



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, SEPTEMBER 4, 2019, 6:30 P.M.

AGENDA

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

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 379-9222, extension 210. Notification by noon on the Monday prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.

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

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

Chairperson Ash
Vice Chairman Frazier
Commissioner Marques
Commissioner Moua
Commissioner Grand

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

None.

6. **PUBLIC COMMENTS**

At this time members of the public may address the Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission, for a maximum of three (3) minutes, provided that **NO** action may be taken on non-agenda items.

7. **PUBLIC HEARINGS**

7A. **PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT C19-04 AND VARIANCE V19-02 TO ALLOW FOR AN AUTO GLASS REPLACEMENT AND INSTALLATION FACILITY FOR THE PROPERTY LOCATED AT 12232 BEACH BLVD. IN THE CG (COMMERCIAL GENERAL) ZONE WITH A GENERAL MIXED USE OVERLAY.**

RECOMMENDED ACTION:

That the Planning Commission:

- Conduct a public hearing; and
- Declare that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15301, Class 1 (Existing Facilities); and
- Adopt Resolution No. 2501 approving Conditional Use Permit C19-04; and
- Adopt Resolution No. 2502 approving Variance V19-02.

8. **NEW BUSINESS**

None.

9. **OLD BUSINESS**

None.

10. PLANNING COMMISSION COMMENTS

At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

11. DIRECTOR'S REPORT

12. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 29th day of August, 2019.

s/ Jarad L. Hildenbrand, City Manager/Interim Community Development Director



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chairperson and Members of the Planning Commission

DATE: September 4, 2019

SUBJECT: PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT C19-04 AND VARIANCE V19-02 TO ALLOW FOR AN AUTO GLASS REPLACEMENT AND INSTALLATION FACILITY FOR THE PROPERTY LOCATED AT 12232 BEACH BLVD IN THE CG (COMMERCIAL GENERAL) ZONE WITH A GENERAL MIXED USE OVERLAY.

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- Adopt Resolution No. 2502 approving Variance V19-02.

BACKGROUND

The Applicant, Steve Bordewick, representing Beach Blvd. Auto Glass, is requesting to utilize an existing building located at 12232 Beach Blvd. as an auto glass replacement

and installation business. The site consists of one parcel which measures a total of 11,467 square feet. The minimum lot area for automotive repair uses is 15,000 square feet and therefore the applicant is requesting a variance. To accomplish the proposed request, the Applicant has requested approval of the following Planning entitlements:

- Conditional Use Permit – Section 20.215.020 of the Stanton Municipal Code (SMC) requires a use permit for a light automotive repair uses.
- Variance - for a reduction in the minimum lot size as required by Section 20.440.050 of the SMC.

ANALYSIS/JUSTIFICATION

PROJECT LOCATION/DESCRIPTION – The subject site is an 11,467 square foot parcel located on the east side of Beach Blvd. and north of Catherine Ave. The site is improved with an existing commercial building approximately 1,453 square feet in size which is currently utilized as an automotive smog test business.

The site carries a CG (Commercial General) zoning designation with a General Mixed Use (GMU) Overlay, and has a general plan designation of General Mixed Use. Properties to the north house commercial uses, including a recreational vehicle rental business. To the west, across Beach Blvd. are properties in the CG zone, which include an office building and a mobile home dealership. To the south, across the Orange County Flood Control Channel, are properties within the CG zone, which include an assisted living facility (currently under construction) and a used car dealership which is currently vacant.

PROPOSED OPERATIONS – According to the applicant, the business owner would cease the smog test business in order to operate an automotive window glass repair shop for passenger cars which is typically done by appointment. The business consists of a technician conducting the work on replacing damaged or broken glass, and a counter person who would handle the day-to-day operations of the business such as answering the phone and setting up appointments. In total, there would be two (2) employees working at the facility during the hours of operation. The process of replacing glass, which would take approximately 30 minutes, would include: removing the damaged glass, prepping the glass opening, and inserting the new glass. The proposed hours of operation would be 9:00 a.m. to 6:00 p.m., seven days a week.

SITE DESIGN CIRCULATION/PARKING – The site is currently improved with a 1,453 square foot building. The building consists of a reception area, an office area, two garage bays, storage rooms and a restroom. City staff has no record of a building permit for the existing restroom which the applicant intends to submit for a building permit to bring it into compliance with all applicable zoning and building codes. The remainder of the site is generally concrete, with the exception of a 13-foot wide landscape planter along the front property line and a landscape strip along the northern property line. The existing landscaping would remain and any dead or missing landscaping would be replaced.

Access to the site is provided by two existing 24-foot wide two-way drive approaches off of Beach Boulevard. Staff recommends that the drive aisle be limited to one-way ingress and egress for both driveways to improve circulation on-site. The southern driveway when approaching the site would be the dedicated entrance, while the northern driveway to the north would serve as the sole exit.

In terms of parking, there are seven existing parking spaces provided between the existing building and the western property line along Beach Blvd. The existing parking configuration is proposed to be modified in order to provide parking spaces that meet the minimum dimension requirements for parking stalls as specified in the Stanton Municipal Code (SMC) and to provide an ADA parking stall. These modifications would reduce the number of parking spaces for customers to six spaces. Two additional parking spaces are proposed in the rear of the building to accommodate for employee parking. The SMC requires a total of 10 parking spaces for a light automotive use and the applicant is proposing a total of eight parking spaces. Due to the existing site constraints, the applicant has requested to adjust the number of parking spaces required by the SMC. SMC section 20.320.040 allows for a reduction of the required number of parking spaces through the approval of a use permit, based on the following conditions: qualitative information showing a decrease in customer frequency, design does not affect other business, and the proposed parking adjustment does not represent a special privilege.

Based on the information provided in the applicant's narrative, the operation demonstrates a lower demand in parking since it consists of "by-appointment" services for auto glass replacement. It is estimated that this type of arrangement would have on average seven (7) to eight (8) cars serviced per day. The service is typically performed within a 30-minute timeframe while the customer waits for the vehicle to be finished which would not create a high demand in customer parking. In regards to the impact the parking design would have on surrounding businesses, it is not anticipated that the business would create a high parking demand due to the low frequency of vehicles serviced on a daily basis. Further, with the adjacent businesses being an RV Rental facility and an Orange County Flood Control channel which are both fully gated, it would limit the possibility of inadvertently affecting parking for adjacent businesses as the parking lots of these businesses are not easily accessible.

VARIANCE REQUEST - In total, the lot size is 11,467 square feet. SMC section 20.440.050 requires vehicular repair uses to have a minimum site area of 15,000 square feet. The applicant is requesting a variance from the minimum lot required in order to operate the automotive glass replacement facility. The subject property is situated adjacent to the Orange County Flood Control District channel along the northern property line of the subject site, altering the property, creating an irregularly shaped lot and a unique situation that is not shared by most other commercial properties along Beach Boulevard. Additionally, the south side yard of the property is narrowed to accommodate for the entrance of the channel. The size of the lot utilized by the drainage channel is approximately 5,000 square feet. If the 5,000 square foot lot was not subject to the channel entrance, it would allow the subject property to be over the

minimum site area of 15,000 square feet for vehicular repair. Given that the subject property has to accommodate for the channel entrance, it creates a unique hardship not applicable to most other properties in the same vicinity under the same zoning classification.

ENVIRONMENTAL IMPACT

In accordance with the requirements of the California Environmental Quality Act (CEQA) this project has been determined to be categorically exempt under Section 15301, Class 1 (Existing Facilities).

PUBLIC NOTIFICATION

Notice of Public Hearing was mailed to all property owners within a five hundred-foot radius of the subject property, posted at three public places, and made public through the agenda-posting process.

Prepared by,



Rose Rivera
Senior Planner

Approved by,



Jarad Hildenbrand
City Manager/Interim Community &
Economic Development Director

ATTACHMENTS

- A. Resolution No.2501
- B. Resolution No. 2502
- C. Vicinity Map
- D. Narrative
- E. Site Plan
- F. Floor Plan

RESOLUTION NO. 2501

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT C19-04 TO ALLOW FOR AN AUTO GLASS REPLACEMENT AND INSTALLATION FACILITY FOR THE PROPERTY AT 12232 BEACH BOULEVARD IN THE CG (COMMERCIAL GENERAL) ZONE WITH GENERAL MIXED USE OVERLAY.

THE PLANNING COMMISSION OF THE CITY OF STANTON HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on September 4, 2019, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request conditional use permit C19-04 to allow for an auto glass replacement and installation facility located at 12232 Beach Boulevard in the CG (Commercial General) zone with General Mixed Use (GMU) overlay; and

WHEREAS, the Commission has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, staff has reviewed the environmental form submitted by the applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, the project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities); and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1: The Planning Commission hereby finds that all of the facts, findings and conclusions set forth above in this resolution are true and correct.

SECTION 2: Based upon the Initial Study, the Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities).

SECTION 3: That in accordance with the findings as set forth in Chapter 20.555.050 of the Stanton Municipal Code:

- A. The proposed use is consistent with the General Plan and any applicable specific plan. Specifically, the automotive glass repair and replacement facility would be consistent with Economic Development Goal ED-4.1, which is to attract new

businesses to the city while supporting and promoting those already located in Stanton. Approval of Conditional Use Permit C19-04 would allow for a new business and employment opportunities in the City.

- B. The proposed use is allowed within the applicable zone and complies with all other provisions of this Zoning Code and the Municipal Code. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the municipal code given a conditional use permit. The subject property is located in the CG (Commercial General) zone with a General Mixed Use Overlay. Table 2-5 in Section 20.215.020 of the Stanton Municipal Code (SMC) indicates that the light repair use is permitted subject to approval of a Minor Use Permit and Section 20.440.050 of the SMC. As proposed, the use would be operated completely within an enclosed structure, there would be no activities occurring on-site that would trigger the designation of heavy repair, and the noise levels are anticipated to meet the noise standards as identified in the SMC. All operational standards as designated in Section 20.440.050 of the SMC would be adhered to by the applicant. As such, the proposed use is allowed within the zone and is in compliance with all provisions of the SMC.
- C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity. The subject property is currently utilized for a smog testing facility. The change of use from a smog testing facility to a window replacement facility would not intensify the use, as they are both light automotive repair in nature. The business operates on a "by-appointment" service and would not increase the demand for parking. The existing parking configuration would be modified in order to provide parking spaces that meet the minimum dimension requirements for parking stalls as specified in the Stanton Municipal Code (SMC) and to provide an ADA parking stall. SMC requires a total of ten parking spaces for a light automotive use and the applicant is proposing a total of eight parking spaces. The SMC would allow for a reduction in parking spaces through the approval of a use permit if the business has a low customer frequency. The business operations would anticipate having a low demand for parking since it is estimated to generate seven to eight customer cars per day and operate on a by-appointment basis.
- D. The site is physically suitable in terms of its design, location, shape, size, and operating characteristics of the proposed use; the provision of public and emergency vehicle access; public protection services; the provision of utilities; and served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate. There is sufficient access provided by two driveways which provide ingress and egress to the site from Beach Blvd. The proposed business would operate from an existing automotive shop. The site is currently serviced by all public protection services, and utilities, and maintains existing access to all highways and streets. The volume of traffic generated associated with this business would not create a

significant increase in daily trips to the site since the prior use is light automotive repair in nature. With approval of the variance for a reduction in lot size width, the site is physically suitable for the business operations.

- E. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located. The proposed use is a light automotive repair which is limited to automotive window glass repair and replacement only. There would be no heavy automotive repair and would not increase noise levels since the operations would take place within an enclosed structure. Due to the limited scope of the proposal, the use is not anticipated to adversely impact the public health, safety or welfare.
- F. The requirements of the California Environmental Quality Act (CEQA) have been satisfied.

SECTION 4: That based upon the above findings, the Planning Commission hereby approves Conditional Use Permit to allow subject to the following Conditions:

- A. That all conditions of the Planning Division be met, including, but not limited to, the following:**
 - 1. The applicant(s)/owner(s) shall comply with all requirements of the City of Stanton Municipal Code, as it pertains to the application for this proposed project, and such requirements shall be made a condition of permit approval.
 - 2. The proposed project will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution of Approval.
 - 3. Approval of Conditional Use Permit C19-04 is contingent upon approval of Variance V19-02 for the proposed project.
 - 4. The Applicant(s)/Owner(s) shall agree and consent in writing within 30 days to the Conditions of Approval. In addition, the Applicant shall record the Conditions of Approval in the office of the County Recorder. Proof of recordation shall be provided to the Planning Division prior Certificate of Occupancy.
 - 5. In accordance with policies adopted by the City, the Applicant(s)/Owner(s) shall be responsible for any cost incurred as a result of local law enforcement or code enforcement investigation/inspections, which result in a finding of violation of any applicable laws and/or conditions of approval.
 - 6. Applicant(s)/Owner(s) agree, at its/their sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and

consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.

7. The minor repairs authorized on the property shall be limited to automotive window glass replacement and repair. If additional automotive repair services are proposed in the future beyond those stipulated in the approval, a conditional use permit application would be required.
8. All repair activities and operations shall be conducted within an entirely enclosed structure. Outdoor work is prohibited.
9. There shall be no outdoor storage of any glass, car parts, accessories or other materials associated with the operation. All storage of auto glass and materials shall be stored in the designated inventory storage room.
10. Outdoor storage of vehicles overnight is prohibited. Any vehicle that is located on the property and associated with the use must be stored indoors during non-operating hours.
11. All vehicles awaiting repair or pick-up from patrons shall be stored either in the garage bays, or in the customer parking spaces located along the eastern portion of the property during operating hours.
12. The storage of permanently disabled or junked/wrecked vehicles is prohibited.
13. Repair activities, and vehicle loading and unloading are prohibited on adjoining streets.
14. All hazardous materials resulting from the subject use shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution, and flammable liquids, shall conform to all applicable federal, state and local regulations prior to issuance of certificate of occupancy.
15. In the event of a substantiated number of complaints from surrounding residents and business owners, the Community Development Director may alter the hours of operation, or limit the use of equipment during certain hours.
16. Exterior noise shall not exceed 65 decibels at the property line.

17. Any exterior lighting shall be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare.
18. A sign application shall be required to be submitted to the Planning Division for the review and approval prior to installation of any signage. All signs shall be compliant with Chapter 20.325 of the SMC.
19. Landscaping shall be permanently provided and continuously maintained in a neat and orderly manner, including weed and trash removal on a weekly basis. Any dead or removed landscaping must be replaced with new landscaping.
20. The two existing driveways from Beach Boulevard shall be limited to a one-way entrance and exit to the site. The southern driveway shall be the dedicated entrance, while the northern driveway shall serve as the sole exit and shall be designated as such.
21. All off-street parking maneuvering areas and access aisles shall be permanently maintained and re-striped when necessary. All parking spaces shall be outlined by 4-inch wide stripes painted on the surfaced area. All entrances, exits and aisle shall be clearly indicated and such other devices provides as may be necessary to ensure safe movement of vehicles.
22. A minimum of eight (8) parking spaces shall be provided, one of which shall be handicap accessible in accordance with Americans with Disabilities Act (ADA) requirements. If a future use is proposed with a higher parking demand, then additional parking shall be provided prior to approval of the use.
23. The two parking spaces in the rear of the building shall be designated for employee use only.
24. The trellis structure on the south side of the building shall be removed.
25. The restroom shall be brought into compliance
26. Graffiti on the property shall be removed at the property owner's expense within 24 hours.
27. A City of Stanton business license shall be obtained and permanently maintained on a continuous basis by the proposed use.

Termination: Upon approval, the permit shall become null and void 180 days after such time the approved use at the approved location ceases to be operated as noted by lapse of City business license, lapse of State Board of Equalization permit, or date noted by city official with proper site verification of abandonment or discontinuance. This permit shall be deemed

immediately terminated should the approved location be occupied by a use not in accord with this approval.

B. That all requirements of the Building Division be met.

C. That all requirements of the Engineering Division be met.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on September 4, 2019 by the following vote, to wit:

AYES: **COMMISSIONERS:** _____

NOES: **COMMISSIONERS:** _____

ABSENT: **COMMISSIONERS:** _____

ABSTAIN: **COMMISSIONERS:** _____

Elizabeth Ash, Chairperson
Stanton Planning Commission

Jarad Hildenbrand
City Manager/Interim Community & Economic
Development Director

RESOLUTION NO. 2502

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING VARIANCE V19-02 TO ALLOW FOR A REDUCTION IN THE REQUIRED MINIMUM LOT SIZE OF 15,000 SQAURE FEET FOR THE PROPERTY AT 12232 BEACH BOULEVARD AVENUE IN THE CG (COMMERCIAL GENERAL) ZONE WITH GENERAL MIXED USE OVERLAY.

THE PLANNING COMMISSION OF THE CITY OF STANTON HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on September 4, 2019, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Variance V19-02 to allow for a reduction in the required minimum lot size of 15,000 square feet for vehicular repair use for the property located at 12232 Beach Boulevard in the CG (Commercial General) zone with general mixed use overlay; and

WHEREAS, the Commission has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, staff has reviewed the environmental form submitted by the applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, the project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities); and

WHEREAS, all legal prerequisites have occurred prior to the adoption of this resolution.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1: The Planning Commission hereby finds that all of the facts, findings and conclusions set forth above in this resolution are true and correct.

SECTION 2: Based upon the Initial Study, the Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities).

SECTION 3: That in accordance with the findings as set forth in Chapter 20.555.050 of the Stanton Municipal Code:

- A. There are special circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features, etc.) that do not apply generally to other properties in the vicinity under an identical

zoning classification.

The subject property is situated adjacent to the Orange County Flood Control District channel along the northern property line of the subject site, altering the property, creating an irregularly shaped property and a unique situation that is not shared by most other commercial properties along Beach Boulevard. Additionally, the south side yard of the property is narrowed to accommodate for the entrance of the channel. The size of the lot utilized by the drainage channel is approximately 5,000 square feet. If the 5,000 square foot lot was not subject to the channel entrance, it would allow the subject property to be over the minimum site area of 15,000 square feet for vehicular repair. Given that the subject property has to accommodate for the channel entrance, it creates a unique hardship not applicable to most other properties in the same vicinity under the same zoning classification.

- B. Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification.

Strict compliance with the zoning code requirement for a minimum 15,000 square foot lot would deprive the applicant the privilege to operate a light automotive repair business that is enjoyed by other properties in the Commercial General zone. Historically, the property has been used as a light automotive repair facility and the applicant is requesting a similar use. In addition, the property to the east and adjacent to the other side of the flood control channel, which is also an irregular shaped lot, was granted a variance in 2016 for a reduction in minimum lot size to accommodate a mixed-used development project. Since another property affected by the flood control channel and within the immediate vicinity has received a variance approval based on the lot configuration, the strict compliance of the zoning code would deprive the site privileges other properties in the same zoning classification would observe.

- C. Approving the Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated.

Properties in the CG (Commercial General) zone are eligible to operate light automotive repair businesses, subject to approval of a use permit. The application for the variance would allow for the business owner to apply for a use permit for an automotive glass repair and replacement business, where they would otherwise be unable without the variance. A neighboring property along the flood control channel has had a variance a reduction in minimum lot size area due to the irregular lot configuration. The variance would not authorize an unpermitted use, expansion beyond the maximum development threshold in terms of size of the structure, height, or building massing. Approving the variance would not constitute a special privilege that is inconsistent with the limitations on other properties, as similar conditions have already been implemented in the general vicinity

- D. The requested Variance would not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.

The reduction in the minimum lot size of 15,000 square feet for vehicular repair does not allow for a use or activity that is not otherwise expressly authorized by the City. The operation of a vehicular repair shop in the CG zone is conditionally permitted. The applicant has subsequently requested for a conditional use permit for vehicular repair. Requesting a variance would allow for the conditionally permitted use to begin.

SECTION 4: That based upon the above findings, the Planning Commission hereby approves Variance V19-02 to allow for a reduction in the required minimum lot size of for vehicle repair located at 12232 Beach Boulevard., subject to the following conditions:

A. That all conditions of the Planning Division be met, including, but not limited to, the following:

1. The applicant(s)/owner(s) shall comply with all requirements of the City of Stanton Municipal Code, as it pertains to the application for this proposed project, and such requirements shall be made a condition of permit approval.
2. The proposed project will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution of Approval.
3. Approval of Variance V19-02 is contingent upon approval of Conditional Use Permit C19-04 for the proposed project.
4. The Applicant(s)/Owner(s) shall agree and consent in writing within 30 days to the Conditions of Approval. In addition, the Applicant shall record the Conditions of Approval in the office of the County Recorder. Proof of recordation shall be provided to the Planning Division prior Certificate of Occupancy.
5. In accordance with policies adopted by the City, the Applicant(s)/Owner(s) shall be responsible for any cost incurred as a result of local law enforcement or code enforcement investigation/inspections, which result in a finding of violation of any applicable laws and/or conditions of approval.
6. Applicant(s)/Owner(s) agree, at its/their sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and fully cooperate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.

B. That all requirements of the Building Division be met.

C. That all requirements of the Engineering Division be met.

D. That all requirements of the Orange County Fire Authority (OCFA) be met.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on September 4, 2019 by the following vote, to wit:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

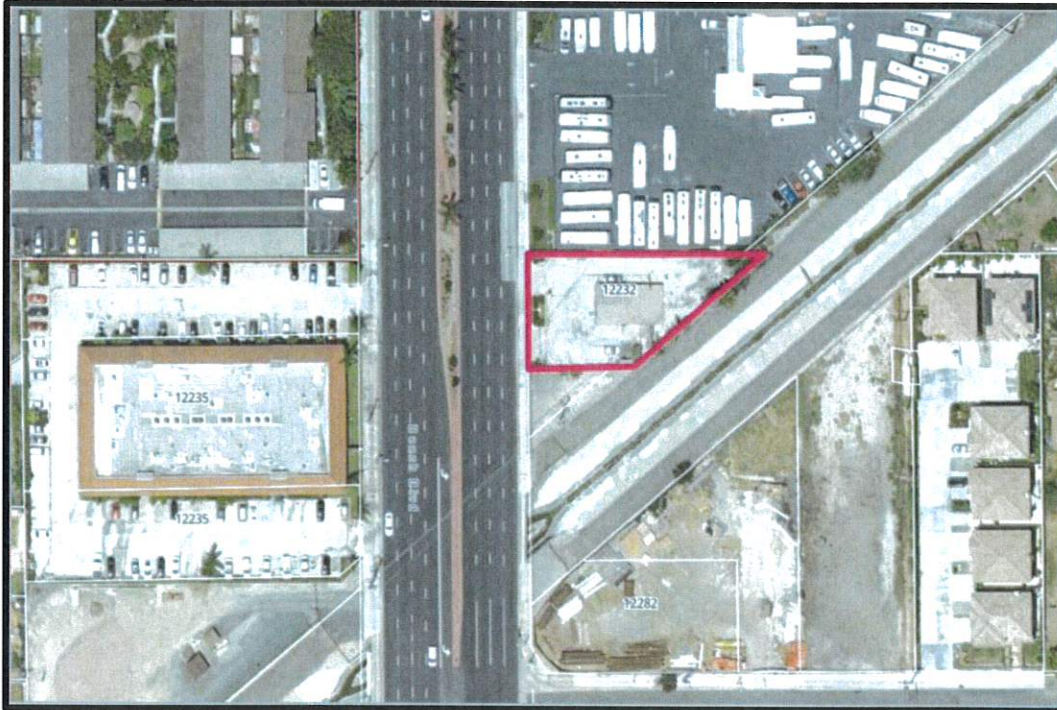
ABSTAIN: COMMISSIONERS: _____

Elizabeth Ash, Chairperson
Stanton Planning Commission

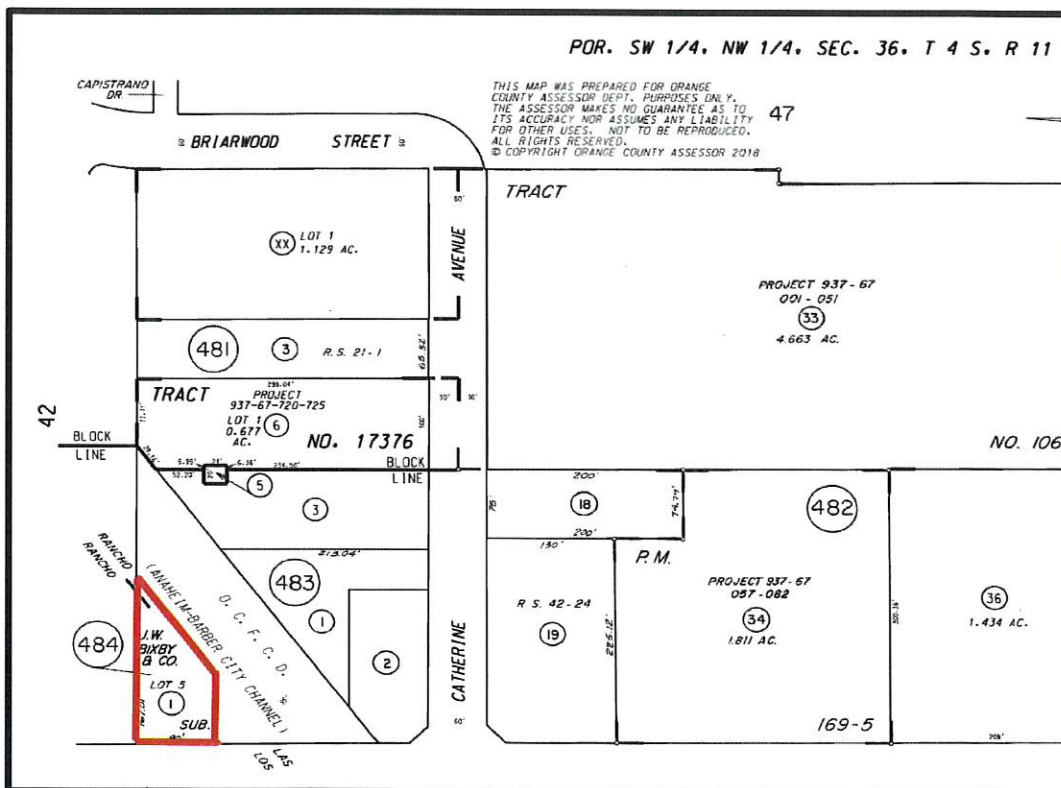
Jarad Hildenbrand
City Manager/Interim Community & Economic
Development Director

12232 Beach Boulevard

Aerial Map



Location Map



ATTACHMENT C

Auto Glass Replacement Business
12232 Beach Boulevard, Stanton

Statement of Operations

General

The business operation, tentatively to be named “Beach Blvd Auto Glass” can most easily be described as a “by appointment, drive in automotive window glass replacement”. The service is most typically performed while the customer waits for their vehicle to be finished. There would likely be a single technician doing this work, and possibly a counter person who also is handling phone calls (so 2 personnel typically working at the location).

The business will provide a service to the local and surrounding community by providing a means for replacement of damaged or broken auto glass, which otherwise can be hazardous for safe driving. So ultimately this will help make the community a safer place to live and work.

Su Hunyh, will be the primary operator of the business. He is quite experienced in this area and currently is doing auto glass replacement. He estimates that on average, 7 or 8 cars would come in for glass replacement at the location per day. The customers would typically come in by appointment, so there isn't likely to be a large backlog of cars waiting for repair at the location. Passenger cars would be the most typical vehicle type, although pickups and other medium sized vehicles are likely from time to time.

Glass Removal and Replacement Process

The process for replacing the auto glass is straightforward – remove damaged glass, prep the opening, and then insert the replacement glass. Once the work is started, it takes approximately 30 minutes to complete the process. Of course, there may be slight variations, but this is the most typical process.

The use of specialty adhesives is necessary, but odors will be minimal given that customers also would not tolerate excessive odors when their car is returned to them. (See Appendix A for a list of adhesives and other materials which may be used in the process.)

Materials Inventory Storage

Storage of new auto glass inventory storage and materials used for glass installation (See Appendix A for list of installation materials and storage requirements), will be located in each of the two garage bays of the facility. The separate FLOOR PLAN document shows the location of the two garage bays as well as the location of the new auto glass inventory.

Shelving for the glass inventory is planned to be set up with upper and lower levels, with approximate dimensions as shown on the FLOOR PLAN document. Each lineal inch of useable glass inventory storage can accommodate about 2 pieces of replacement auto glass. Vertical support members of the shelving will slightly reduce the amount of useable lineal storage space.

Storage of the materials as listed in and per the storage requirements shown in Appendix A will be accommodated adjacent to the auto glass inventory storage locations. Alternatively, appropriate storage may be provided for these materials in tool cabinets (in drawers or behind shelving doors) located in each of the two garage bays.

No materials or inventory will be stored outside.

Disposal of Replaced Auto Glass (Waste Glass)

A 3 cubic yard waste container (dumpster), will be in an existing trash enclosure (see KEYNOTE Item #4 on SITE PLAN document). It is noted that the current and perhaps prior occupants of this facility had been using this trash enclosure primarily as a storage shed.

For the auto glass business being proposed herein, it is projected that once weekly pickup of this 3 cubic yard waste container will accommodate the waste generated by the business. Most of the waste generated will be the replaced auto glass (waste glass).

Using the maximum number of 8 estimated number of customers per day indicated previously, and 7 days of operation weekly, the maximum number of waste glass pieces per week is 56 pieces (with few exceptions each piece will be kept intact as a single piece of waste glass).

It is estimated that 10 pieces of waste glass stacked and lying flat will around 4" high. A 48" tall waste container (typical for a 3 cubic yard container) at maximum could hold 120 pieces. Given the estimate above of 56 pieces per week (which would stack up to approximately 26"), a 3 cubic yard container can easily contain a week's worth of waste glass and be only about 50% full. The remaining 50% capacity would then be able to accommodate the non-waste glass refuse.

CR&R is the company which will provide waste disposal services.

The trash enclosure has masonry block walls on 3 sides rising substantially toward the enclosing roof (i.e. near to but not all the way up to the roof) with enclosing double doors on the 4th side (the access side) which can be secured with a lock. The 3 cubic yard waste container can be removed with the double doors open.

Parking Plan

As shown in the PARKING PLAN document, there are a total of 8 parking spaces that will be provided including 6 for customers and 2 for employees. The 6 customer spaces are on the Beach Boulevard side of the structure (the front of the property) will handle the expected customer demand for parking.

2 additional spaces for employee parking will be accommodated in the rear portion of the property.

Trellis Structure and Restroom on East Side of Building

It is understood that based on City records, there are no permits for the trellis structure and restroom on the east side of the building. The trellis structure will be removed. The restroom will be, as needed, brought into compliance with Section 20.410.040 of the SMC.

Characteristics and General Nature of Auto Glass Removal and Replacement

Unlike general auto repair, which can involve all manner of automotive breakdown situations, there would not be regular tow truck traffic into the location, or cars which are barely drivable limping into the parking lot.

Also, there would not be the plethora of automotive fluid handling and spillage typical of general auto repair (oil, transmission fluid, gasoline, brake fluid, coolant, freon). Nor would there be old tires or trash scrap auto parts to deal with (other than the replaced auto glass which would be disposed of in a proper manner on a regular basis).

Planned Hours of Operation and Current Usage

The business would operate 7 days per week with hours of operation expected to be 9 AM to 6 PM. It may turn out that an earlier start time (perhaps 7 AM) is required for those needing to drop off vehicles before they go to work, but we'll determine that as we go along.

The property currently is equipped for smog testing. This work will be discontinued, and the business will focus strictly on auto glass replacement. While we are waiting for the CUP approval, the owner of the property has negotiated with us to continue operating the smog testing business a few days a week in order to maintain licensure in the event that the CUP is denied for the auto glass business. We are currently paying full rent for the property while awaiting approval to begin operations.

No Special Privilege

This conditional use permit and variance being sought will provide no special privilege that otherwise has been denied any similar location. This location, directly adjacent a major water runoff drainage channel, is oddly shaped no doubt due to the need to cede some of the property for the benefit of the drainage channel. As a result, it is unable to meet the 15,000 square foot lot size requirement necessary for a full service, light automotive repair usage.

Consequently, it was previously granted a variance to operate for a limited automotive service in providing smog testing. For that operation, an auto comes in and a short time later the smog test is complete and the auto leaves.

Similarly, this request which is limited to auto glass replacement, will have an auto come in, and a short time later (typically between 20 – 30 minutes later), the glass replacement is complete and the auto leaves.

In conclusion, approval of this application will provide a meaningful commercial use for this specific property which will benefit the local community (making cars safer by replacement of unsafe broken windows), and it will not require any special privilege otherwise denied similar Stanton commercial properties.

ATTACHMENT E

