

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON  
REGULAR MEETING  
WEDNESDAY, JULY 18, 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., Chair Greer presiding.

**2. PLEDGE OF ALLEGIANCE**

Led by Commissioner Gary Taylor.

**3. ROLL CALL**

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

Absent: None.

Excused: None.

**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-793 TO REQUEST DEMOLITION OF 44 SQUARE FEET OF AN EXISTING 792 SQUARE FOOT MECHANIC SHOP AND CONSTRUCT AN ADDITIONAL 854 SQUARE FEET TOTALING 1,602 SQUARE FEET, INCLUDING FAÇADE UPGRADES, PARKING LOT RECONFIGURATION, AND LANDSCAPE IMPROVEMENTS FOR USE AS A DENTAL OFFICE FOR THE PROPERTY LOCATED AT 11801 BEACH BOULEVARD IN THE CG (COMMERCIAL GENERAL) ZONE WITH GLMX (GENERAL MIXED USE OVERLAY).**

Community and Economic Development Director Kelly Hart noted that before the Commission is a proposal for a development on the Boulevard and that Planning Specialist Tyler Smith would be presenting the item.

Planning Specialist Smith indicated this item involves an application for a precise plan development to authorize partial demolition and reconstruction of additional square footage for the property located at 11801 Beach Boulevard in the Commercial General Zone with a general mixed use overlay.

Planning Specialist Smith noted the existing conditions of the overall site include a 792 square foot mechanic shop on a 7,118 square foot lot that is primarily hardscaped with minimal landscaping in the front setback area. There is an existing conditional use permit which allows for general mechanic work. The proposal includes demolition of 44 square feet of an existing 792 square foot mechanic shop and construction of an additional 854 square feet, totaling 1,602 square feet. It will include façade upgrades, parking lot reconfiguration and landscape improvements for use as a dental office.

Planning Specialist Smith stated as part of the recommendation, staff is requesting to modify Resolution No. 2469 to rescind conditional use permit C76-2 to allow for a cleanup of the entitlements for the subject property.

Planning Specialist Smith displayed the vicinity map and noted the subject parcel is located on the west side of Beach Boulevard with one driveway entrance provided. It is located in the General Zone with a general mixed use overlay. To the east of the property is an AutoZone and a manufactured home dealer. To the north of the property is an auto repair shop and to the west is a single-family neighborhood in the RL zone. To the south of the property is the City's Community Services Center.

Planning Specialist Smith displayed pictures of the subject property as it exists today. The site includes a 792 square foot mechanic shop and mostly consists of hardscapes. There is an existing 25-foot-11-inch drive entrance and a two-way drive aisle that provides access to the rear of the property. The new structure footprint would provide for a 10-foot setback from Beach Boulevard, inclusive of landscaping. The partial demolition of the structure is at the rear of the building to provide for sufficient area for parking and circulation. At the rear of the structure, are six (6) parking stalls, one of which is ADA compliant, which is compliant with the Stanton Municipal Code.

Planning Specialist Smith noted the primary entrance to the building is located just south of the ADA access aisle at the rear of the building. There is a separate entrance provided off of Beach Boulevard that will be accessed by a pedestrian walkway. An existing trash enclosure at the rear of the site will be enhanced to accommodate for proper screening and security. The Stanton Municipal Code requires 20 percent landscaping in the Commercial General Zone to the greatest extent feasible when alterations or expansions are proposed. The project provides for landscaping which covers 13.6 percent of the overall site. Any greater requirement of landscaping would diminish the applicant's ability to meet the parking and circulation requirements.

Planning Specialist Smith indicated that to be compliant with the Livable Beach Boulevard Mobility Plan, the applicant is providing a 10-foot wide sidewalk treatment, which includes a 4-foot wide landscape planter that extends 33 feet along Beach Boulevard with a 6-foot wide sidewalk.

Planning Specialist Smith displayed the floor plan of the dental office. He noted that the primary entrance is ADA compliant and the building has a secondary pedestrian access from Beach Boulevard. He then focused on the elevations and noted that the exterior of the building is designed to be sand-finished stucco with stacked stone veneer on the lowest four and a half feet of the entire east elevation, as well as the first seven and a half feet of the north elevation. Horizontal metal joints are utilized on the stucco façade to break up the massing of the building. The east and west elevations include metal awnings supported by diagonal rods. The north elevation features a metal overhang that projects one foot from the building.

Planning Specialist Smith stated staff recommends the Planning Commission conduct the public hearing, declare the project categorically exempt from CEQA and to adopt Resolution No. 2469 as amended to rescind Condition Use Permit C76-2 for the approval of Precise Plan of Development PPD-793.

Planning Specialist Smith noted that the applicant and owner were present to answer any questions.

Commissioner Taylor expressed his concern with only having six (6) parking spots and requested clarification.

Planning Specialist Smith responded the Code requires one (1) space for every 250 square feet for a medical office.

Commissioner Taylor noted that six (6) spots do not seem appropriate, if there are three (3) employees who will likely utilize three (3) spots, which only leaves three (3) remaining spots.

Director Hart explained that the Stanton Municipal Code provides for an "average" and a medical office use, which includes a dental office, actually has a higher standard than a retail use. Ultimately, if there is insufficient parking, the operation of the business would regulate itself and ensure that customers have sufficient parking. The Code requirement is that there are six (6) spots and the Planning Department cannot require an excess other than a recommended parking requirement on the property. For purposes of the Code, the parking is sufficient and it will be up to the regulation of the business operation to make sure that parking is sufficient for its customers.

Commissioner Taylor noted that the building is small and people will end up parking around the neighborhood for parking. They cannot park on Beach Boulevard. Director Hart agreed that people cannot park on Beach Boulevard and there is no area that is close enough to provide additional parking. Around the property there are businesses that are automotive mechanic in nature and are fully "parked" and the Community Services Center which does not have parking. There is no access to the property from the residential neighborhood, which was a specific requirement in the design phase as to not impact the surrounding residential uses.

Commissioner Ash asked whether artificial turf landscaping is allowed in the back and the front of the property.

Planning Specialist Smith stated that the Planning Commission is requiring that the artificial turf only be located in the rear of the property and the entire front setback area will be natural landscaping.

Director Hart noted the plans provided were a preliminary concept. There are conditions attached to the artificial turf location itself. Upon submittal to the Building Department, the applicant will be required to submit a full landscape and construction of implementation plan to meet the conditions for the artificial turf.

Chairman Greer asked whether there have been any issues with the mechanic shop and any leaks onto the ground.

Planning Specialist Smith stated there have not been any issues to his knowledge.

Director Hart noted that as the requirements of Phase 1 of construction if there is any contamination, then a Phase 2 soils report will be required. She noted cleaning devices will be part of the overall design of the project and any contamination will not stop or hinder the project.

Chairman Greer asked whether the City of Stanton has adopted standard guidelines.

Director Hart noted the City of Stanton has not adopted standard guidelines like the City of Westminster and other cities. The City of Stanton does not have an identified design standard other than it having to be compatible with the neighboring properties.

#### **THE PUBLIC HEARING WAS OPENED**

Jerry Ristrom, resident, indicated his home is located across the street from the subject property. He spoke in support of the development to convert the previous garage into a dental office. Dr. Kim is his client and new neighbor. He supports the project for three reasons: 1) the development is consistent with the Stanton General Plan and efforts to enhance business growth along the Boulevard, 2) the type of business is a better fit next to the Community Center, 3) aesthetically, the development will enhance his neighborhood directly to the west as well as Beach Boulevard to the east. He is excited to see the new office building. He stated that this project is an example of how every city should interact with business. He commended Tyler Smith and Director Hart for their time and effort to sit down with the architect and owner to problem-solve together. Tyler Smith and Director Hart were firm and ensured Building and Code standards were met but were also encouraging and very helpful. He encourages the Planning Commission to approve the project.

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

Chairman Greer closed public comments and opened the discussion to the Commission.

Commissioner Ash stated that she agrees the project is an enhancement, and it is clear that the surrounding neighborhood sees it as an enhancement, as well. She supports the project.

Commissioner Taylor commented that aesthetically, the project will be a great improvement.

Chairman Greer inquired about the block wall and asked if there was an opportunity to create a drive entrance at the rear.

Director Hart responded that cannot be changed because there is a minimum of six (6) parking spaces required, and it would not be possible to maintain the six (6) parking spaces while providing a drive entrance at the rear.

A motion was made by the Planning Commission to adopt Resolution No. 2469 approving Precise Plan of Development PPD-793.

Motion/Second: Ash/Grand

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

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

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 CONDITIONAL USE PERMIT C18-03 TO ALLOW THE OPERATION OF A DETERGENT MANUFACTURING AND PACKAGING FACILITY, INCLUDING THE USE AND STORAGE OF HAZARDOUS MATERIALS, OFFICE SPACE AND CARETAKER HOUSING ON THE PROPERTY LOCATED AT 10680 FERN AVENUE IN THE IG (INDUSTRIAL GENERAL) ZONE.**

Community & Economic Development Director Kelly Hart introduced the item as a conditional use permit for the operation of a manufacturing business with the use of hazards. Planning Specialist Tyler Smith presented the staff report.

Planning Specialist Smith indicated that the application is for a conditional use permit for the operation of a detergent manufacturing and packaging facility, including the use and storage of hazardous materials. The operation is inclusive of office space and caretaker housing for the property located at 10680 Fern Avenue in the Industrial General zone.

Planning Specialist Smith stated the existing conditions of the overall site include five (5) industrial buildings that are currently vacant. The applicant is proposing the operation of a detergent manufacturing and packaging facility for the car wash, janitorial, restaurant, and hotel industries. The operation is inclusive of the use and storage of hazardous materials and caretaker housing. There will be 20 to 30 employees on shift at any given time during operating hours. The inclusion of hazardous materials would categorize the business as heavy intensity manufacturing and, with the accessory caretaker housing, these uses trigger the requirements for a conditional use permit.

Planning Specialist Smith displayed the vicinity map and noted that the subject parcel is on the east side of Fern Avenue, has four (4) drive entrances, and is located in the Industrial General zone. To the east of the property, there is a tire shop and a Southern California Edison property, to the north is an industrial complex, to the west are residential homes located in the Industrial General zone, and to the south is a pellet wholesaler.

Planning Specialist Smith displayed images of the subject property as it exists today. The pictures depict the five (5) buildings in addition to two (2) covered areas to the south of the property. He displayed the site and floor plan and noted that the building will be 25,019 square feet, with a setback of approximately 30 feet from Fern Avenue with parking in a drive aisle situated in the front of the building. The building would house the area where the mixing and storage of finished products would occur and approximately 4,800 square feet will be used as office space. This space will include the caretaker unit, which is not to exceed 1,500 square feet.

Planning Specialist Smith indicated that the second building is located east, is approximately 12,100 square feet, and will be used for the storage of the finished, packaged product. Next to the second building is the shipping, staging, and dock area. The corrosive and flammable materials storage area is proposed to be located at the southern most portion of the site, consisting of two covered areas of 800 and 2,106 square feet in size.

Planning Specialist Smith noted that there are three (3) additional storage buildings on site consisting of approximately 11,733 square feet and are not proposed to be utilized in the scope of the business operation.

Planning Specialist Smith explained that the anticipated materials and the amount that would be stored on the property would include 800 gallons of various flammable materials, 1,000 gallons of various combustible materials, and 2,000 gallons of various corrosive materials.

Planning Specialist Smith stated as the proposed use is manufacturing, the base number of parking stalls required is one (1) per 500 square feet. The site currently does not meet the required Stanton Municipal Code standards in terms of parking. However, the Code states that so long as there are no proposed expansions on the site, no additional parking spaces are required to be provided. Therefore, the existing site configuration is sufficient for the proposed use to fully operate.

Planning Specialist Smith noted the applicant's proposed list of materials are typical ingredients in a wide-range of cleaning products. The hazardous materials would be stored on site and used in the production of detergents. Most cities, including the City of Stanton, only have limited regulations regarding how hazardous materials are transported, used, stored, or disposed of, with the exceptions in the Building Code provisions related to the storage of flammable materials, compressed gasses, and highly reactive (alkaline or acidic) substances. The hazardous materials proposed as part of this application would fall under the categories of flammable, combustible, and corrosive materials. Primary responsibility for ensuring hazardous materials are transported, used, stored and disposed of safely lies with several agencies working in cooperation with each other; such as fire authorities, occupational health and safety agencies, the Department of Transportation and the Department of Toxic Substance Control. Using comprehensive shipping information, these

agencies are available to all businesses using, receiving, shipping, or disposing of hazardous materials to ensure that they are properly permitted, as well as inspected.

The resolution presented to the Commission for consideration includes a condition requiring the applicant to obtain any and all permits required for the hazardous materials that would be used by the applicant.

Planning Specialist Smith noted staff recommends the Planning Commission conduct the public hearing, declare the project categorically exempt from CEQA and to approve Resolution No. 2478 approving Conditional Use Permit C18-03.

Planning Specialist Smith stated the applicant is present to answer questions.

Commissioner Grand asked where the caretaker house would be located.

Planning Specialist Smith clarified that it is not included but only proposed because it requires a conditional use permit so staff is including it in the scope of the proposal. The caretaker house will not be constructed until the business is fully operating. Director Hart clarified that it will be fully within one of the existing buildings on-site.

Planning Specialist Smith noted that the caretaker house will be on the side of the building with the office.

Director Hart stated that the location has yet to be identified but the business owner has indicated that they would like to have onsite security 24/7 and the Stanton Municipal Code requires for a caretaker unit. After the business is approved, the owner would make the decision of where within the structures to place that caretaker unit. Any improvement application that is an over-the-counter Planning Division review, the Building Division review would also be submitted at that point.

Commissioner Taylor inquired whether they are required to have somebody on-site at all hours of the day and evening (24 hours).

Director Hart responded 24 hour coverage was not required.

Commissioner Ash inquired regarding the specifics of operating hours and if the business would operate 24/7 and if there would be various shifts.

Planning Specialist Smith responded that the business will not be operating 24 hours a day, and there would be various shifts during operating hours.

Commissioner Ash inquired whether there will be 1 or 2 shifts for the caretaker.

Director Hart invited the applicant to provide details of the business operations.

(PORTIONS OF THE APPLICANT'S COMMENTS WERE UNINTELLIGIBLE)

Chairman Greer inquired whether there will be multiple shifts.

The applicant stated it is not in the plan.

Commissioner Grand requested clarification that there will be fences around the property so people cannot get over and that cameras will be installed around the property.

The applicant confirmed there will be fences and cameras.

Chairman Greer inquired to the applicant whether he has ever had any bad industrial accidents in the 23 years that he has been in business.

The applicant confirmed that he has never had any bad industrial accidents.  
(PORTIONS OF THE APPLICANT'S COMMENTS WERE UNINTELLIGIBLE)

Chairman Greer inquired whether there have been any issues with chemicals.

(THE APPLICANT'S COMMENTS WERE UNINTELLIGIBLE)

### **THE PUBLIC HEARING WAS OPENED**

No one elected to speak during the public hearing.

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

Chairman Greer closed the public hearing and opened the floor for discussion.

Commissioner Ash noted the applicant had his business in Santa Fe Springs and is moving to Stanton.

(THE APPLICANT'S COMMENTS WERE UNINTELLIGIBLE)

Commissioner Ash welcomed the applicant "home".

Commissioner Grand stated the project sounds fascinating.

Commissioner Ash noted safety was the primary concern but she feels comfortable because of the use of fences, cameras, and lighting.

A motion was made by the Planning Commission to declare the project categorically exempt per the California Environmental Quality Act, Public Resource Code Section 15301, Class 1 (Existing Facilities), and adopt Resolution No. 2478 approving Conditional Use Permit C18-03.

Motion/Second: Taylor/Moua

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

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



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**

**8A. A GENERAL PLAN CONSISTENCY FINDING FOR THE ACQUISITION OF AN EASEMENT BY THE COUNTY FOR THE PURPOSE OF CONSTRUCTING A SIDEWALK REFUGE AREA**

Community & Economic Development Director Kelly Hart presented a request for a General Plan consistency finding for the acquisition of an easement by the County for the purposes of constructing a sidewalk. The State of California requires any time that a property is acquired by a public agency or disposed of by a public agency, that a finding of the General Plan consistency for the area in which that occurs must be made. In this instance, the County is acquiring of 65 square feet of a portion of the Union Pacific Railroad right-of-way for the purposes of the refuge island for sidewalk purposes.

Director Hart noted that the General Plan consistency finding is to encourage alternatives to private automobiles by increasing access and opportunities to public transit as well as other alternative modes of transportation such as biking and walking. This is under the "Infrastructure and Community Services Goal ICS-1.2."

The second General Plan consistency item is to promote a pedestrian-friendly environment with attractive, walkable neighborhoods and commercial areas. This is under "Community Development Strategy CD-4.1.1."

Director Hart noted staff recommends the Planning Commission approve the General Plan consistency finding.

Commissioner Ash noted her concerns with regards to whether this promotes a pedestrian-friendly environment and whether this will be a place of gathering for the homeless population.

Director Hart noted 65 square feet is a very small area. She pointed their attention to Attachment B, which shows the proposed work to be done, and demonstrates that only a small area depicted in the right-hand corner is being affected in the City of Stanton. All they are really doing is creating a ramp to be able to properly access the sidewalk. Everything else will look exactly the same except for the ramp.

A motion was made by the Planning Commission to declare that the project is categorically exempt from the California Environmental Quality Act and adopt Resolution No. 2483 finding that the vacation of a public alleyway is consistent with the City's 2008 General Plan pursuant to Government Code Section 65402.

Motion/Second: Ash/Moua

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

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

**8B. A GENERAL PLAN CONSISTENCY FINDING FOR THE VACATION OF A PUBLIC ALLEYWAY BETWEEN BEACH BLVD. AND CHESTNUT AVE., NORTH OF MAIN STREET**

Community & Economic Development Director Kelly Hart presented a request for a General Plan consistency finding for the vacation of a public alleyway between Beach Boulevard and Chestnut Avenue, north of Main Street. The alleyway is between two properties that face Main Street and one property that faces Chestnut Avenue to the north. The property owner that owns the two properties on Main Street is USS Cal Builders. They recently acquired the property on Chestnut Avenue and own all three properties that have direct access to the alleyway.

Director Hart stated that at the request of USS Cal Builders, the owners have requested that the City of Stanton vacate this alleyway so they can consolidate the 3 parcels together and enlarge their operations.

Director Hart noted the prospect before the Commission tonight is only to identify the General Plan consistency finding, it is not for the approval of the alley vacation process. This is only the first step and the second and third steps are before the City Council. All property owners and the public will be properly notified. This step is not for the approval of the vacation, but simply to identify that the vacation is consistent with the General Plan.

Director Hart noted the proposed consistency findings are to increase the non-financial incentives for loft consolidation and selective industrial commercial and medium and high residential areas and to improve the quality of industrial uses located within the City. She further noted the recommendation is to approve the resolution for making the findings of General Plan consistency.

Commissioner Taylor inquired whether the alley is Stanton property.

Director Hart noted it is a public street, is technically public property, and the process is to ensure proper disposition of public property.

Commissioner Taylor inquired whether the City should be compensated for the disposal.

Director Hart stated that compensation is standard when certain property is a "lot" and is valued at time of sale. In the City's past, it has not been standard procedure to charge when disposing of an alley.

Commissioner Ash inquired whether anyone is using the alley.

Director Hart stated more information will likely result after the posting and distribution of required public notices.

A motion was made by the Planning Commission to declare the project categorically exempt from the California Environmental Quality Act, and adopt Resolution No. 2481 finding that the vacation of a public alleyway is consistent with the City's 2008 General Plan pursuant to Government Code Section 65402.

Motion/Second: Grand/Taylor

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

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

**9. OLD BUSINESS**

None.

**10. PLANNING COMMISSION COMMENTS**

Commissioner Taylor announced that he pulled papers for District 3 City Council.


**11. DIRECTOR'S REPORT**

Community & Economic Development Director Kelly Hart requested that the meeting in August be cancelled because she will be on vacation. The second meeting in August will be held.

Director Hart announced that the Village Center Project is moving along and its anticipated demolition will start as early as next month. There are other projects along Beach Boulevard, two of which are under construction.

**12. ADJOURNMENT**

Commission adjourned at 7:13 p.m.



Kelly Hart  
Community & Economic Development Director