



**CITY OF STANTON**  
**STANTON CITY HALL, 7800 KATELLA AVE., STANTON, CA**  
**PLANNING COMMISSION REGULAR MEETING**  
**WEDNESDAY, OCTOBER 17, 2018, 6:30 P.M.**

**AGENDA**

---

*Supportive and descriptive documentation for agenda items, including staff reports, is available for review in the Planning Secretary's Office.*

*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, extension 210. 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.*

*Please turn off all cellular phones and pagers while the Planning Commission meeting is in session.*

1. **CALL TO ORDER**
  
2. **PLEDGE OF ALLEGIANCE**
  
3. **ROLL CALL**

Chairman Moua  
Vice Chairman Taylor  
Commissioner Grand  
Commissioner Ash  
Commissioner Frazier

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

None.

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.

7. **PUBLIC HEARINGS**

- 7A. **PUBLIC HEARING TO CONSIDER PRECISE PLAN OF DEVELOPMENT PPD-794 AND CONDITIONAL USE PERMIT C18-01 TO ALLOW FOR THE DEMOLITION OF A 2,800 SQUARE FOOT COMMERCIAL BUILDING AND CONSTRUCT A 2,100 SQUARE FOOT QUICK-SERVE RESTAURANT WITH DRIVE-THROUGH, OUTDOOR SEATING AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 11002 BEACH BOULEVARD IN THE IG (INDUSTRIAL GENERAL) ZONE WITH GENERAL MIXED USE (GLMX) OVERLAY.**

**RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing; and
- Declare that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-Fill Development Projects); and
- Adopt Resolution No. 2471 approving Conditional Use Permit C18-01; and
- Adopt Resolution No. 2472 approving Precise Plan of Development PPD-794.

- 7B. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT C18-05 TO ALLOW A CHANGE OF USE FROM A CONTRACTOR STORAGE YARD TO A VEHICLE STORAGE YARD FOR A TOWING COMPANY FOR THE PROPERTY LOCATED AT 8281 MONROE AVENUE IN THE IG (INDUSTRIAL GENERAL) ZONE.**

**RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing; and
- Declare that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15301, Class 1 (Existing Facilities); and
- Adopt Resolution No. 2485 approving Conditional Use Permit C18-05, and rescinding Precise Plan of Design P-119.

**8. NEW BUSINESS**

- 8A. A GENERAL PLAN CONSISTENCY FINDING FOR THE POTENTIAL DEVELOPMENT OF A PERMANENT SUPPORTIVE HOUSING PROJECT FOR THE PROPERTY LOCATED AT 11850 BEACH BLVD IN THE CG (COMMERCIAL GENERAL) AND GENERAL MIXED USE OVERLAY ZONE.**

**RECOMMENDED ACTION**

That the Planning Commission:

- Declare that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-Fill Development Projects); and
- Adopt Resolution No. 2489 finding that the potential development is consistent with the City's 2008 General Plan pursuant to Government Code Section 65402.

**9. OLD BUSINESS**

None.

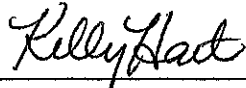
**10. PLANNING COMMISSION COMMENTS**

*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 11<sup>th</sup> day of October, 2018.



---

Kelly Hart  
Community & Economic Development Director