



**CITY OF STANTON**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**PLANNING COMMISSION REGULAR MEETING**  
**WEDNESDAY, JUNE 16, 2021 - 6:30 P.M.**

**AGENDA**

**SAFETY ALERT – NOTICE REGARDING COVID-19**

The President, Governor, and the City of Stanton have declared a State of Emergency as a result of the threat of COVID-19 (aka the “Coronavirus”). The Governor also issued Executive Order N-25-20 that directs Californians to follow public health directives including cancelling all large gatherings. Governor Newsom also issued Executive Order N-29-20 which lifts the strict adherence to the Brown Act regarding teleconferencing requirements and allows local legislative bodies to hold their meetings without complying with the normal requirements of in-person public participation. Pursuant to the provisions of the Governor’s Executive Orders N-25-20 and N-29-20 the June 16, 2021, Regular Planning Commission Meeting will be held electronically/telephonically.

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions. To that end, out of an abundance of caution the City of Stanton is temporarily cancelling in-person public participation. Members of the public wishing to access the meeting will be able to do so telephonically.

**In order to join the meeting via telephone please follow the steps below:**

1. Dial the following phone number **+1 (669) 900-9128** US (San Jose).
2. Dial in the following **Meeting ID: 899-0756-8947#** to be connected to the meeting.

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

- E-mail a request to speak to [CommunityDevelopment@ci.stanton.ca.us](mailto:CommunityDevelopment@ci.stanton.ca.us) with the subject line “REQUEST TO SPEAK - ITEM #7A” no later than 5:00 p.m. before the meeting (*Wednesday, June 16, 2021*) and, at the time of the requested public hearing item, the host will allow the commenter to address the Commission during the live meeting. Please indicate the Agenda Item you wish to address and provide your name and phone number in your e-mail.
- E-Mail Comments: Your e-mailed comments will be compiled, provided to the Commission and made available to the public before the start of the meeting. Staff will not read e-mail comments out loud during the meeting but the official record will include all e-mail comments received by 5:00 p.m. before the meeting (*Wednesday, June 16, 2021*).

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

E-Mail your comments to [CommunityDevelopment@ci.stanton.ca.us](mailto:CommunityDevelopment@ci.stanton.ca.us) with the subject line “PUBLIC COMMENT ITEM #” (insert the item number relevant to your comment) or “PUBLIC COMMENT NON-AGENDA ITEM” no later than 5:00 p.m. before the meeting (*Wednesday, June 16, 2021*). Please identify the Agenda Item you wish to address in your comments. Staff will not read e-mailed comments at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

The Stanton Planning Commission and staff thank you for your continued patience and cooperation during these unprecedented times. Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4243.

*In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 379-9222. Notification by noon on the Monday prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.*

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Frazier  
Vice Chair Marques  
Commissioner Ash  
Commissioner Adams  
Commissioner Norgaard

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meetings:

- March 3, 2021
- March 17, 2021

The Planning Commission approve minutes of Special Joint Study Session:

- April 13, 2021

6. **PUBLIC COMMENTS**

At this time members of the public may address the Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission, for a maximum of three (3) minutes, provided that **NO** action may be taken on non-agenda items.

Members of the public wishing to address the Planning Commission during Public Comments or on a particular item may do so by submitting their comments via e-mail to [CommunityDevelopment@ci.stanton.ca.us](mailto:CommunityDevelopment@ci.stanton.ca.us) with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM". Comments received by 5:00 p.m. before the meeting (Wednesday, June 16, 2021) will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

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*Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection on the City's website at [www.ci.stanton.ca.us](http://www.ci.stanton.ca.us)*

**7. PUBLIC HEARINGS**

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

**RECOMMENDED ACTION**

That the Planning Commission:

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

**8. NEW BUSINESS**

None.

**9. OLD BUSINESS**

None.

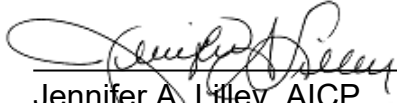
**10. PLANNING COMMISSION COMMENTS**

*At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.*

**11. DIRECTOR'S REPORT**

12. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 10<sup>th</sup> day of June 2021.

  
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Jennifer A. Lilley, AICP  
Community & Economic Development Director