

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON  
SPECIAL MEETING  
WEDNESDAY, MARCH 28, 2018**

**1. CALL TO ORDER**

The members of the Planning Commission of the City of Stanton met in regular session in the City Council Chambers at 6:30 p.m., Chairman Greer presiding.

**2. PLEDGE OF ALLEGIANCE**

Led by City Manager Jim Box.

**3. ROLL CALL**

Present: Commissioner Ash, Commissioner Grand, Vice Chairman Moua, and Chairman Greer

Absent: None

Excused: Commissioner Taylor

Also present: Community and Economic Development Director Kelly Hart, Associate Planner Rose Rivera and City Attorney HongDao Nguyen

**4. SPECIAL PRESENTATION**

None.

**5. APPROVAL OF MINUTES**

None.

**6. PUBLIC COMMENTS**

A member of the public began a discussion on an agenda item. Community & Economic Development Director Kelly Hart informed the member of the public that the item that she was speaking on was an agenda item, and she could speak at that time.

**7. PUBLIC HEARINGS**

**7A. PUBLIC HEARING TO CONSIDER A DEVELOPMENT PROPOSAL FOR THE COMMERCIAL COMPONENT OF A MIXED-USE REDEVELOPMENT PROJECT FOR THE VILLAGE CENTER LOCATED AT THE NORTHWEST CORNER OF BEACH AND GARDEN GROVE BOULEVARDS (7901-7955 GARDEN GROVE BLVD. AND 12775-12975 BEACH BLVD.) IN THE CG (COMMERCIAL GENERAL) ZONE WITH A SOUTH GATEWAY MIXED USE (SGMX) OVERLAY FOR THE CITY OF STANTON, AND C-2 (COMMUNITY COMMERCIAL) ZONE FOR THE CITY OF GARDEN GROVE.**

Community and Economic Development Director Kelly Hart introduced the project as a public hearing to consider a development proposal for the commercial component for the Village Center development at the corner of Beach and Garden Grove. Director Hart introduced Associate Planner Rose Rivera to present the staff report.

Associate Planner Rivera provided background on the project noting the Village Center is 21.87 acres of blighted vacant commercial development located on the northwest corner of Beach and Garden Grove Boulevards. Most of the site is located within Stanton; however the southernmost 4.18 acres of the site are located in the City of Garden Grove. Frontier Real Estate Investments and Brookfield Homes are proposing to redevelop the site as a horizontal mixed-used development including 10.18 acres of commercial development and 11.69 acres of residential development on the northern portion of the site

Associate Planner Rivera stated that the development proposal is divided into two phases. Phase 1, under consideration pursuant to this item, is the commercial development and Phase 2 will be the residential development, which will be presented at a future date Phase 1 will include the demolition of four (4) existing commercial pad buildings, a partial demolition of the inline building block and redevelopment of four (4) commercial pad buildings, and façade modifications to the majority of the inline buildings with a partial reconstruction, and subdivision of the property into nine parcels.

Associate Planner Rivera explained that the commercial component of the project is partially located within both the City of Stanton and the City of Garden Grove. The project has been designed as a cohesive unified shopping center, but has been reviewed for consistency with both the Stanton and Garden Grove General Plans and Municipal Codes. Applications for development have been submitted to both cities for consideration. The applications before the Commission pursuant to this item only relate to the Stanton portion as the Garden Grove portion will be considered at a later time by the Garden Grove Planning Commission.

The following applications have been submitted to the City of Stanton for consideration: A Planned Development Permit which would allow modification to applicable development standards, a Precise Plan of Development which would allow development of the commercial center, two (2) Conditional Use Permits which would allow for drive through eating facilities for pads C and D, a Tentative Parcel Map which would allow subdivision of the property into nine (9) parcels, and a Mitigated Negative Declaration for the project.

Associate Planner Rivera indicated that for the City of Stanton, the project site is within the Commercial General Zone with a South Gateway mixed-use overlay and carries with it a General Plan designation of South Gateway Mixed Use. For the part of the site located

within the City of Garden Grove, the zoning is C-2, community commercial, with a General Plan designation of light commercial.

Associate Planner Rivera displayed photos of the surrounding property. To the north is a vacant strip commercial center anchored by the Department of Motor Vehicles, she added that this is also the future site of the Phase 2 residential component of the mixed-used development. To the west are the residential condominiums within Stanton and commercial and industrial uses within Garden Grove. To the east is Plaza on the Boulevard commercial Center anchored by Walmart Neighborhood Market. To the south are commercial uses within the City of Garden Grove, including motels and a piano store. Associate Planner Rivera displayed photos of the site depicting a blighted, mostly vacant commercial development.

Associate Planner Rivera displayed the site plans and indicated that access to the proposed development would be provided by five (5) existing driveways. Two (2) driveways are located on Beach Boulevard, one (1) on Garden Grove Boulevard and two (2) on Village Center Drive. CalTrans reviewed the proposal and did not object to the use or location of the existing driveways as currently configured on Beach Boulevard. The Garden Grove and Stanton Engineering Divisions also reviewed the proposal and provided conditions of approval to ensure reciprocal access agreements are approved and filed on the parcels for access to parking, drive aisles, and utilities.

Associate Planner Rivera indicated that the majority of the commercial development will be located along the western property line on the site with the smaller pad buildings located on the eastern site boundary along Beach Boulevard. As proposed, a total of approximately 90,873 square feet of commercial area would be retained or redeveloped for the commercial site with the majority being in the City of Stanton. The Garden Grove portion of the development would include two (2) commercial pad buildings, pads A and B for the inline building portion and is proposed to provide for one (1) major tenant space of 20,000 square feet and a block of general retail tenant spaces oriented towards Garden Grove Boulevard.

Associate Planner Rivera stated for the area within the City of Stanton, the project would include two (2) commercial pad buildings, both proposed to provide drive-through capabilities. For the inline building block, the building is segmented into three (3) portions with a small grouping of retail shops. North of the small shop units would be approximately 32,000 square feet of major tenant space to house up to two (2) major tenants. The final building segment located north of the major tenant spaces would be approximately 11,500 square feet of new construction. This area is designed with the intention of providing multiple tenant spaces for food court concepts and a large concept providing for outdoor seating areas that connect to the residential portion of the development. The Plaza will be discussed later in the presentation.

Associate Planner Rivera showed a tentative parcel map which shows the nine (9) parcels proposed to be created. Four (4) of the lots would be in Garden Grove and five (5) would be in Stanton. Each proposed lot would have access to a street frontage.

Associate Planner Rivera discussed parking and indicated that there are a total of four hundred seventy-eight (478) parking spaces proposed throughout the commercial site. According to Stanton Municipal Code, the total parking requirement would be three hundred

three (303) spaces. According to the Garden Grove Municipal Code, the total parking requirement would be four hundred seventy (470) parking spaces. In order to ensure that both city's parking requirement was met, the most stringent parking requirements were applied to the entire commercial development. Four hundred seventy-eight (478) parking spaces have been provided on site for all commercial uses and exceeds the most stringent parking requirements. In addition, motorcycle parking, as well as bike locking facilities will be provided on site.

The elevations proposed for the in-line building were presented. The commercial component has been designed to meet a high quality threshold as well as blend with the architectural character of the residential component of the mixed-use project. A contemporary architectural style is proposed with a flat roof design and varying parapet heights to provide articulation. For the in-line commercial building block, the building frontage varies in setbacks to provide a fluid building design and avoid a flat the elevation. Enhancements to each of the major tenant spaces are proposed including higher parapet heights, use of stylized steel framing accents, arced awnings, and integrated signage within the parapet line.

Associate Planner Rivera stated that the building design for the shops incorporates masonry stone in multiple colors and finishes, along with vertical wood paneling and stucco finishes to complement the major tenants. For Shops-3 and the Plaza area, a large outdoor seating area is proposed. To provide an enhanced architectural element and create a sense of place, the outdoor seating area is proposed to be separated into two (2) segments. An arched faux storefront Plaza wall is proposed to provide separation and an enhanced architectural element. The arc of the wall would be along the horizontal plane and would be set in front of the storefront of the building.

Associate Planner Rivera displayed renderings of the Plaza to provide perspective. The vertical elevation of the faux wall would provide wide openings to provide visibility to the "true" store front. In front of the faux wall, the second outdoor seating segment is proposed with an open canopy structure overhead.

Associate Planner Rivera displayed building elevations of pads A and B located on the Garden Grove side. The architectural features of the pads are similar to the in-line buildings. Pad A is proposed to be a financial institution and Pad B is proposed for a traditional drive-through operation. Associate Planner Rivera displayed Pad D which has similar architectural features as the other buildings. Pad D is proposed to be a drive-through restaurant. To allow for drive-through capabilities, two (2) Conditional Use Permits are requested, one (1) for Pad D and one (1) for Pad C. The design of Pad C is proposed to deviate from the rest of the center in order to allow the tenant to build a prototypical storefront for the chain. Although it deviates from the rest of the shopping center, it would still provide a flat roof line with varying heights of the parapet walls. The elevations will be enhanced with canopies and other elements over the windows.

Associate Planner Rivera displayed the preliminary landscape plan. She indicated that the site would be improved with landscaping along the perimeter of the site and throughout the parking lot. At the intersection of Beach and Garden Grove Boulevards, a large corner landscape treatment is proposed which would include an enhanced landscape area and center identification signs providing an enhanced gateway while creating a sense of place and identity for the shopping center.

Associate Planner Rivera stated that improvements to the Beach Boulevard right-of-way are also proposed, with the construction of a four (4) foot parkway planter and six (6) foot sidewalk treatment.

The applicant is requesting a Planned Development Permit. This would allow for greater flexibility from the Zoning Code in order to provide a high quality development with enhanced amenities, and provide consistency with the Garden Grove development standards to provide a cohesive development. The proposed modified standards include lot-size, setbacks, landscaping, and signage.

The applicant has provided a high quality architectural design to support a pedestrian-friendly environment and encourage the use of outdoor seating areas and connectivity to the residential components.

Associate Planner Rivera explained that in accordance with the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration has been drafted for this project. The environmental factors that were determined to require mitigation included air quality biological resources, cultural resources, noise, transportation and traffic, and mandatory findings of significance. The Notice of Availability for the State-mandated thirty (30) day public review period was from October 3, 2017 through November 6, 2017. The City received eight (8) letters from stakeholder agencies. Response to comments have also been included as part of the MND for consideration.

A Mitigation Monitoring Program has also been drafted and is incorporated into the document.

Associate Planner Rivera indicated that during the public noticing period staff received one (1) letter from the public. The letter has been provided to the Planning Commission and copies are available for the public's review. The letter identified traffic as a concern and provided suggestions to alleviate potential congestion. The letter suggested that in order to ease traffic issues, the project could provide a designated right turn lane from southbound Beach Boulevard to westbound Garden Grove Boulevard. In addition, it was suggested to provide a second left-turn lane from westbound Garden Grove Boulevard onto southbound Beach Boulevard.

Associate Planner Rivera discussed that in regard to the traffic element of the environmental analysis, the environmental consultant conducted a traffic study. Although the dedicated right turn for the southbound traffic on Beach Boulevard could improve traffic, the analysis indicated this measure would not be necessary to maintain proper levels of service for the street. The implementation of the right turn lane would cause significant modifications to the development which could include the elimination of the two (2) commercial pad buildings. The traffic analysis determined that the intersection would operate at an acceptable level of service with modification of the signal to permit a right-turn overlap from eastbound Garden Grove Boulevard to southbound Beach Boulevard.

The environmental consultant was introduced and was available to respond to inquiries.

Associate Planner Rivera reviewed staff's recommendations which included conducting a public hearing, adopting the resolutions as identified for approval of the project, and forward

a recommendation to the City of Garden Grove Planning Commission to approve the development proposal for the Garden Grove portion of the development. Associate Planner Rivera introduced the applicant and noted their availability to respond to inquiries.

(THIS PORTION OF THE AUDIO WAS UNINTELLIGIBLE)

Discussion and inquiries ensued related to the traffic flow and individuals trying to cut through the parking lot. Director Hart responded the parking lot is open to the public so there are opportunities to travel through that site, however, the site plan shows that there is no easy path through the parking lot to create that cut-off opportunity as vehicles would have to slow down and the parking lot would not allow fast travel.

(THE ENVIRONMENTAL CONSULTANT'S COMMENTS WERE UNINTELLIGIBLE)

Vice Chairman Moua voiced concern regarding the light at the intersection and whether the lights will be in sync.

Director Hart responded the Boulevard light signals are already in sync and the signal will be synchronized with others.

Commissioner Ash inquired if the Commission would have an opportunity to address the traffic concerns that were provided to the Commission via an email correspondence to Associate Planner Rivera.

Director Hart noted that Associate Planner Rivera presented the major factors that were expressed in the email correspondence and noted that the right turn lane would significantly hinder the project with the removal of two (2) buildings and is not a requirement to maintain the appropriate level of service for the street. The other item was also addressed for a left turn lane for Garden Grove Boulevard onto southbound Beach Boulevard which Orange County Transportation Authority (OCTA) is actually not in favor of the turnout at this point. Director Hart added that Beach Boulevard street is considered a "smart street" and is designed to maintain an efficient concept for OCTA buses. The turnout would hinder their ability to maintain their timing. OCTA would not be in favor of the turnout.

Tom Carpenter, Frontier Real Estate Investments, applicant, presented a brief overview of the proposed project and thanked the City and Planning Commission for accommodating their unique project. He noted two (2) major factors which were addressed to present a high-value proposal to the Planning Commission. The project includes a grocery and a soft goods apparel retailer. This is a complete renovation of the site with brand new store fronts and everything in new condition. A focal point of the project was to create a central space for gathering as desired by the City. Residents will have the ability to access retail property and then easily return home. Residents will be able to live, workout, eat, shop in the same location, a key fob will grant nearby residents the opportunity to access the commercial center. Down on the pads, Pad A will be a Chase bank and Pad B will be a restaurant tenant. The Pad in the middle is proposed for an "In-n-Out" drive-through restaurant, one of the most successful and popular drive-throughs. One (1) pad was eliminated in order to provide enough parking for the drive-through. Another Pad will be a popular chain, "Raising Canes", and that Pad has been carefully designed to make sure there is enough parking.

Tom Carpenter, applicant, proposed one (1) modification to Resolution 2457. It was determined that the establishment "Raising Canes" required loading capability approximately three (3) to four (4) times per week prior to the 7:00 a.m. hour due to their operational volume. They have proposed noise mitigation measures including turning off engines, headlights, and reducing backup noise.

Director Hart addressed the proposed language for the modification which specifically states that if product deliveries are performed between the hours of 8:00 p.m. and 7:00 a.m. The measure shall be imposed to reduce impact on adjacent residential uses including but not limited to turning off the tractor, turning off headlights, turning off the unit to eliminate motor noise cycling on and off, and turning off warning alerts such as the backing up beeper.. These factors which are considered to be the highest level of nuisance were all covered under the proposed modifications to the resolution.

Commissioner Ash inquired whether the proposed changes are limited only to that particular pad or would also apply to that west side where the market is proposed.

Director Hart responded the proposed condition is very specific to Conditional Use Permit C17-08 and restricted to "Raising Canes." If the Planning Commission feels the need to make it universal, they can do that as well. There are other conditions for the rest of the proposed site which are similar to these conditions in eliminating truck idling noises and meeting the noise requirements of the Stanton Municipal Code. They are not as specific as was proposed for "Raising Canes." Once a specific grocer creates a plan for that location, they can also incorporate specific requirements. By making these particular requirements part of the precise plan it would limit future tenants.

Chairman Greer inquired as to the operating hours of the restaurant and their expectations for vendor delivery.

Discussion ensued regarding the hours of operation and delivery for the proposed restaurant. Tom Carpenter, applicant, noted the morning hours are preferable for the restaurant and they are less concerned with deliveries in the p.m. range.

(THIS PORTION OF THE AUDIO WAS UNINTELLGIBLE)

Chairman Greer expressed concerns regarding the traffic that may be generated with the proposed project.

Tom Carpenter, applicant, responded there is no traffic impact in the evening and addressed the traffic concerns for the morning hours. There is variability in the "off-loading" time for deliveries and vendors could be arriving as early as 5:00 a.m. as to not interfere with restaurant operations.

Chairman Greer inquired whether deliveries could be made at midnight, as trucks would be less of a traffic concern at that time. Director Hart responded very early morning hours are a major concern for noise impacts to residents.

Chairman Greer further noted very early morning deliveries would also eliminate concern for traffic at the center.

Tom Carpenter, applicant, noted that all would prefer if deliveries could happen later in the morning, however, that would impact operations of the establishments. Director Hart responded the condition as proposed requires if product deliveries occur between 8:00 p.m. and 7:00 a.m. then the establishments must require the noise mitigation measures. If deliveries are made outside of those hours, then the noise mitigation would not be required. There is no restriction proposed to prohibit deliveries.

Director Hart clarified that the proposed modifications to the resolution are specifically designed to address the noise factors if deliveries were to be conducted between the hours of 8:00 p.m. to 7:00 a.m., as to not negatively impact the neighboring residential uses, not specifically restricting any delivery times.

Commissioner Ash inquired if landscaping is being provided along the drive-through line to provide a barrier from the vehicle headlights for the traffic traveling along Beach Boulevard.

Tom Carpenter, applicant, noted that matter has been addressed in the mobility plan. There will be a four (4) foot strip of landscaping and six (6) foot sidewalk. On the "In-n-Out" parcel there is eleven (11) feet of proposed landscaping for the creation of a "buffer" zone.

Commissioner Grand inquired whether the proposed In-n-Out drive-through would require only one (1) lane.

Tom Carpenter, applicant, responded the restaurant can accommodate twenty-two (22) vehicles with a single lane. "Raising Canes" required a double-lane as their parcel is not as wide. The Municipal Code requirement is seven (7) to (8) vehicles, and the twenty-two (22) vehicle capacity well exceeds the minimum requirement.

Commissioner Grand inquired whether Trader Joe's was contacted as a proposed grocery.

Tom Carpenter, applicant, noted that was not an option for this development.

Chairman Greer opened the public hearing and public comments.

## **THE PUBLIC HEARING WAS OPENED**

Karen Bethel, resident, noted she formerly lived in Crosspointe Village and is pleased and happy to see something going on to represent the City in a positive way. This will be an amazing thing in the community to look forward to with the gym, the grocery, and "In-n-Out". She is very excited.

Gino Servelo, resident, stated he lives at Crosspointe Village. He inquired whether they will have access via foot with all the condominiums being built on the corner.

Director Hart responded there will be full pedestrian access and there will be access for a sidewalk through the residential development.

Joseph Leasing, Garden Grove resident, expressed concerns regarding traffic mitigation and whether there will be additional expansions to the Beach Boulevard side.



Director Hart responded there will be no proposed expansion of the number of lanes on Beach Boulevard. The environmental study was conducted with a very detailed traffic analysis and identified that there was not an increase that would require an expansion. There are mitigation measures to ensure that the intersection would still function at a proper level of service. This includes the right-turn lane that goes from eastbound Garden Grove Boulevard to southbound Beach Boulevard to have a designated right turn green light while there is a left turn process in progress. There is also an extension of a left turn lane further up to allow the left turn down onto southbound Beach Boulevard.

Joseph Leasing further inquired whether there will be undergrounding of utilities and whether existing utilities are sufficient.

Director Hart responded the existing utility service is sufficient to meet the project requirements.

Joseph Leasing expressed support for the project.

Jeremy Daggit, Crosspointe Village resident, inquired whether there would be a cut through at the back of the development.

Community and Economic Development Director Hart stated there will be a mini-plaza throughout the development, however, there will be no cut-through.

Lori Harman, Crosspointe Village resident, inquired regarding a stop sign at Village Center Drive to mitigate speeding concerns.

Director Hart noted the speaker's request will be forwarded to City engineers to do a study and if it is warranted, then they will further process the information and request via the Engineering Division and the City Council.

Darnella Ferguson, stated she lives at Briarglen Loop. She inquired regarding security at the shopping center due to restaurant clientele.

Tom Carpenter, applicant, responded the developer will provide security based upon need.

Seeing no further individuals who elected to provide comments, the Chair closed public comments and the public hearing.

#### **THE PUBLIC HEARING WAS CLOSED**

Commissioner Grand noted support for animal life in the community and inquired regarding pollution impacts of the project.

Director Hart responded that is an important consideration for the next phase of the project. The commercial portion under review on this item does not require review of that particular element.

Commissioner Ash expressed support for the community inquiries and thanked those participating in the public hearing.

Vice Chairman Moua inquired regarding usage of the space in front of the shopping center.

Director Hart stated the usage of the space can be further considered with the applicant.

A motion was made by the Planning Commission to accept the recommended actions, and approve the proposed resolutions, with modifications to Resolution No. 2457 for conditional use permit C17-08

Motion/Second: Ash/Grand

Motion carried (4 – 0) by the following vote:

AYES:	Ash, Grand, Greer, Moua
NOES:	None
ABSTAIN:	None
ABSENT:	Taylor (excused)

Director Hart announced the 10-day period during which the Planning Commission's decision on this matter may be appealed to the City Council via written appeal submitted at the City Clerk's Office.

8. **NEW BUSINESS**

None.

9. **OLD BUSINESS**

None.

10. **PLANNING COMMISSION COMMENTS**

Commissioner Ash announced the Mayor's Prayer Breakfast scheduled for April 12, 2018.

Chairman Greer announced the upcoming weekend's Pancake Breakfast and Easter Egg Hunt at Stanton Central Park

11. **DIRECTOR'S REPORT**

Director Hart reported there are currently no items scheduled for the next regular Planning Commission meeting. There are a few applications pending the public hearing phase.

12. **ADJOURNMENT**

Commission adjourned at 7:32 p.m.

A handwritten signature in cursive script, appearing to read "Kelly Hart", is written above a horizontal line.

Kelly Hart  
Community and Economic Development Director