

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON  
REGULAR MEETING  
WEDNESDAY, OCTOBER 17, 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 6:32 p.m., Chair Moua presiding.

**2. PLEDGE OF ALLEGIANCE**

Led by Commissioner Frazier.

**3. ROLL CALL**

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

Absent: None

Excused: None

**4. SPECIAL PRESENTATION**

None.

**5. APPROVAL OF MINUTES**

None.

**6. PUBLIC COMMENTS**

Chairman Moua opened the floor for public comments.

There were no public comments.

**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.**

Community and Economic Development Director Kelly Hart introduced the item as a conditional use permit and precise plan of development for the proposed construction of

a quick-serve restaurant for the property located at 11002 Beach Boulevard, on the southeast corner of Beach Boulevard and Katella Avenue. She noted the site is currently improved with a vacant commercial building previously occupied by Conroy's Flowers. The applicant is proposing to demolish all of the existing site improvements and construct a new 2,100 square foot Starbucks café with a drive-through, inclusive of outdoor seating and new site improvements including landscaping, parking lot reconfiguration and signage.

Director Hart showed a vicinity map and noted the site is on the corner of Beach and Katella. She noted the site is zoned Industrial General with a Mixed-Use overlay and the Industrial General Zone allows for a restaurant to be used on the site.

She continued there are various mixed uses in the surrounding vicinity such as a cash and title loan center to the north and a vacant restaurant building and the Orco Block Headquarters to the south. To the east is the manufacturing component of Orco Block and a commercial shopping center to the west with a dentist, bank and grocery store. She showed various pictures of the view from different angles.

Director Hart displayed the site plan and noted the main access to the site is from Beach Boulevard and is 100 feet from the intersection and is the existing drive cut of Conroy's Flowers. She indicated that both the City of Stanton Engineering Department and CalTrans have reviewed the proposal and determined the driveway is in compliance with required standards, and is not considered an issue in terms of circulation on the street. She explained the main drive aisle is located on the southern portion of the property with access to a private drive aisle on the Orco Block side of the property to exit on Katella Avenue. She stated since Orco Block owns the whole property, they can grant required access.

Director Hart noted there is a main parking location. She stated fourteen parking stalls are required for the size of the property and the site has eleven but the Code requires the drive-through queuing lane to count towards parking. There are nine parking spaces identified as part of the queuing lane plus the eleven stalls, they have a total twenty parking stalls as part of the development which exceeds the minimum requirement.

Director Hart indicated the original proposal had the development more centralized and the façade was primarily facing Beach Boulevard but because Starbucks is so popular, they did not want problems with parking and congestion on the street. She noted the design was altered to have the vast majority of the building facing Katella Avenue which allowed for more parking and car lanes. She noted there is the drive-through lane, the building mass, the outdoor seating and a large massing of landscaping along the perimeter of the property.

Director Hart explained the focus on the elevations is to create an enhanced elevation for the Beach Boulevard portion of the development. She noted staff worked with the architect to expand the frontage of the Beach Boulevard building frontage which provides for a pedestrian walkway and an extension of the building so a portion of the parking lot is hidden. She stated there is a T-arm that projects off the building creating a walkway entry point.

Director Hart noted the recommended action before the Commission is to conduct a public hearing, declare that the project is categorically exempt per the California Environmental Quality Act section 15332, Class 32 (In-Fill Development Projects), to adopt Resolution Number 2471 approving Conditional Use Permit C18-01, and to adopt Resolution Number 2472 approving Precise Plan of Development PPD-794.

Commissioner Grand asked a question regarding accessibility to the Starbucks for pedestrians.

Director Hart noted there is no cross through proposed from Katella Avenue, but according to ADA requirements, they need to have a path of travel from Beach Boulevard, which they have provided.

Commissioner Grand noted the inside [floor] plans show a big room and whether there would be a workroom separate from a break room area.

Director Hart noted staff review does not address that.

Commissioner Ash asked regarding the width of the access lanes and accessibility for large cars to enter and exit from the driveway to prevent congestion along Beach Boulevard.

Director Hart stated the width and scale is not available but stated the site functionality is the same as what Convoy's Flowers has now. She explained the drive cut is quite wide and exceeds the minimum of 25 feet.

Commissioner Ash asked whether there would be an additional monument sign to let customers know that they can access the site from the alleyway off of Katella Avenue.

Director Hart stated the signage component is considered a ministerial process after the consideration of the development. She noted any concerns can be addressed with Starbucks to ensure that they have appropriate circulation signage.

Commissioner Frazier noted he had some concerns with a monument sign that could block the view.

Director Hart indicated the Code requires staff to consider traffic visibility areas and place height limitations on signs for visibility.

Commissioner Frazier asked regarding the alleyway on the backside of Orco Block and the ability to make a left turn onto Katella Avenue.

Director Hart stated she imagines Starbucks knows their circulation patterns and have taken that into consideration for their directional signage.

Chairman Moua made some comments about the screened view of the vehicles from the drive-through area.

Chairman Moua opened the floor for public comment.

[SOME COMMENTS FROM THE APPLICANT WERE UNINTELLIGIBLE]

Indira, applicant, [SOME COMMENTS WERE UNINTELLIGIBLE] addressed concerns with the floor plan in regards to break rooms, office spaces, storage, restroom and lockers.

Jerry Ristrom, Stanton resident, noted he is excited for the project because a Starbucks brings up a neighborhood. He noted he lives close to the Starbucks that is on Beach Boulevard and Chapman Avenue and is concerned about the volume and traffic congestion. He commented about safety and the overview of the site plans because the ingress and egress on the Beach Boulevard side reminds him of the exit from the drive-through of the McDonald's which is across the street.

Director Hart clarified there will be more space.

Commissioner Grand noted there are breaks in traffic and the flow is easy on Beach Boulevard.

Mr. Ristrom also spoke regarding his concerns about the elevation on Katella Avenue because there are a lot of accidents on that intersection. He asked about landscaping rocks to help protect the building.

Director Hart clarified that the site plan demonstrates there is a thirteen-foot landscape planter and the drive-through lane before getting to the building on the Beach Boulevard side; and on Katella Avenue there is a ten-foot landscape planter, the drive-through lane, and then a three-foot landscape planter before you reach the building.

Chairman Moua closed public comments and the public hearing.

Commissioner Ash noted it will be nice to have the Starbucks for convenience and because Starbucks attracts other companies into the area.

Commissioner Grand stated it is a beautiful design.

Commissioner Frazier expressed his concerns about the turning lanes because he drives a bigger vehicle and can't do the drive-through lanes, however he expressed his general appreciation of the project and location.

Motion/Second: Ash/Taylor

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

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

## **ACTION TAKEN:**

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

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 to the City Clerk's Office.

### **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.**

Community and Economic Development Director Kelly Hart presented the staff report. She introduced the item as a request for a conditional use permit to expand an existing vehicle towing business and storage yard to the property located at 8281 Monroe Avenue. Director Hart noted the existing business, Russell's Towing, currently operates at 8210 Monroe Avenue and business owner, who is present in the audience, is requesting to expand his business operations to the subject property at 8281 Monroe Avenue.

Director Hart stated the applicant is proposing to utilize the existing building as an office and dispatch center and for storage of tow vehicles associated with the business. The rest of the site behind the building area would be used for the storage of impound vehicles and the employee parking to the front of the property. She explained in order to move forward with the proposed use, a conditional use permit would need to be considered and approved.

Director Hart displayed the vicinity and zoning map for the property which is on the northern part of Monroe. She stated the property is zoned Industrial General and is fully surrounded by Industrial General uses. She stated there is a personal storage building to the north, a contractor staging yard to the east, and automotive repair business to the south and a miscellaneous industrial uses to the west.

Director Hart indicated the building is 2,300 square feet and is paved with a mixture of concrete and asphalt. In terms of proposed use, the applicant is proposing to utilize the office within the existing building for dispatch and the open area for the storage of two tow vehicles. She showed where employee parking would be placed in the front of the property and noted the parking would be modified to provide appropriate ADA parking stalls.

Director Hart discussed that landscape planters are proposed to be installed around the perimeter of the rest of the property. She stated all of the storage of vehicles would be in the back area. The applicant is proposing striped parking stalls, however staff has not required that impounded vehicles be within striped parking stalls and can be stacked

because this part of the site would only be accessed by employees. The main operating hours of the site would be overnight between the hours of 7:00 p.m. to 7:00 a.m.

Director Hart noted the recommended actions before the Commission are to conduct a public hearing, declare that the project is categorically exempt per the California Environmental Quality Act section 15301, Class 1 (Existing Facilities); and to adopt Resolution No. 2485 approving the Conditional Use Permit C18-05, and rescinding Precise Plan of Design P-119.

Commissioner Frazier requested clarification on the existing Precise Plan of Design P-119.

Director Hart responded the previous application was effectively a conditional use permit for a contractor storage yard and, she continued, the two projects are similar but don't overlap, staff is recommending to rescind the existing and utilize the proposed application.

Commissioner Grand asked regarding the hours of operation and whether it would be open 24-hours.

Director Hart noted the conditional use permit runs with the land and although Russell's Towing would only be using the site for limited hours, staff didn't want to create a restrictive resolution given the location and the use of the location.

[PORTIONS OF THE COMMISSIONS' COMMENTS WERE UNINTELLIGIBLE]

Director Hart explained that the conditional use permit restricts the storage of the impounded vehicles to the back area and overflow of vehicles; they cannot use on-street parking so they are proposing to expand their operation site.

Commissioner Grand opined the yard will help to bring impounded vehicles, but people would pick them up at the other site.

Director Hart stated the conditional use permit is not restricted to just impound vehicles; it is for the consideration of a tow business. She noted, as currently proposed by Russell's Towing, the site would only be accessed by employees. She indicated they are providing enough parking on the site to later allow patrons to park their vehicles on site.

Chairman Moua opened the floor for public comment.

Russell Scott, the owner of Russell's Towing and applicant, provided background regarding a conditional use permit obtained with the City of Cypress. He noted the main office is at the 8210 Monroe Avenue location and this site is for other cars that are crashed and commercial trucks impounded by police because they do not fit at the other site. He stated he proposed to have a night-time dispatcher to serve as a security because there is a problem with homeless on Monroe Avenue.

Commissioner Ash congratulated Mr. Scott about his thriving business and commended him for thinking about security. She asked about fencing.

Mr. Scott stated there would definitely be as much fencing as allowed by City codes.

Commissioner Grand asked if razor wire is allowed on top of the fence.

Mr. Scott stated at his current facility he was asked to take down the brown razor wire.

Director Hart informed to Commission the Municipal Code does not allow for razor or barbed wire visible from the public right-of-way. In the Industrial Zone, it is only allowed on the rear and side setbacks.

Commissioner Frazier thanked Mr. Scott for being present and asked about the gate and whether it is automatic or manual.

Mr. Scott stated he is not sure whether it would be electronic or manual.

Commissioner Frazier asked about storage of vehicles and flammables in the garage area.

Mr. Scott stated he is unsure because at his other site he is supposed to store the cars inside.

Director Hart stated as part of the approval process, there is an OCFA checklist and OCFA would determine whether the building must provide sprinkles.

Jerry Ristrom, Stanton resident, spoke in support of the item and noted it is an excellent company. He stated he is a commercial real estate agent and even though there is not a lot of inventory, it is great Russell's Towing is able to move forward because it takes care of the community and provides a great service.

Chairman Moua closed public comments and the public hearing.

Motion/Second: Grand/Ash

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

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

**ACTION TAKEN:**

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

Chairman Moua 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 to the City Clerk's Office.

**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.**

Community and Economic Development Director Kelly Hart presented the item and the staff report for the project. She provided background regarding projects utilizing public funds. She noted this is a project in beginning stages by Jamboree Housing which has not gone through any development review proposals but would purchase the property at 11850 Beach Boulevard in the Commercial General Zone which would be transitioned into permanent supportive housing. Supportive Housing is permanent housing of individuals who have a supportive need. There are various categories of individuals with supportive needs such as those with mental health issues, drug addiction, and/or physical ailments.

Director Hart indicated County funds would be utilized for this project triggering the requirement for consistency findings with the General Plan. Two consistency findings applicable to this project are to provide access to suitable housing opportunities for all Stanton residents and to encourage alternative housing models.

Director Hart noted the recommended actions before the Commission are to declare that the project is categorically exempt per the California Environmental Quality Act section 15332, Class 32 (In-Fill Development Projects) and to adopt Resolution No. 2489 finding that the potential development is consistent with the City's 2008 General Plan pursuant to Government Code Section 65402.

Commissioner Taylor asked regarding the development description.

Director Hart stated there are requirements where they must be allowed to be placed and other than that, there are zoning restrictions. She noted housing with a general use, mixed overlay is permitted. She noted in California certain zones have to be provided to allow this.

She reminded this is not the approval of the project, but rather the finding this type of project could be consistent with the General Plan.

[PORTIONS OF THE COMMISSIONS' COMMENTS WERE UNINTELLIGIBLE]

Director Hart noted that is not under consideration or part of the general understanding of the scope.

Commissioner Ash noted this project is in the infancy stage.



Director Hart stated without this step, this project would be stopped but if it was declared consistent, it would continue on to other requirements.

Commissioner Ash noted the City is required to have a certain amount of projects available for low income and this project could help.

Commissioner Frazier asked whether this has any impact over the parks [THE REST OF COMMISSIONER FRAZIER'S COMMENTS WERE UNINTELLIGIBLE]

Director Hart stated there is a ratio recommendation made by the State Parks and Recreation Commission and the City does not currently meet that ratio. The City of Stanton has an antiquated parks master plan which is in the process of being revised to improve and expand the parks in the City. She noted this project would still be subject to the park-in-lieu fees and this project could potentially increase and/or decrease opportunities for a park.

Motion/Second: Taylor/ Moua

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

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

**ACTION TAKEN:**

The Planning Commission declared that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-Fill Development Projects) and adopted 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**

Commissioner Grand noted Stanton Annual Halloween event was approaching.

**11. DIRECTOR'S REPORT**

Community and Economic Development Director Kelly Hart indicated there would be a Planning Commission meeting on November 7, 2018.

Director Hart reported the Halloween Fun with Family & Friends event will be held on October 27, 2018, from 12 noon - 4:00 p.m. at Stanton Central Park.

Director Hart reminded everyone mid-term elections will be on November 6, 2018, and City Hall would be a polling station, as well as Stanton Central Park and the Community Services Center.

Director Hart noted the Planning Director's Forum hosted by the Planning Director's Association of Orange County offering symposiums and conversations will be held on November 1, 2018, at the Richard Nixon Library. She stated the City would be happy to host the Commissioner's enrollment. She noted one session is about public interaction with the small business community and providing better customer service and a CEQA session and a general legal update.

**12. ADJOURNMENT**

Commission adjourned at 7:34 p.m.

  
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Kelly Hart  
Community & Economic Development Director