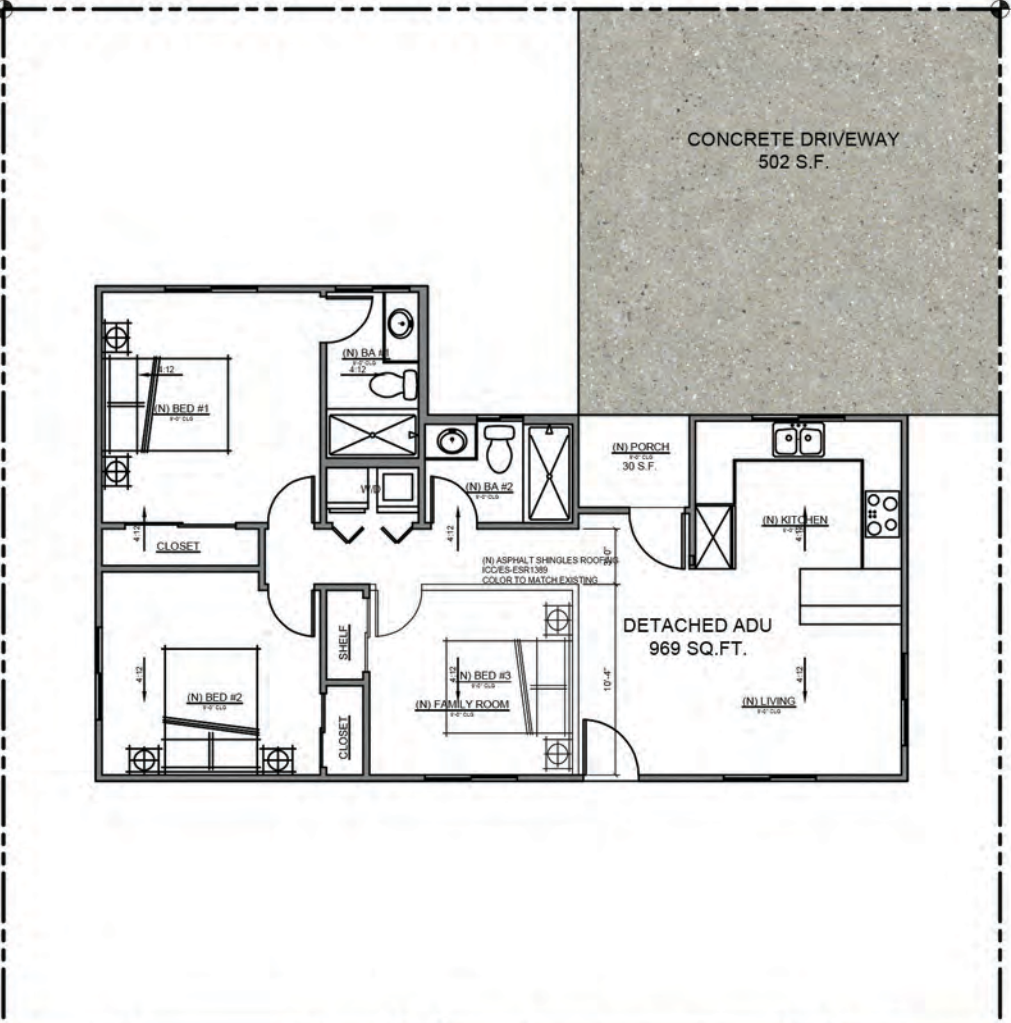
Date	10/18/21
Job #	
Scale	

Sheet No.:

A4



ALLEY



ROSE ST



MADAGASCAR ALMOND  
H= 14-15ft

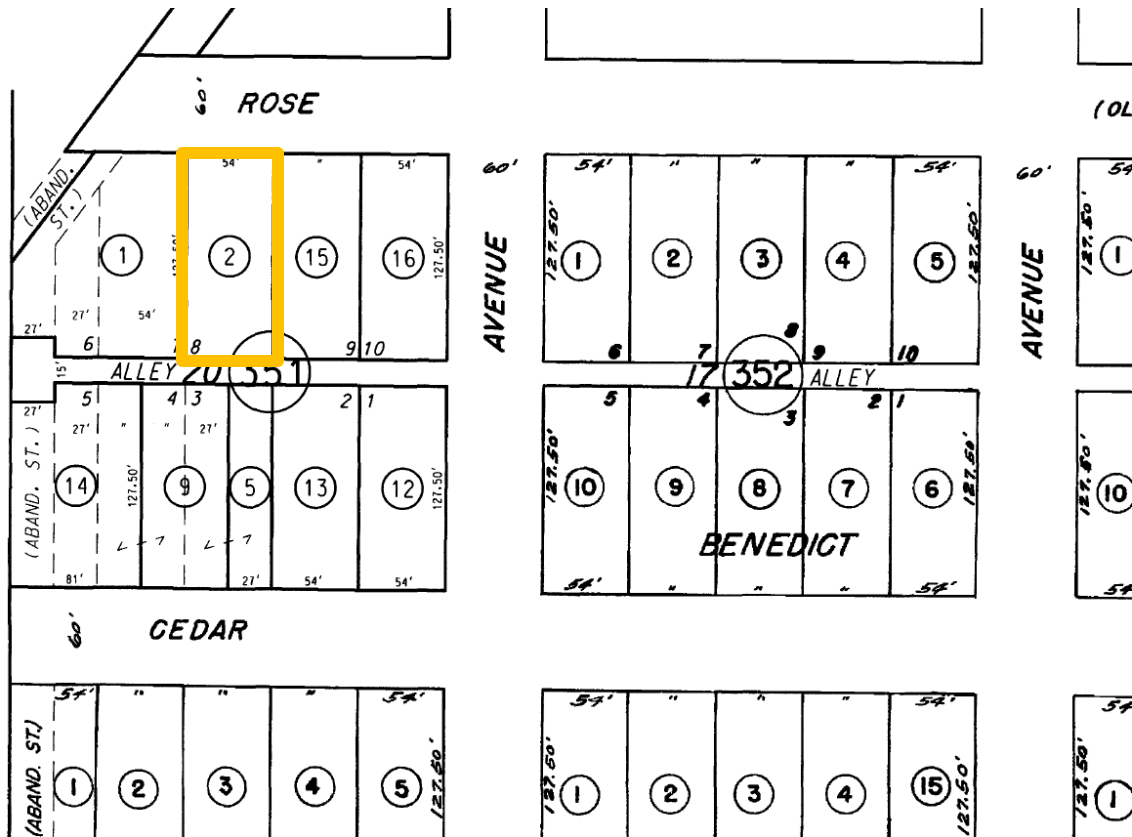


OUTDOOR LAMP



# 10761 Rose Street

## Vicinity Map



## **RESOLUTION NO. 2540**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING 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.**

**THE PLANNING COMMISSION OF THE CITY OF STANTON HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, on November 17, 2021, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning Minor Site Plan and Design Review MSPDR-783 for the construction of a new single-family dwelling unit on a legal nonconforming lot with two driveways in the RL Single Family Residential Zone; and

**WHEREAS**, the Commission has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

**WHEREAS**, staff has reviewed the environmental form submitted by the applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, the project has been determined to be Categorically Exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures); 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:**

**SECTION 1:** The Planning Commission hereby finds that all of the facts, findings and conclusions set forth above in this resolution are true and correct.

**SECTION 2:** Based upon the Initial Study, the Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures) Specifically, the project is one single family residence in the RL Single Family residential zone

**SECTION 3:** That in accordance with the findings as set forth in Chapter 20.530.050 of the Stanton Municipal Code, the proposed development is:

1. Allowed within the subject zone.

**ATTACHMENT C**



- a) The proposed use is permitted within the RL Single Family Residential Zone. The project does not change the use of the property as a single-family dwelling unit.

2. Designed so that

- a) The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent properties.

The Project will not be detrimental to the public health, safety or general welfare or to adjacent property. The Project consists of the construction of a single-family residence and site improvements including paving and landscaping.

- b) Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments.

The renovation and new construction include stucco finishes in neutral shades complimentary to the surrounding neighborhood. The proposed Mediterranean architectural has no negative impact on the aesthetic quality of the neighborhood.

- c) Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site.

The Project and related improvements do not change the use of the property as a single-family residence. The Project has been designed to be consistent the existing neighborhood and improve the conditions of the existing property.

- d) The project's site plan and design is consistent with the City's Design Standards and Guidelines, if any;

The City does not currently have any adopted design guidelines. However, the Project is designed improve the existing property and is in keeping with the architectural styles found in the neighborhood today.

3. Designed to address the following criteria as applicable:

- a) Compliant with the Zoning Code, Municipal Code, Title 16 (Buildings and Construction), and all other applicable City Regulations and policies.

The project is consistent with the General Plan Land Use designation of Low Density Residential. Single Family Dwellings are a permitted use in the RL Zone, and the project meets all the development standards required by the Municipal Code.

- b) Efficient site layout and design.

The project has been designed to efficiently use available space on the lot while remaining compatible with the neighborhood. The legal non-conforming width

does not impact the project's ability to meet the required development standards of the RL Single Family Residential Zone.

- c) Adequate yards, spaces, walls and fences, parking, loading, and landscaping that fit in within the neighboring properties and development.

The project includes a two-car, attached garage and a driveway that can accommodate 4 additional cars. The project proposes front yard landscaping including a lawn, trees, and hardscaping.

- d) Relationship to streets and highways that are adequate in width and pavement type to carry the quantity and kind of traffic generation by the proposed development.

The Project can be accommodated by the existing street network without creating any impact. The use of the site will not change nor be intensified, and surrounding streets and highways are adequate in width and pavement type to maintain the existing traffic.

- e) Compatible and appropriate scale to neighboring properties and developments.

The project is compatible with existing residential neighborhood and will enhance its aesthetic quality. The Project's design is in keeping with structures on neighboring properties and improves the existing conditions on the site.

- f) Efficient and safe public access (both pedestrian and vehicular) and parking.

The project meets the parking requirements of the zoning code and can accommodate up to 6 cars on the property. The project has been reviewed by Staff to ensure safe pedestrian and vehicle access.

- g) Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design.

The project is complimentary in architecture and design with the neighboring properties. The building is designed to ensure compatibility from the front elevation, enhancing the aesthetic quality of the neighborhood.

- h) Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land.

The construction and improvements at the Project site are consistent with the existing surrounding uses. The topography of the land and adjacent areas is generally flat, and the new development would not create a significant topographical difference in property heights. The surrounding vicinity is a residential neighborhood. Therefore, the Project would be appropriate in relation to adjacent properties.

- i) Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site.

The Project is designed to efficiently use the available space and is of appropriate scale in relation to surrounding properties.

- j) Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired.

The design features of the development are architecturally compatible with the with the existing single-family homes in the neighborhood. The building proposes is in a modern Mediterranean architectural style in neutral color finishes of white and beige. The design is not repetitive of existing structures but is in keeping with the existing architectural styles in the surrounding area. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition.

To avoid design repetition, including the project proposes varying depths along the street facing elevation and a roof shingle portico above the main entrance as distinguishing features to the home that are still in keeping with the surrounding neighborhood.

- k) Compatible in color, material, and composition of the exterior elevations to neighboring visible structures.

The Project is compatible in color, material, and composition of the exterior elevations to neighboring visible structures.

- l) Appropriate exterior lighting that provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties.

All exterior lighting will be kept at a reasonable level of intensity appropriate for a single-family residence and directed away from adjacent properties and public streets to minimize glare.

- m) Compatible in scale and aesthetic treatment of proposed structures with public areas.

The Project improves the existing conditions of the site with increased landscaping and compatible architecture to enhance the overall aesthetic quality of the neighborhood.

- n) Appropriate open space and use of water-efficient landscaping.

The project provides a private yard for the residents and proposes landscaping improvements to the existing conditions of the front yard in accordance with Chapter 20.315 of the Stanton Municipal Code.

o) Consistent with the General Plan and any applicable Specific Plan

The project is consistent with the City's General Plan, specifically achieving the following General Plan Goals:

- *Goal LU-3.1 A range and balance of residential densities which are supported by adequate city services. The project preserves the existing single family neighborhood by rehabilitating the existing housing stock for long term use. The project site has been underutilized with vacant structures on site for several years. The rehabilitation of the residential lot will improve the overall conditions of the existing neighborhood*
- *Goals CHS-1.1 and, 4.2. Minimize loss of life, injury, and property damage from seismic events, urban fires, and resulting hazards. The property is currently abandoned with uninhabitable structures. The proposed improvements to the property will meet current Building and Fire Code standards to ensure the new development is designed to reduce the effects of natural disasters or environmental hazards.*
- *Goal CHS-4.4 Provide safe communities by discouraging criminal activity and encouraging safety through design. The property exists as an unimproved and abandoned lot that can potentially attract unwanted activity. The project and its associated improvements will increase the security of the property as well as the overall safety of the neighborhood.*

**SECTION 4:** That in accordance with the findings set forth in Section 20.550.060 of the Stanton Municipal code:

1. The proposed use is consistent with the General Plan and any applicable specific plan.

The land use will remain Single Family Residential, compliant with the property's General Plan Land Uses Designation of Low Density Residential. Additionally, the project meets General Plan Land Use Goals LU-3.1, CHS-1.1, CHS-4.2, and CHS 4.4 as stated in Section 3.

2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the zoning code and the municipal code.

The land use of the property will remain Single Family Residential, a permitted use under the RL Single Family Residential Zone.

3. The design, location, size and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

The project is located within an existing single-family neighborhood that is designed to support residential uses. The lot's legal-nonconforming width of 54 feet can accommodate the proposed project and all development standards as required by the Stanton Municipal Code.

4. The site is physically suitable in terms of its design, location, shape, size, and operating characteristics of the proposed use; b. the provision of public and emergency vehicle access; c. public protection services; d. the provision of utilities; and e. served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The project is in an existing residential neighborhood that is able to receive utility service, public protection service, and emergency service. The project has been reviewed by the Orange County Fire Authority to ensure emergency vehicle access. Both driveways to the site are designed to provide safe vehicular access and do not impact the circulation patterns of the surrounding streets or alley.

5. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

The site will remain a single-family residential use, and the density and intensity will not be altered or increased by the project.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit.

The applicant has received the conditions of approval prior to this public hearing and has agreed to comply with the conditions.

**SECTION 5:** That based upon the above findings, the Planning Commission hereby approves Minor Site Plan and Design Review MSPDR-783 and Conditional Use Permit to allow subject to the following Conditions:

- A. The proposed project will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution of Approval.
- B. The Applicant(s)/Owner(s) shall agree and consent in writing within 30 days to the Conditions of Approval. In addition, the Applicant shall record the Conditions of Approval in the office of the County Recorder. Proof of recordation shall be provided to the Planning Division prior to building permit issuance.
- C. An approved building permit for an Accessory Dwelling Unit shall be obtained prior to the construction of a second driveway.
- D. The driveway from Rose Street shall be paved with permeable pavers. Paving in the rear yard shall be for the driveway only. All unpaved areas in the required front and rear yards shall be improved and maintained with landscaping and not be used for outdoor storage or vehicle parking.

- E. Prior to the issuance of any building permits, the applicant shall submit the following items to the City Building Official or their designee:
  - i. Soils Report.
  - ii. SCAQMD Rule 140 demolition notice.
  - iii. Asbestos Report
  - iv. Separate Site Plan showing BMP during demolition and new construction for the property.
- F. Prior to the issuance of any building permits, the Applicant shall obtain approval from the Orange County Fire Authority for the following items:
  - i. Residential site plan (service code PR160)
  - ii. Fire sprinkler system plan (service codes PR400)
- G. Prior to the start of any work on-site or off-site, the applicant shall obtain a grading permit from the City of Stanton Engineering Division.
- H. Prior to the issuance of a grading permit, the applicant shall submit a precise grading plan for review and approval in conformance with the City's grading code and grading manual. Separate plan check and inspection fees apply.
- I. Prior to the issuance of a grading permit, the applicant shall post bond(s) or surety device(s) with the City in an amount and type sufficient to cover the amount of on-site work (grading bond) and off-site work in the public right-of-way (encroachment bond).
- J. Prior to the issuance of a grading permit, the applicant shall submit a "Non-Priority Project Water Quality Management Plan incorporating best management practices (BMPs) for construction in conformance with the City's Municipal Separate Storm Sewer System (MS4) Permit issued by the Santa Ana Regional Water Quality Control Board, unless this requirement is waived by the City Engineer. Separate plan check and review fees apply. The applicant is notified construction of on-site storm water runoff treatment and infiltration BMPs may be required to address storm water and irrigation water runoff.
- K. Prior to the start of any work in the City's public right-of-way (Rose Street), the applicant shall submit a street improvement plan for review and approval. Separate plan check and inspection fees apply. Optionally, the applicant may also include proposed street improvements in the precise grading plan.
- L. Prior to the start of any work in the City's public right-of-way, the applicant shall obtain an encroachment permit from the Public Works Department. All work shall be done in accordance with the City's standard encroachment permit conditions of approval, Orange County Public Works Standard Plans and Specifications, City standard plans and specifications, and to the satisfaction of the City Inspector. All fees shall be paid prior to beginning construction in the public right of way.



- M. Prior to the issuance of a certificate of occupancy, the applicant shall remove and replace all damaged, cracked, uplifted, subsided or severely worn sidewalk, curb and gutter, and driveway apron(s) that fronts the project in the public right-of-way to the satisfaction of the City Engineer. This includes any concrete improvements in this condition prior to the start of construction. Limits of removal and replacement may not be marked out until immediately prior to occupancy so all damage that occurred during construction can be included in the limits of replacement. Limits of replacement shall be from control joint to control joint, or as modified by the City Engineer.
- N. Prior the issuance of a certificate of occupancy, all on-site grading work and all off-site work in the public right-of-way shall be completed. Completion will be determined by the City Engineer.
- O. Prior to the issuance of a building permit, the applicant's contractor shall grade the building pad, verify elevation and control points, and provide a compaction report prepared by a California registered geotechnical engineer prior to the release of the pad to the Building Division for permit issuance.
- P. Prior to the issuance of a building permit, water improvement plans shall be approved by the water company and the City's Building Official. All water facilities shall be constructed in accordance with the water company's and the City's specifications and standard plans with all incidental fees paid by the applicant.
- Q. Prior to the issuance of a building permit, sewer improvement plans shall be approved by the City Engineer. All sewer facilities shall be constructed in accordance with the City's specifications and standard plans with all incidental fees paid by the applicant.
- R. Prior to the issuance of a building permit, the applicant shall pay sewer connection fees to the City for connection to the City/County sewer system, if applicable.
- S. Prior to the issuance of a building permit, all on-site water and sewer facilities not be maintained by the water company and by the City, respectively, shall be plan checked and inspected by the City's Building Department. All fees shall be paid in accordance with the City's fee schedule.
- T. Any above utilities, ground valve assemblies or back-flow devices, shall be placed on private property, underground where possible and screened to the review and approval of the Community Development Director prior to the issuance of any building permit and an easement dedicated to the appropriate agency.
- U. That during construction activities, the applicant and any contractor(s) shall comply with all requirements of the Orange County Stormwater Program "Construction Runoff Guidance Manual" during the construction of the project. The requirements contained in this document shall be incorporated into the grading plans.

**ADOPTED, SIGNED AND APPROVED** by the Planning Commission of the City of Stanton at a regular meeting held on November 17, 2021 by the following vote, to wit:

**AYES:**            **COMMISSIONERS:** \_\_\_\_\_

**NOES:**           **COMMISSIONERS:** \_\_\_\_\_

**ABSENT:**        **COMMISSIONERS:** \_\_\_\_\_

**ABSTAIN:**       **COMMISSIONERS:** \_\_\_\_\_

\_\_\_\_\_  
Thomas Frazier, Chair  
Stanton Planning Commission

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



## **CITY OF STANTON**

### **REPORT TO THE PLANNING COMMISSION**

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**TO:** Chair and Members of the Planning Commission

**DATE:** November 17, 2021

**SUBJECT: 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.**

#### **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) under California Public Resources Code Section 21080.17, which exempts the adoption of an accessory dwelling unit ordinance to implement the provisions of Section 65852.2 of the California Government Code, and
- Adopt Resolution No. 2541 recommending the City Council approve Zoning Text Amendment ZTA 21-01 amending Stanton Municipal Code Title 20, Zoning, Section 20.400.330 Accessory Dwelling Units, updating the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations in specified single family and multifamily residential zones.

#### **BACKGROUND**

Over the years the State Legislature has passed and revised ADU law to address the State's housing crisis. On January 14, 2020, the City Council of the City of Stanton reviewed and adopted an urgency and nonurgency ordinance amending Title 20 of the

Stanton Municipal Code relating to Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) based on revisions and related changes to State Law.

In 2020, the California Legislature passed another round of housing-related bills. The new housing legislation included changes to ADU laws, which further streamline the approval process and expand the potential for ADU and JADU development. Changes to the ADU law took effect January 1, 2021, and as a result the City of Stanton must update its existing ADU and JADU ordinance to be in compliance with new State regulations. In March 2021 the Planning Commission adopted Resolution No. 2531 recommending the City Council adopt an Ordinance to update the ADU/JADU standards and provisions related to the changes in State Law, that Ordinance was adopted in April 2021.

### **ANALYSIS/JUSTIFICATION**

After review and consideration of public safety concerns surrounding the adequacy of certain roadways, public utilities and emergency response services, staff is proposing the following language be added to Section 20.400.330 as a new subsection (I):

**Restricted Areas.** Accessory dwelling units or junior accessory dwelling units shall not be allowed where roadways, public utilities and services are inadequate with reference to objective and published thresholds established by the utility or service provider. To ensure access by public safety vehicles, an accessory dwelling unit may not be located on a lot that fronts a roadway that is narrower than the minimum road width standards established by the Orange County Fire Authority's Master Plans for Commercial and Residential Development (as the same may be amended from time to time), unless: (a) one (1) on-site parking space is provided for each bedroom included in the accessory dwelling unit; and (b) replacement on-site parking spaces are provided for any parking spaces that are lost or converted to accommodate the accessory dwelling unit.

In addition to the foregoing, this Ordinance also makes other minor refinements to the City's ADU regulations to reflect best practices and provide further clarity to staff and the general public. Collectively, these changes are within the prescribed standards by state law, ensure ADUs will be served by adequate roads, public utilities, and services, clarify existing standards for the benefit of staff and the public, and promote development of ADUs in a manner that protects the public health and safety.

### **ENVIRONMENTAL IMPACT**

The project is exempt from environmental review under California Public Resources Code Section 21080.17, which exempts the adoption of an accessory dwelling unit ordinance to implement the provisions of Section 65852.2 of the California Government Code.

### **PUBLIC NOTIFICATION**

Notice of Public Hearing was provided through the agenda-posting process.

Prepared by,



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Jennifer A. Lilley, AICP  
Community and Economic Development Director

**ATTACHMENTS**

- A. PC Resolution No. 2541 – Amending Stanton Municipal Code Title 20, Section 20.400.330 Accessory Dwelling Units
- B. Draft Ordinance No. 1114

## RESOLUTION NO. 2541

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT ZTA 21-01 AMENDING TITLE 20, ZONING, SECTION 20.400.330 CONCERNING ACCESSORY DWELLING UNITS IN SPECIFIED SINGLE FAMILY AND MULTIFAMILY ZONES, INCLUDING MODIFICATION OF RELATED DEVELOPMENT STANDARDS**

**WHEREAS**, on October 9, 2019, Governor Gavin Newsom signed Senate Bill (“SB”) 13, Assembly Bill (“AB”) 68, and AB 881 into law, which amended Government Code sections 65852.2 and 65852.22 and added Health and Safety Code section 17980.12. Collectively, these bills established new Statewide requirements for the development and use of accessory dwelling units (“ADUs”) and junior accessory dwelling units (at times herein referred to as “Junior ADUs,” and at others generally as “ADU”). Thereafter, AB 3182 further amended California Government Code section 65852.2’s ADU and JADU standards; and

**WHEREAS**, in response to these changes in state law, the City adopted Ordinance 1108 to amend and update Stanton Municipal Code Section 20.400.330 (Accessory Dwelling Units). As permitted under state law, Ordinance No. 1108 included, among other things, objective standards pertaining to the size, location, height, and architecture of ADUs in the City; and

**WHEREAS**, City staff has determined that further amendments and revisions to the City’s regulation of ADUs and JADUs are necessary and appropriate to comply with state law, add additional clarity, and protect the health, safety, and welfare of the community; and

**WHEREAS**, staff and the City Attorney prepared the proposed Ordinance, including the proposed language and terminology, and any additional information and documents deemed necessary for the Planning Commission to take action; and

**WHEREAS**, on November 17, 2021 the Planning Commission conducted and concluded a duly noticed public hearing concerning the Zoning Text Amendment contained herein as required by law and received testimony from City staff and all interested parties regarding the proposed amendments and recommended that the City Council adopt the amendments; and

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

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:**

**SECTION 1:** The Planning Commission hereby finds that the facts, findings and conclusions set forth above are true and correct.

**SECTION 2:** The proposed Amendment to the Stanton Municipal Code Title 20, Zoning, Section 20.400.330, Accessory Dwelling Units to update the City’s Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations is consistent with the goals, policies and general land uses and programs specified in the Housing Element, specifically: Goal H-1.1 to “Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs”. Accessory Dwelling Units and Junior Accessory Dwelling Units increase the housing supply and create an opportunity for more affordable housing options.

**ATTACHMENT A**

**SECTION 3:** The proposed Amendment to Municipal Code Title 20, Section 20.400.330, Accessory Dwelling Units of the Zoning Code will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. To the contrary, the proposed amendments will protect the public safety and welfare of the community by ensuring that ADUs (and their occupants) will be served by adequate roadways, public utilities and services.

**SECTION 4:** The proposed Amendment to Municipal Code Title 20, Section 20.400.330 of the Zoning Code, is internally consistent with other applicable provisions of the Zoning Code. This Amendment adds regulations to relevant portions of the Zoning Code, as detailed in proposed Ordinance No. 1114. Further, this Amendment is being processed in accordance with SMC Chapter 20.610.

**SECTION 5:** Based upon the environmental review of the project referenced in this Amendment, the Planning Commission finds this Amendment is not subject to the California Environmental Quality Act ("CEQA") pursuant California Public Resources Code Section 21080.17, which exempts the adoption of an accessory dwelling unit ordinance to implement the provisions of Section 65852.2 of the California Government Code.

**SECTION 6:** The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The Community and Economic Development Director is the custodian of the record of proceedings.

**SECTION 7:** Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt Ordinance No. 1114 (set forth in Attachment "B", accompanying this Resolution).

**SECTION 8:** The Planning Commission Secretary shall certify to the adoption of this Resolution and cause a copy to be transmitted to the City Clerk.

**ADOPTED, SIGNED AND APPROVED** by the Planning Commission of the City of Stanton at a regular meeting held on November 17, 2021 by the following vote, to wit:

**AYES:**           **COMMISSIONERS:** \_\_\_\_\_

**NOES:**           **COMMISSIONERS:** \_\_\_\_\_

**ABSENT:**       **COMMISSIONERS:** \_\_\_\_\_

**ABSTAIN:**      **COMMISSIONERS:** \_\_\_\_\_

\_\_\_\_\_  
Thomas Frazier, Chair  
Stanton Planning Commission

\_\_\_\_\_  
Jennifer A. Lilley, AICP  
Planning Commission Secretary



## **ORDINANCE NO. 1114**

### **AN ORDINANCE OF THE CITY COUNCIL OF STANTON, CALIFORNIA AMENDING STANTON MUNICIPAL CODE TITLE 20, ZONING, SECTION 20.400.330 ACCESSORY DWELLING UNITS, TO UPDATE THE CITY'S ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATIONS**

**WHEREAS**, on October 9, 2019, Governor Gavin Newsom signed Senate Bill ("SB") 13, Assembly Bill ("AB") 68, and AB 881 into law, which amended Government Code sections 65852.2 and 65852.22 and added Health and Safety Code section 17980.12. Collectively, these bills established new Statewide requirements for the development and use of accessory dwelling units ("ADUs") and junior accessory dwelling units (at times herein referred to as "Junior ADUs," and at others generally as "ADU"). Thereafter, AB 3182 further amended California Government Code section 65852.2's ADU and JADU standards; and

**WHEREAS**, in response to these changes in state law, the City adopted Ordinance 1108 to amend and update Stanton Municipal Code Section 20.400.330 (Accessory Dwelling Units). As permitted under state law, Ordinance No. 1108 included, among other things, objective standards pertaining to the size, location, height, and architecture of ADUs in the City; and

**WHEREAS**, City staff has determined that further amendments and revisions to the City's regulation of ADUs and JADUs are necessary and appropriate to comply with state law, add additional clarity, and protect the health, safety, and welfare of the community; and .

**WHEREAS**, staff and the City Attorney prepared the proposed Ordinance, including the proposed language and terminology, and any additional information and documents deemed necessary for the Planning Commission to take action; and

**WHEREAS**, on November 17, 2021, the Planning Commission conducted and concluded a duly noticed public hearing concerning the Zoning Text Amendment contained herein as required by law and received testimony from City staff and all interested parties regarding the proposed amendments and recommended that the City Council adopt the amendments; and

**WHEREAS**, on December 14 2021, the City Council conducted and concluded a duly noticed public hearing concerning the Municipal Code amendments contained herein as required by law and received testimony from City staff and all interested parties regarding the proposed amendments; and

**WHEREAS**, all legal prerequisites to the adoption of the Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES ORDAIN AS FOLLOWS:**

**SECTION 1. Incorporation of Recitals.** The recitals above are each incorporated by reference and adopted as findings by the City Council.

**SECTION 2. Amendment to SMC Section 20.400.330.** The City Council of the City of hereby amends Stanton Code Title 20, Zoning, Section 20.400.330, Accessory Dwelling Units, and restates it to read as follows:

**Section 20.400.330 Accessory Dwelling Units**

- A. **Purpose.** The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22.
- B. **Effect of Conforming.** An ADU or JADU that conforms to the standards in this section will not be:
  - (1) Deemed to be inconsistent with the City's General Plan and zoning designation for the lot on which the ADU or JADU is located.
  - (2) Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
  - (3) Considered in the application of any local ordinance, policy, or program to limit residential growth.
  - (4) Required to correct a nonconforming zoning condition, as defined in subsection C(7) below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code section 17980.12.
- C. **Definitions.** As used in this section, terms are defined as follows:
  - (1) "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
    - (A) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
    - (B) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
  - (2) "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot. Refer to Section 20.700.070.

- (3) “Complete independent living facilities” means permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
- (4) “Efficiency kitchen” means a kitchen that includes each of the following:
  - (A) A cooking facility with appliances.
  - (B) A food preparation counter or counters that total at least 15 square feet in area.
  - (C) Food storage cabinets that total at least 30 square feet of shelf space.
- (5) “Junior accessory dwelling unit” or “JADU” means a residential unit that
  - (A) is no more than 500 square feet in size,
  - (B) is contained entirely within an existing or proposed single-family structure,
  - (C) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and
  - (D) includes an efficiency kitchen, as defined in subsection C(4) above
- (6) “Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- (7) “Nonconforming zoning condition” means a physical improvement on a property that does not conform with current zoning standards.
- (8) “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- (9) “Proposed dwelling” means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- (10) “Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- (11) “Tandem parking” means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

D. **Approvals.** The following approvals apply to ADUs and JADUs under this section:

- (1) **Building-permit Only.** If an ADU or JADU complies with each of the general requirements in subsection E below, it is allowed with only a building permit in the following scenarios:
- (A) **Converted on Single-family Lot:** One ADU as described in this subsection D(1)(A) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
- (i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress; and
  - (ii) Has exterior access that is independent of that for the single-family dwelling; and
  - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes; and
  - (iv) The JADU complies with all the requirements of Gov. Code section 65852.22
- (B) **Limited Detached on Single-family Lot:** One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection D(1)(A) above), if the detached ADU satisfies the following limitations:
- (i) The side- and rear-yard setbacks are at least four-feet.
  - (ii) The total floor area is 800 square feet or smaller.
  - (iii) The peak height above grade is 16 feet or less.
- (C) **Converted on Multifamily Lot:** One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection D(1)(C), at least one converted ADU is allowed within an existing multifamily dwelling, and up to a quantity equal to 25 percent of the existing multifamily dwelling units.
- (D) **Limited Detached on Multifamily Lot:** No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:

- (i) The side- and rear-yard setbacks are at least four-feet.
- (ii) The peak height above grade is 16 feet or less.

(2) **ADU Permit.**

- (A) Except as allowed under subsection D (1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections E and F below.
- (B) The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance. The ADU-permit processing fee is determined by the Director and approved by the City Council by resolution.

(3) **Process and Timing.**

- (A) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
- (B) The City must act on an application to create an ADU or JADU within 60 days from the date that the City receives a completed application. If the City does not act upon the completed application within 60 days, the application is deemed approved unless either:
  - (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
  - (ii) When an application to create an ADU or JADU is submitted with a permit application to create a new single-family dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

E. **General ADU and JADU Requirements.** The following requirements apply to all ADUs and JADUs that are approved under subsections D(1) or D(2) above:

(1) **Location.** Subject to subsection (I) below:

- (A) An ADU or JADU subject only to a building permit under subsection D(1) above may be created on a lot in a residential or mixed-use zone.

- (B) An ADU or JADU subject to an ADU permit under subsection D(2) above may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
- (2) **Fire Sprinklers.** Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
- (3) **Rental Term.** No ADU or JADU may be rented for a term that is shorter than 30 days.
- (4) **No Separate Conveyance.** Subject to Government Code Section 65852.26, an ADU or JADU may be rented long-term, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
- (5) **Septic System.** If the ADU or JADU will connect to an onsite water-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.
- (6) **Owner Occupancy.**
  - (A) All ADUs created before January 1, 2020, are subject to the owner-occupancy requirement that was in place when the ADU was created.
  - (B) An ADU that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.
  - (C) All ADUs that are created on or after January 1, 2025, are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
  - (D) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- (7) **Deed Restriction.** Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:

- (A) The ADU or JADU may not be sold separately from the primary dwelling.
- (B) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
- (C) The deed restriction runs with the land and may be enforced against future property owners.
- (D) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the ADU or JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Director's determination consistent with other provisions of this Code. If the ADU or JADU is not entirely physically removed but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.
- (E) The deed restriction is enforceable by the Director or his or her designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.

F. **Specific ADU Requirements.** The following requirements apply only to ADUs that require an ADU permit under subsection D(2) above.

(1) **Maximum Size.**

- (A) The maximum size of a detached or attached ADU subject to this subsection F is 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two bedrooms.
- (B) An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50 percent of the floor area of the existing primary dwelling.
- (C) Application of other development standards in this subsection F, such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, or open-space requirements may require the ADU to be less than 800 square feet.



- (2) **Floor Area Ratio (FAR).** No ADU subject to this subsection F may cause the total FAR of the lot to exceed, subject to subsection F(1)(C) above.

<b>FAR/Target Range</b>	<b>General GLMX</b>	<b>North Gateway NGMX</b>	<b>South Gateway SGMX</b>
<b>Target Density Range</b>	<i>Density range for residential uses expressed as dwelling units per <b>NET</b> acre.</i>		
Residential Uses	25 - 45 du/ac	25 - 45 du/ac	30 - 60 du/ac
<b>Target Intensity Range</b>	<i>Floor area ratio (FAR) for nonresidential uses</i>		
Nonresidential Uses (1)	1.0 - 2.0	1.0 - 2.0	1.5 - 3.0

- (3) **Lot Coverage.** No ADU subject to this subsection F may cause the total lot coverage of the lot to exceed the following coverage, subject to subsection F(1)(C) above.

<b>Lot Coverage</b>	<b>RE</b>	<b>RL</b>	<b>RM</b>	<b>RH</b>
Interior Lot	30%	40%	50%	65%
Corner Lot	35%	45%	50%	65%

- (4) **Impervious surface coverage.** Maximum percentage of the total gross lot area that may be covered by structures and impervious surfaces shall not exceed 70 percent, subject to subsection F(1)(C) above.
- (5) **Height.** No ADU subject to this subsection F may exceed 16 feet in height above grade, measured to the peak of the structure.
- (6) **Setbacks.**
- (A) An ADU that is subject to this subsection F must conform to a 25-foot front-yard setback.
  - (B) An ADU that is subject to this subsection F must conform to 4-foot side-and rear-yard setbacks.

- (C) No setback is required for an ADU that is subject to this subsection F if the ADU is constructed in the same location and to the same dimensions as an existing structure
- (7) **Passageway.** No passageway, as defined by subsection C(8) above, is required for an ADU.
- (8) **Parking.**
  - (A) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined by subsection C(11) above.
  - (B) Exceptions. No parking under subsection F(8)(A) is required in the following situations:
    - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection C(10) above.
    - (ii) The ADU is located within an architecturally and historically significant historic district.
    - (iii) The ADU is part of the proposed or existing primary residence (single-family converted ADUs, not multifamily converted) or an accessory structure under subsection D(1)(A) above.
    - (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
    - (v) When there is an established car share vehicle stop located within one block of the ADU.
  - (C) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.
- (9) **Architectural Requirements.**
  - (A) The materials and colors of the exterior walls, roof, and windows and doors must match the appearance and architectural design of those of the primary dwelling.
  - (B) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

- (C) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
- (D) The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.
- (E) The interior horizontal dimensions of an ADU must be at least 10 feet wide in every direction, with a minimum interior wall height of seven feet.
- (F) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.
- (G) All windows and doors in an ADU are less than 30 feet from a property line that is not a public right-of-way line must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

**G. Fees.**

**(1) Impact Fees.**

- (A) No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection G (1), “impact fee” means a “fee” under the Mitigation Fee Act (Gov. Code § 66000(b)) and a fee under the Quimby Act (Gov. Code § 66477). “Impact fee” here does not include any connection fee or capacity charge for water or sewer service.
- (B) Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.)

**(2) Utility Fees.**

- (A) If an ADU or JADU is constructed with a new single-family home, a separate utility connection directly between the ADU or JADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.

- (B) Except as described in subsection G(2)(A), converted ADUs and JADUs on a single-family lot, created under subsection D(1)(A) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADU or JADU is constructed with a new single-family home.
  - (C) Except as described in subsection G(2)(A), all ADUs and JADUs not covered by subsection G(2)(B) above require a new, separate utility connection directly between the ADU or JADU and the utility.
    - (i) The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU or JADU, based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.
    - (ii) The fee or charge may not exceed the reasonable cost of providing this service.
- H. Nonconforming ADUs and Discretionary Approval. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections A through G(2) of this section may be allowed by the City with a use permit, in accordance with Chapter 20.550.
- I. Restricted Areas. ADUs or JADUs shall not be allowed where roadways, public utilities and services are inadequate with reference to objective and published thresholds established by the utility or service provider. To ensure access by public safety vehicles, an ADU may not be located on a lot that fronts a roadway that is narrower than the minimum road width standards established by the Orange County Fire Authority's Master Plans for Commercial and Residential Development (as the same may be amended from time to time), unless: (a) one (1) on-site parking space is provided for each bedroom included in the ADU ; and (b) replacement on-site parking spaces are provided for any parking spaces that are lost or converted to accommodate the ADU.

**SECTION 3. Effect of Restatement.** All restated, unamended provisions of the Stanton Municipal Code that are repeated herein are repeated only to aid decision makers and the public in understanding the effect of the proposed changes. Restatement of existing provisions does not constitute a new enactment.

**SECTION 4. Severability.** Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council

of the City of Stanton declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

**SECTION 5. CEQA.** The City Council determines that the adoption of this Ordinance is exempt from additional environmental review under California Public Resources Code Section 21080.17, which exempts the adoption of an accessory dwelling unit ordinance to implement the provisions of Section 65852.2 of the California Government Code.

**SECTION 6. Adoption, Certification, and Publication.** The City Clerk of the City of Stanton shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law. This Ordinance shall take effect 30 days after its adoption.

**SECTION 7. SUBMISSION TO HCD.** The City Clerk shall submit a copy of this Ordinance to the Department of Housing and Community Development within 60 days after adoption.

**PASSED, APPROVED, AND ADOPTED by the City Council of the City of Stanton, California, at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2021.**

CITY OF STANTON:

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Mayor David J. Shawver

ATTEST:

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Patricia A. Vazquez  
City Clerk

APPROVED AS TO FORM:

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HongDao Nguyen  
City Attorney

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.  
CITY OF STANTON )

I, **Patricia Vazquez**, City Clerk of the City of Stanton, California, hereby certify that Ordinance No. 1114 having been regularly introduced at the meeting of \_\_\_\_\_, was again introduced, the reading in full thereof unanimously waived, and duly passed and adopted at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and said ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Stanton, California, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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CITY CLERK of the City of  
Stanton, California