

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, MAY 16, 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 Commissioner Debi Grand.

3. ROLL CALL

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

Absent: None.

Excused: None.

Also present: Community and Economic Development Director Kelly Hart, City Attorney HongDao Nguyen and Planning Specialist Tyler Smith

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

None.

6. PUBLIC COMMENTS

None.

7. PUBLIC HEARINGS

- 7A. PUBLIC HEARING TO CONSIDER PRECISE PLAN OF DEVELOPMENT PPD-791 TO ALLOW FOR THE CONSTRUCTION OF A NEW 36,640 SQUARE FOOT PERSONAL SELF-STORAGE BUILDING, AND AN AMENDMENT TO CONDITIONAL USE PERMIT C92-23 TO ALLOW FOR MODIFICATIONS TO CERTAIN CONDITIONS FOR THE EXISTING SELF STORAGE FACILITY ON THE PROPERTY LOCATED AT 10741 DALE AVENUE IN THE IG (INDUSTRIAL GENERAL) ZONE.**

Community and Economic Development Director Hart stated this public hearing was to consider a Conditional Use Permit Amendment and Precise Plan of Development for new construction of a public storage facility. She introduced Planning Specialist Tyler Smith who provided the staff report.

Planning Specialist Smith introduced the project as an application for an amendment to a Conditional Use Permit and Precise Plan of Development to allow for modifications to the number of recreational vehicle (RV) storage spaces required for an RV storage building. This will allow for the construction of a 36,640 square foot community self-storage building at the property located at 10741 Dale Avenue in the Industrial General Zone.

Planning Specialist Smith stated that the existing conditions of the overall site include an outdoor recreational vehicle storage use, a two-story manager's office, and four (4) existing self-storage buildings for a combined total of 662 rentable cubicles. There is an existing Conditional Use Permit which allows for outdoor recreational vehicle storage requiring 137 storage spaces.

Planning Specialist Smith noted that the proposal is to amend Conditional Use Permit C92-23 to remove the requirement to provide 137 storage spaces by approximately 68 spaces. As the reduction in the amount of RV storage spaces would not result in nonconforming property, or in a violation of the Stanton Municipal Code, the proposal also includes the construction of a 36,640 square foot self-storage facility which includes 262 rentable cubicles.

Planning Specialist Smith displayed the vicinity map and noted that the subject parcel is located on the eastside of Court Avenue, with access from the main site off of Dale Avenue, and is located in the Industrial General Zone. To the east is the second parcel for the self-storage use, and across Dale Avenue is a mobile home community in the medium density residential zone. To the west, there is a tree service contractor base, and to the north, there is a railroad property located in the open space bumper zone. To the south are various industrial uses including a manufacturer, pet crematory, aircraft and precision manufacturer, a salvage yard and a plumbing subcontractor.

Planning Specialist Smith displayed pictures of the subject parcel as it presently exists. In terms of buildings, there are two (2) existing one-story self-service storage buildings as well as a two-story office building towards the eastern portion of the business. Planning Specialist clarified that there are four (4) single-story self-service storage buildings on the property. He further described the ingress and egress of the property, including accessibility via Dale Avenue to the east. A two-way drive aisle extends throughout the entire property measuring 33 feet in width within the eastern parcel and 29 feet in width within the subject parcel. A 6-foot wide loading area is provided directly adjacent to the proposed building. Fire access is an existing condition of the use and is provided via Court Avenue. For parking, per table 3-6 and Section 20.320.030 of the Stanton Municipal Code, personal storage facilities requires one (1) parking space per 200 rental cubicles and two (2) covered spaces for manager or caretaker.

Planning Specialist Smith stated the proposal would be to provide an additional 262 rentable cubicles for a total of 892 rentable cubicles. Therefore, the total number of parking spaces required is five (5) open parking stalls plus two (2) covered stalls for the manager. The use

and condition already exceeds the minimum required parking, however, the applicant is providing two (2) additional spaces, with one being ADA accessible.

In regard to setbacks, the Stanton Municipal Code allows for industrial buildings to be build at a zero lot line setback when adjacent to other non-residential zones. The proposal provides for a 3-foot setback and a setback of 69 feet from Court Avenue.

Planning Specialist Smith stated the exterior of the proposed building is designed to be constructed with masonry block in varying shades of gray, with stucco texture. The front of the building has glass loading doors and is accented by an architectural tower feature, with stucco and additional accents and canopy features. The massing of the building has been broken up by utilizing various building materials and color blocking. The proposed building will be 32 feet in height at its tallest point which is compliant with the maximum height allowed.

Planning Specialist Smith noted staff recommends the Planning Commission conduct the public hearing, declare the project categorically exempt per the California Environmental Quality Act, and approve Resolution Nos. 2465 and 2466 approving the proposed project.

THE PUBLIC HEARING WAS OPENED

Steve Friedman stated that he owns a scrap metal yard and is concerned about additional traffic going up and down Monroe. He also expressed concerns regarding the building height and how this project will impact his property value.

Kevin Prosey, applicant, stated self-storage is proven to be one of the lowest impact uses that could be implemented and the traffic impacts would be negligible.

Steve Friedman inquired regarding traffic on the north side of the subject property. He noted there are several lease properties in the adjacent area and small trucks on Monroe Avenue. (PORTIONS OF MR. FRIEDMAN'S COMMENTS WERE UNINTELLIGIBLE)

Planning Specialist Smith commented the traffic impact in that area was not available at this time.

Director Hart clarified that there were three main areas of inquiries from the public as related to traffic, the proposed building height, and impact on property values. She encouraged residents to communicate with the applicant directly related to impacts on property values, as that is not a point under the subject matter jurisdiction of the Planning Commission. Director Hart spoke regarding the traffic impacts on Monroe, and noted it is a highly utilized crossroad between Beach Boulevard and Dale Avenue. The public storage use is considered a minimal impact use and not meant as a high-impact business operation. The building height, as proposed by the applicant, is within all Municipal Code requirements and the applicant is not requesting a variance.

THE PUBLIC HEARING WAS CLOSED

Commissioner Grand confirmed the single access point is off of Dale Avenue and the emergency access is off of Court Avenue.

A motion was made by the Planning Commission to declare the project categorically exempt per the California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-Fill Development Projects), and adopt Resolution No. 2465 approving an amendment to Conditional Use Permit C92-23, and adopt Resolution No. 2466 approving Precise Plan of Development PPD-791.

Motion/Second: Taylor/Grand

Motion unanimously carried (5 - 0) by the following vote:

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

ACTION TAKEN:

Planning Commission to declared the project categorically exempt per the California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-Fill Development Projects), and adopted Resolution No. 2465 approving an amendment to Conditional Use Permit C92-23, and adopted Resolution No. 2466 approving Precise Plan of Development PPD-791.

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.

7B. PUBLIC HEARING TO CONSIDER A DEVELOPMENT PROPOSAL FOR THE RESIDENTIAL COMPONENT OF A MIXED-USE REDEVELOPMENT PROJECT FOR THE VILLAGE CENTER LOCATED ON THE WEST SIDE OF THE INTERSECTION OF BEACH BOULEVARD AND VILLAGE CENTER DRIVE (12631 – 12811 BEACH BLVD.) IN THE CG (COMMERCIAL GENERAL) ZONE WITH A SOUTH GATEWAY MIXED USE (SGMX) OVERLAY

Director Hart provided a staff report and introduced the residential phase of the Village Center Development. The Village Center site is currently 21.82 acres of blighted, mostly vacant, commercial development which is generally located on the northwest corner of Beach Boulevard and Garden Grove Boulevard with the southernmost portion of the center located in the City of Garden Grove.

Brookfield Homes and Frontier Real Estate Investments are proposing to develop the site with a horizontal mixed-used development including 10.18 acres of commercial development on the southern portion of the site and 11.64 acres of residential development on the northern portion of the site. The development proposal is being processed in two phases. Phase 1, which has already been approved by the Stanton and Garden Grove Planning Commissions, is the commercial phase of the development and Phase 2, under consideration at this meeting, is the residential phase.

Director Hart detailed the residential phase of the proposal which includes the demolition of

all existing structures on the residential site, construction of 208 2- and 3-story attached condominium units, a common open space, and improvement of the public right-of-way. The applicant is requesting approval of the following applications:

- A Plan Development Permit for modifications of the zoning standards
- Precise Plan of Development for the construction of the residential phase
- A tentative Tract Map which would allow for the subdivision of the property for condominium purposes
- A Development agreement to establish the vesting rights and establish the public benefit aspect of the project.

A Negative Mitigation Declaration has been established for the project which was approved by Stanton and Garden Grove Planning Commissions as part of the commercial phase of the development. The residential proposal was incorporated into the overall project consideration of the Negative Mitigation Declaration and the proposal before the Commission as part of this item is in conformance with the approved proposal.

Director Hart provided information related to the project site. It is located within the Commercial General Zone with a south gateway mixed-use overlay and carries a General Plan designation of south gateway mixed use. The South gateway mixed use overlay allows for residential development when it is within a mixed-used project and this project is inclusive of both commercial and residential purposes. The project would be able to utilize the overlay standards and would be permitted as a residential use within the layout.

Director Hart displayed slides of the surrounding properties. To the north is a single family detached residential development on Stepping Stone Circle, to the south is the commercial phase of the mixed used development, to the east is a commercial property with a mix of different commercial uses including Leslie Pool Supply, along with the mobile home park. To the west is the CrossPointe condominium development. The area is described as a blighted vacant commercial development other than the northern portion of the development which is utilized by the California Department of Motor Vehicles, the only active business in the area.

Director Hart displayed the proposed site plan detailing the proposed residential development. The development would be placed into two existing parcels referred to as Village Center North and Village Center South. Village Center North consists of 6.13 acres and is located on the northwest corner of Beach Boulevard and Village Center Drive. Village Center South is 5.51 acres, is located on the west corner of the same intersection, and is directly above the commercial phase of the mixed-use project.

As proposed, the development would be a gated community with two entries, one on each side for Village Center North and South. The driving lane width would be between 65 and 70 feet with a landscape median in the center of each driveway. The drive aisles on either side of the center median are large enough for two aisles and create an opportunity for two stacking positions in each aisle. This is designed for one vehicle to be positioned at the call box in the center median while allowing other vehicles to go around the waiting vehicle and keep safely off of the public right-of-way while waiting for the gate to open. Two "drive-offs" are proposed on the exit sides to allow for a safe path to travel to turn left or right. The 20-foot wide private street is incorporated to provide access throughout the development.

The project incorporates a mixture of 2-and 3-story structures. In Village Center North, the 2-story structures are located on the western half of the property. In Village Center South, the 2-story structures are located generally in the middle portion of the site and adjacent to the commercial project. The 3-story project is generally located on Beach Boulevard to provide street frontage. 5 smaller buildings of the 3-story project are also provided on Village Center South along the western portion of Village Center Drive.

Director Hart noted the Stanton Municipal Code requires a minimum of two residential parking spaces per unit within a mixed-use development and no additional guest parking spaces are required. The total parking requirement for the development is 416 spaces, however the applicant is exceeding the minimum with a total of 516 parking spaces. A two-car garage is provided for the 2 and 3-bedroom units, and for the 14 one-bedroom units, a 1-car garage is proposed, plus 14 open parking spaces along the private streets. For open parking spaces, Village Center North accommodates 61 spaces while Village Center South accommodates 53.

As part of the site plan, the developer was required to undertake a parking study which demonstrates the proposed parking configurations would be sufficient for the proposed type of units. The parking study concluded the proposal would provide sufficient parking to accommodate the units. It also identified a permit parking program, administered through the Homeowners Association, and would be an appropriate mechanism to ensure the open parking spaces are utilized appropriately. Overflow parking into the surrounding neighborhoods is not anticipated to occur as a result of the proposed development. The development proposal is a gated community located on Beach Boulevard and largely surrounded by commercial development without easy access into the existing residential community.

Director Hart detailed the proposal as related to the tentative tract map, including the subdivision of two existing parcels to a total of 47 lots. A total of 22 numbered lots and 26 lettered lots are proposed. The 22 numbered lots consist of the areas where the residential building lots are proposed, as well as the two recreational open areas, and the remainder of the lettered lots consist of the private streets, course and landscape areas. The map is proposed for common use purposes.

Director Hart noted the applicant is proposing to provide new perimeter fencing along the entire property line except the northern boundary line in Village Center North where there is already an existing 6-foot decorative block wall in very good condition. A new wall is proposed along the western boundary of Village Center North and construction of the new wall could cause the existing mature trees on the property to be removed. Staff would need to work with CrossPointe Village to identify the proposed height of the wall. A Condition of Approval has been included as part of the project proposal that would require the developer to replace any trees removed.

A meandering 8-foot tall block wall is proposed for the Beach Boulevard frontage. The block wall would be set back at various intervals to provide visual intrigue and reduction of the "massing" of the wall along the street frontage. Landscaping is proposed adjacent to the wall for reduction of the visual height and to "soften" the property. At Village Center Drive, a mix of wall and steel fencing is proposed and along the portion of Village Center Drive that faces towards the left of CrossPointe Village, tubular fencing is proposed to provide visual interest and visibility into the development itself.

Off-site design features include a proposed "livable" mobility plan encouraged by the installation of a 4-foot wide landscape planter, a 6-foot wide sidewalk along the height length of the site, and the proposed parkway treatment will utilize the same landscaping palette as the commercial phase to create continuity between the two phases. The two entrances proposed for Village Center Drive will be relocated closer to Beach Boulevard. City Engineering staff, as well as Caltrans, reviewed the proposed locations for the new driveways and determined they would be acceptable. In order to provide an unobstructed right- and left-turn lanes out of the proposed driveways, the existing median of Village Center Drive would need to be modified and shortened. Removal of the existing street light is proposed.

Director Hart detailed the common open space improvement and amenities proposed, including 3 large common open space areas throughout the development. A .41-acre area on the southwest corner of the Village Center North site is proposed for common open space. It would feature a large pool and other amenities including an in-ground chess game, a game court, and a lounge area, a dining area with umbrellas, tables, barbecues, an outdoor fireplace, casual seating areas, and a shower/restroom facility. A .31-acre area is proposed for Village Center South. Proposed amenities include a large family barbecue and picnic area, a tot-lot group play area, a grade school group play area, shade sails, and lounge seating.

A large landscaped linear park is proposed for connectivity between the two phases of the mixed use development. Decorative paving, seating, trellises and shade structures are proposed to match the commercial phase to provide additional connectivity. Steel rod fencing is also proposed in this portion to provide a visual connection between the two phases.

Director Hart stated the proposed architecture for the development is considered a contemporary Spanish architecture and consists of two distinct styles with two minor variations. For the internal two stories of the building concept, the two designs are Spanish and Monterrey. They provide for clay and terracotta roofs, a stucco finish, architectural enhancements including long window encasements, wood and raw iron balcony features, and embellished ornamentation including masonry tiles within the roof pit, as well as decorative Spanish-influenced wall-mount lanterns. Each style utilizes the same elements in a slight variation, along with contemporary earth-tone tile, to provide variation and maintain continuity throughout the development.

For the perimeter 3-story building concept, there are 2 proposed designs, a traditional Spanish style and Monterrey style design. Wood shingles or similar roof materials are proposed in different colors to provide contrast between the two styles and similar elements are proposed within both styles including stucco, multiple types of wood siding, wood paneling accents, wood balcony features, large window encasements, and iron finishes. These buildings are connected on the upper two floors to create a larger building massing along the major Beach Boulevard frontage. Architectural enhancements are also focused on the upper two floors that face Beach Boulevard and Village Center Drive. For the traditional Monterrey style, the major visual elements are horizontal wood paneling, proposed in a deep red tone paint or the Spanish Monterrey style where the major visual enhanced element is brick work in the same red tone.

Director Hart noted the rendering of the streetscape along Beach Boulevard is a larger building providing a larger presence along the street and a proposed intersection elevation for the rendering. She stated that the applicant is requesting a Plan Development Permit and a Development Agreement. The Plan Development Permit would allow for greater flexibility from the strict application of the Stanton Municipal Code. The developer has designed the project to provide an enhanced pedestrian experience along Beach Boulevard and requires a more traditional rear setback.

Director Hart noted to provide a maximum number of parking spaces, while simultaneously providing a clear emergency vehicle access, and maximizing the square footage of open space, additional parking is also proposed for a total of 14 units throughout the development. To accommodate the enhanced development experience, and to be consistent with the commercial phase, the Development Permit is proposed to provide modifications to the building setback requirement, surface parking regulations, allowance for tandem parking, fence size, and window surface area.

The proposed Development Agreement would vest the applicant with the authority to develop a residential subdivision in accordance with existing land use laws, regulations, and ordinances, and, in exchange, the developer has agreed to provide for substantial improvements to the neighborhood along with the financial contribution for the improvements of the public facilities through the City.

Director Hart noted that as part of the Planning Commission consideration, the Commission's authority over the Development Agreement is only limited to considerations of land use itself. All of the considerations within the Development Agreement of the public benefit are to be considered by the City Council.

Director Hart summarized the recommended action to include the conduct of a public hearing, declaration the project is consistent with the adopted Mitigated Negative Declaration (SCH#2017101007) and a Mitigation Monitoring and Reporting Program for the entire Village Center development, adoption of Resolution No. 2460 recommending the City Council approve Planned Development Permit PDP18-01, adoption of Resolution No. 2461 recommending the City Council approve Precise Plan of Development PPD-790, adoption of Resolution No. 2474 recommending the City Council approve Tentative Parcel Map TM18-01, and adoption of Resolution No. 2475 recommending the City Council adopt an Ordinance approving Development Agreement DA18-01 for the project.

Chairman Greer inquired whether the street light would be removed. Director Hart responded that it is proposed for removal, and a light and intersection currently exist just left of Beach Boulevard on Village Center Drive. The existing street light would provide access for the two commercial portions of the phase. The light was there originally due to the previous orientation of Beach Boulevard and would be no longer needed.

Chairman Greer inquired regarding the two pedestrian walkways within the two developments and whether there was an easier way to walk from the North to the South or whether residents/patrons will have to travel via Beach Boulevard. Director Hart responded the entryway to the different developments is largely within that main drive entrance closer to Beach Boulevard. The entrance with the proposed lighted path is the more effective entrance.

Chairman Greer inquired regarding access to the commercial development. Director Hart responded steel tubular fence provides visual a connection, however, there is no particular entrance from the commercial portion.

Commissioner Ash inquired as to the reason for removal of the traffic light. Director Hart responded with various reasons for the removal, including removal of driveway entrances, the removal of the unusual intersection, and the traffic light is no longer warranted with the reduced traffic count.

Vice Chairman Moua inquired regarding the turn lanes and noted that drivers are turning left into that turning lane. Director Hart responded that the applicant might have additional information, however, Caltrans and Engineering staff had reviewed the driveway locations and identified they are proposed at an appropriate location.

Chairman Greer inquired regarding water availability. Director Hart responded all proposed landscaping is drought-tolerant. Pursuant to review of the General Plan, staff determined there was sufficient water availability and supply for the proposed project. This project adds to water use, however pursuant to the General Plan, this site was identified to accommodate up to 60 units per acre. The project, as proposed, is just over 18 units per acre. City Engineering staff reviewed the sewer system as part of the development proposal and determined there was more than sufficient capacity.

Director Hart stated the applicant has prepared a brief presentation regarding construction scheduling.

Dave Bartlett, representing the applicant, commented on the benefits of the project to the community. He noted that the whole team was present for questions. He stressed this proposal is addressing the current blight at the subject site, which is an entry portal to the City. He spoke of the community's desire for mixed-use commercial/residential developments which create connectivity and health benefits. There will be clean-up of the impacted soil. Newer construction is more energy-efficient and the units are obtainable price-points for the community.

Danielle Rippeon, representing the applicant, presented a full site plan. She reviewed items such as the landscape and architecture for the residential/commercial sites, tree preservation, and the elevation as visualized from Beach Boulevard. She mentioned noise mitigation measures, garage entrances and front doors on exteriors of building, and the various enhancements proposed, including the tot-lot and other amenities. Parking requirements were reviewed and she noted potential buyers will be informed of all parking restrictions and enforcement, in accordance with the Homeowners' Association CC&R's. Construction is proposed for September 2018 and includes a demolition. Model grand opening is proposed for end-of-year 2019/early 2020, with move-ins expected end-of-year 2020/early 2021.

THE PUBLIC HEARING WAS OPENED

Mr. Bob Lewis, resident, spoke regarding the roof material and dwelling heights. (PORTION OF BOB LEWIS' COMMENTS WERE UNINTELLIGIBLE)

Director Hart noted that the elevations and site plan identified a shingle type roof instead of the terra cotta clay roof.

Mr. Hoang Nguyen, Stepping Stone Street resident, expressed his concerns with traffic, density of the proposed units, crime, noise, and construction.

Mr. Bob Lewis expressed concerns with construction and traffic on Lampson Avenue.

THE PUBLIC HEARING WAS CLOSED

Commissioner Ash noted those matters were addressed in the previous meeting as related to the commercial development.

Director Hart summarized the concerns related to traffic, crime, and construction. The Negative Mitigated Declaration approved for the project reviewed the impacts. A full traffic analysis was conducted and it was determined that the street can handle both the residential and commercial traffic generated. Mitigation measures included in the project are modifications to the lighting systems on Garden Grove Boulevard, and construction management best practices, including hours of operation, dust control, and prohibition of idling construction vehicles. The project density is well-below the allowable 60 units and the proposed development is gated, providing a deterrent to criminal activity.

Commissioner Ash expressed support for the additional 100 parking spaces and enhanced amenities for the development plan.

(THIS PORTION OF THE AUDIO WAS UNINTELLGIBLE)

A motion was made by the Planning Commission to approved staff's recommended actions for the proposed project.

Motion/Second: Ash/Taylor

Motion unanimously carried (5 - 0) by the following vote:

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

ACTION TAKEN:

The Planning Commission conducted a public hearing, and declared the project is consistent with the adopted Mitigated Negative Declaration (SCH#2017101007) and a Mitigation Monitoring and Reporting Program for the entire Village Center development, adopted Resolution No. 2460 recommending the City Council approve Planned Development Permit PDP18-01, adopted Resolution No. 2461 recommending the City Council approve Precise Plan of Development PPD-790, adopted Resolution No. 2474 recommending the City Council approve Tentative Parcel Map TM18-01, and adopted Resolution No. 2475 recommending the City Council adopt an Ordinance approving Development Agreement DA18-01 for the project.

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

Chairman Greer reported on the May 12, 2018 Car Show.

11. DIRECTOR'S REPORT

Director Hart noted she will be out of the office in the upcoming week due to attendance at the International Council of Shopping Center Conference.

12. ADJOURNMENT

Commission adjourned at 7:42 p.m.



Kelly Hart
Community & Economic Development Director