



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, FEBRUARY 5, 2020, 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**

Chairman Frazier
Vice Chairperson Grand
Commissioner Marques
Commissioner Moua
Commissioner Ash

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meeting - May 15, 2019, and
The Planning Commission approve minutes of Regular Meeting - June 5, 2019.

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 LAND USE DETERMINATION LUD19-02 AND
CONDITIONAL USE PERMIT C19-08 TO ALLOW THE OPERATION OF A VIRTUAL
REALITY EXPERIENCE FACILITY FOR THE PROPERTY LOCATED AT 12799-12819
BEACH BOULEVARD IN THE CG (COMMERCIAL GENERAL) ZONE WITH A SOUTH
GATEWAY MIXED USE (SGMX) OVERLAY.**

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Declare that the proposed Land Use Determination and Conditional Use Permit are consistent with the approved Mitigated Negative Declaration (SCH#2017101007) for the original project;
- Adopt Resolution No. 2518 approving Land Use Determination LUD19-02; and
- Adopt Resolution No. 2514 approving Conditional Use Permit C19-08.

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. **PLANNER'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 30th day of January, 2020.



Amy Stonich, AICP
City Planner

DRAFT
MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, MAY 15, 2019

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.

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Marques.

3. ROLL CALL

Present: Vice Chairman Frazier, Commissioner Marques, Commissioner Moua

Absent: None

Excused: Chairperson Ash

Vacant: Commissioner

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

The minutes of the Planning Commission's Regular Meeting on October 17, 2018 were approved.

The minutes of the Planning Commission's Regular Meeting on November 7, 2018 were approved.

Motion/Second: Marques/ Moua

Motion passed unanimously by the following vote:

AYES: Frazier, Marques, Moua

NOES: None

ABSTAIN: None

ABSENT: None

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AMENDMENT AND APPROVAL AT NEXT MEETING***

6. **PUBLIC COMMENTS**

Vice Chairman Frazier opened the floor for public comments.

There were no public comments.

7. **PUBLIC HEARINGS**

7A. **PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT 19-03 TO ALLOW THE OPERATION OF WINE & DESIGN PAINT CLASS BUSINESS FOR THE PROPERTY LOCATED AT 7143 KATELLA AVE., #B.**

Community & Economic Development Director Hart introduced the project. She noted the project was a proposal to consider a conditional use permit for the franchise company Wine and Design to run a craft class business with incorporation of onsite consumption and sale of alcohol.

Director Hart noted classes would be held in the general evening time Monday-Friday and during the weekends. The classes are two hours long and contain ten to thirty-six students who have classes of painting classes on canvas or other crafts. She stated patrons mingle, identify locations of their stations, serve wine or beer and mingle with classmates and later the instructor to the class presents the image of the painting for the students. Director Hart noted over a two-hour period; a final product of the painting is created which they are able to take home.

Director Hart stated the business does incorporate different options for kids where no alcohol would be provided. She stated the conditional use permit is triggered because of the incorporation of alcohol. A finding of public convenience and necessity is required when alcohol consumption is requested in an area that is considered to be overburdened with alcohol. A finding of public convenience is required in this case.

She noted this type of business would be the first within the City of Stanton to occur and the consumption of alcohol with this type of business is integral to the operation because these franchises are all throughout the region and wine and design nature is required.

Director Hart explained surrounding properties are commercial to the east and west along Katella Ave. North is a single-family residential neighborhood and a condominium complex to the south. She showed a picture of the current site and stated it houses two identical buildings on the side with a parking lot in the middle.

Director Hart presented the proposed site plan and noted there is sufficient parking provided. She presented the floor plan and noted it will include tables and chairs that would be moved and a general bar area as required.

Director Hart noted the recommended action before the Commission was to conduct a public hearing, declare that the project is categorically exempt; and adopt Resolution No. 2494 approving Conditional Use Permit C19-03.

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Commissioner Marques asked about conditions regarding uses and consumption of alcohol while kids are in class [PORTIONS OF COMMISSIONER MARQUES' COMMENTS WERE UNINTELLIGIBLE]. Commissioner Moua asked regarding licensing in order to have kids in the classes.

Director Hart noted there are no conditions proposed that restrict the consumption of alcohol on premises while children are present. She stated laws would have to be followed as is the case with any other entity that sells alcohol and is regulated by ABC. She noted ABC is the licensing agency.

Commissioner Marques asked about licensing procedures for businesses that include alcohol.

Director Hart noted that although ABC sets the standards for the number of businesses that would be reasonable in an area providing alcohol, the Planning Commission can license more businesses as long as they can find there is a public convenience and a need for alcohol sales. Many cities approve alcohol businesses well over what the census tract would allow because cities make the finding that is the environment the City wants.

Commissioner Marques added he is still concerned about the alcohol consumption associated with the business.

Director Hart noted alcohol is already consumed within that shopping center and no problems have risen from the association of alcohol and children. She noted ABC has standards where alcohol cannot be taken outside of the location.

Vice Chairman Frazier commented he would be concerned if the alcohol was not inside and he would be concerned if people were out of control. [PORTIONS OF VICE CHAIRMAN FRAZIER'S COMMENTS WERE UNINTELLIGIBLE].

Commissioner Marques noted he has an appreciation for the nature of the business and simply wants a mechanism to restrict consumption of alcohol.

Director Hart noted this is not a club or party atmosphere and a type of business which would result in wild parties or atmospheres.

Commissioner Moua noted it is a light drinking place but he would be concerned of drunks driving away.

Director Hart noted the business has the ability to stop serving alcohol and it is all regulated through ABC.

Vice Chairman Frazier opened the floor for public comments.

Yvonne Hernandez, business owner at 7143 Katella Avenue spoke in favor of the business. She noted no children events would occur onsite. She explained the normal consumption of alcohol at the business.

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Commissioner Marques asked Ms. Hernandez if it was the first venture of this type.

Ms. Hernandez confirmed this is the first venture of this type and one of the components is the charity component of the business where they provide a charitable event once a month.

Jerry Ristrom from 7922 Santa Barbara spoke on behalf of the business. He noted he was excited about this new business in the City because his family participate on a regular business and it is a wonderful family-oriented environment for people.

Vice Chairman Frazier closed the public hearing.

Motion/Second: Marques/Frazier

Motion was unanimously passed, by the following vote:

AYES:	Frazier, Moua, Marques
NOES:	None
ABSTAIN:	None
ABSENT:	None

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

None.

11. DIRECTOR'S REPORT

Direct Hart noted there would be a Planning Commission meeting on Wednesday.

12. ADJOURNMENT

Commission adjourned at 7:00 p.m.

Kelly Hart
Community & Economic Development Director

DRAFT
MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, JUNE 5, 2019

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 6:34 p.m., Chairperson Ash presiding.

2. PLEDGE OF ALLEGIANCE

Led by Ron Vargas

3. ROLL CALL

Present: Chairperson Ash, Vice Chairman Frazier, Commissioner Marques, Commissioner Moua.

Absent: None.

Excused: None.

Vacant: Commissioner

Community and Economic Development Director Hart, Senior Planner Rivera, Contract Planner Vargas and Community Development Intern Jennifer Ash were also present.

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

None.

6. PUBLIC COMMENTS

Melanie Schlotterbeck, Chair of the Brea Planning Commission, spoke regarding a new group called OC-POLI-C which stands for the Orange County Planning Officials' Leadership Initiative Collaborative. She noted the mission of the group is to encourage and support planning commissioners.

She spoke about the origins of the group and noted all the individuals who form the group. The individuals represent various cities within Orange County.

She welcomed the commissioners to join the group to gain knowledge to be more efficient. She noted the first training is Thursday, July 18th. And will be attending a forum on October

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18th. She stated additional details will be available on their website once it is completed but a survey will be sent to cities' Planning Directors requesting input on topics for training.

7. PUBLIC HEARINGS

7A. PUBLIC HEARING TO ALLOW FOR MODIFICATIONS TO THE SECOND FLOOR DWELLING AREA OF AN EXISTING ASSISTED LIVING FACILITY TO ACCOMMODATE BOTH AMBULATORY AND NON-AMBULATORY RESIDENTS FOR THE PROPERTY LOCATED AT 8541 CERRITOS AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE.

Community & Economic Development Director Hart introduced the project. Contract Planner Ron Vargas presented the project. Planner Vargas provided some background on the project and noted the applicant, New Horizon, is an assisted living facility and the applicant is proposing to change the existing second floor use from ambulatory occupancy to non-ambulatory occupancy.

Planner Vargas stated the property is located in the High Density Residential Zone. Planner Vargas stated the facility is a 34,830 square foot building providing both ambulatory and non-ambulatory occupancy.

Planner Vargas stated the property is located on the north side of Cerritos Avenue, east of Dale Avenue in the High Density Residential Zone. He noted surrounding zones include Industrial General to the south, Commercial Neighborhood to the west, and a Public Institutional Zone just beyond that. Additionally, there is a Single Family Residential and High Density Residential neighborhood to the east.

Planner Vargas showed a picture of the subject site. He stated the existing site is operating as a Residential Care Facility for the elderly and Planner Vargas explained the existing structure will maintain its floor plan on both floors and no changes or modifications will be made to the existing layout of the floor plan. Planner Vargas provided the first and second floor site plan.

Planner Vargas explained the property includes a 2,769.5 square foot center courtyard for resident's, equating to 7 percent open space on the site. Currently, the location is legal non-conforming due to its lack of meeting the Residential Care Facility standards for open space, Stanton Municipal Code calls for a minimum standard of 10 percent of open space for a Residential Care Facility. He stated the site has been approved with its existing conditions and meets all other zoning code requirements with the exception of open space. He also noted that based on the configuration of the site, there are no additional opportunities to provide for more open space. He noted again there would be no external or façade modification made to the property.

Therefore, he noted it is not anticipated the project would negatively affect the community. Planner Vargas stated the project would be reviewed by Planning, Building and Orange County Fire Authority and has been determined that the site would be suitable for conversion and would consist of meeting all Planning, Building and Orange County Fire Authority conditions of approval. The applicant must meet all Building and Safety

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requirements and any requirements made by Orange County Fire Authority. If the conditional use permit is approved, then the applicant would be required to work with both departments to ensure the building and use is compliant with all building and fire codes. He stated that to accomplish this, an application for a Conditional Use Permit was submitted and processed.

Based on these factors, Planner Vargas stated the recommended action before the Commission tonight is to conduct a public hearing; 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. 2493 approving Conditional Use Permit C19-02.

Director Hart explained the difference between ambulatory and non-ambulatory operations. She stated that ambulatory is defined as a person who is able to leave a building unassisted in the event of an emergency and non-ambulatory residents are defined as persons unable to leave a building unassisted under emergency conditions.

Director Hart also noted it is an approved use and even if the Commission voted against it, it would be able to remain but would be denied the right to have non-ambulatory residents.

She noted for zoning code purposes it is not standard for the Planning Commission to decide because normally requirements are set by the Orange County Fire Authority and other entities but the applicant has a condition in its current conditional use permit, that non-ambulatory condition is restricted to the first one.

Director Hart noted both the Orange County Fire Authority and Building Department reviewed the application and noted there are no requirements for physical changes and the healthcare facility was not contacted. She stated that if the applicant were to move forward with the change, the applicant would still be required to obtain approval from the healthcare facility.

Essentially, she explained the only item before the commission is whether they would like to remove the one condition regarding non-ambulatory services.

Chair Ash opened the floor for a public hearing.

Vice Chair Frazier asked regarding the elevator's size and who maintains the elevator.

Director Hart stated the Orange County Fire Authority reviewed the size of the elevator and did not ask for a modification.

Vice Chair Frazier stated he is most concerned with call and recall processes for the elevator.

Art Shaw, applicant, spoke regarding the current census of 90-residents. He noted the facility is designed for double occupancy but some of them are single rooms. He stated it's necessary to comply fully with any requirements such as upgrading the elevator for non-ambulatory events.

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Mr. Shaw spoke regarding elevator requirements for ambulatory and non-ambulatory facilities. [SOME PORTIONS OF MR. SHAW'S COMMENTS WERE UNINTELLIGIBLE]

Commissioner Marques asked what has been done between the time the original conditional use permit was approved and now to allow non-ambulatory functions.

[MR. SHAW'S COMMENTS WERE UNINTELLIGIBLE]

Commissioner Marques asked regarding the three stair cases on the plans of the second floor and a small elevator. He asked Mr. Shaw if he is aware the elevator is out of service.

Director Hart noted if there is an existing condition such as an operable elevator, then it already exists and there would not be a sign off on occupancy until the elevator is fixed. She noted the applicant still has to go through the requirements for approval. Direct Hart stated there are no façade or structure modifications that are necessary and all physical conditions stay the same.

Commissioner Moua asked about whether more staff will be hired to help on the second floor.

Jennifer Gonzalez, applicant, answered that more staff will be hired to help on the second floor based on the residents' needs.

Vice Chair Frazier asked how many of the current residents have vehicles.

Ms. Gonzalez stated two residents have vehicles. She went on to explain they are a facility for senior citizens and many of their citizens have been long time residents of the facility and with time, their residents have aged and the residents who are upstairs are not allowed to have walkers and chairs and will have to be relocated.

Vice Chair Frazier asked Mr. Shaw whether a two-hour smoke compartment area needs to be established due to the stairways.

Commissioner Marques asked Mr. Shaw whether the most recent inspection was the first time the facility was notified it was not conforming to requirements.

[MR. SHAW'S COMMENTS WERE UNINTELLIGIBLE]

Director Hart stated there is a letter submitted from a member of the public. She summarized the letter and noted the letter is from an individual who lives in the single-family neighborhood near the facility and is opposed to the project because of complaints regarding calls for service and noise levels.

Director Hart noted more calls for service will be required at the facility due to the age and health of the facility and she noted this existing condition will not go away. She noted a complaint in the letter cannot be verified. She noted the letter opines that currently there isn't enough parking in the facility but Director Hart noted the facility does meet the Stanton Municipal Code's parking regulations.

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The letter also outlines noise associated with the facility and barking dogs on neighboring properties. The author of the letter requests the Commission do more research regarding the effects of the facility. Director Hart noted there is no data to suggest there will be an increase in calls for service.

Chair Ash asked about obtaining permits for the facility.

Director Hart noted she does not have the knowledge base regarding permitting and the facility is not increasing the number of occupancies allowed or modifying the structure. They are only modifying the type of person allowed to live there. She noted concerns in the letter address concerns regarding the general nature of the facility not the change from ambulatory to non-ambulatory.

Director Hart noted the current facility is operating within the constraints of its current permit and there is no basis to revoke the permit.

Chair Ash asked whether there were any further concerns.

Commissioner Marques noted concerns with having non-ambulatory individuals on the second floor and the issues that are posed.

Commissioner Moua noted he would hate to have the residents currently living there move and perhaps the facilities could be upgraded.

Commissioner Frazier noted those who work in healthcare facilities go through training to move individuals. He opined there is no issue because the project will have to meet all requirements of state and county. He also noted the facility has been in existence for more than thirty years.

Chair Ash noted the facility will have to meet all relevant requirements.

Motion/Second: Frazier/Moua

Motion passed 3 - 1 with the amendments, by the following vote:

AYES:	Moua, Frazier, Ash
NOES:	Marques
ABSTAIN:	None
ABSENT:	None

7B. PROPOSED ORDINANCE TO AMEND THE CITY'S ZONING CODE TO MODIFY REGULATIONS RELATING TO TEMPORARY NONCOMMERCIAL SIGNS.

Community & Economic Development Director Hart introduced the proposed modification. She provided background and noted that in 2015 the Supreme Court ruled that noncommercial temporary signage regulated by content basis was unconstitutional. She noted election signs is an example of this type of signage which many cities used to regulate as political signage.

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Stanton therefore modified its code in 2016 to exclude political signage which could then only be regulated with appropriate time, place, manner restrictions. Director Hart noted after 2018, it became apparent the Stanton Municipal Code needed to be modified with regards to various issues including to specify a compliance period.

She noted the modification simplifies the current ordinance. She noted the size of allowed signs has changed and they have also considered the number of signs and changed the number of allowed signs to 6 in Residential Zones and 10 signs in Commercial Zones and others and provide a 72-hour compliance period.

Director Hart stated the recommended action before the Commission tonight is to conduct a public hearing; declare the proposed Ordinance is exempt from CEQA pursuant to Section 15061(b)(3), because there is no possibility that the proposed Ordinance will have a significant effect on the environment.; and adopt Resolution No. 2505 recommending the City Council adopt Ordinance No. 1090.

Chair Ash asked regarding the language allowed on the signs.

Director Hart explained this ordinance does not regulate content, only time, place and manner.

Vice Chair Frazier asked whether anything is being done about obscured vision with regards to signage.

Director Hart noted there are other regulations addressing traffic visibility concerns in the Stanton Municipal Code. The problem last cycle was the lack of compliance period and staff has also addressed complaints regarding size and number of signs.

Commissioner Marques addressed the commission.

Motion/Second: Marques/Frazier

Motion passed unanimously passed by the following vote:

AYES:	Frazier, Ash, Moua, Marques
NOES:	None
ABSTAIN:	None
ABSENT:	None

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. **PLANNING COMMISSION COMMENTS**

None.

11. **DIRECTOR'S REPORT**

Director Hart introduced Ron Vargas, the contract Planner who has worked with the City for about four months. She noted today was also Mr. Vargas' last day with the City.

She stated a new Assistant Planner Isaac will start Monday at the City.

She noted Jennifer Ash is a Planning Intern who started with the City of Stanton a few weeks ago.

Director Hart noted Rose Rivera has been promoted to Senior Planner and will be taking over planning commission duties as Director Hart has officially resigned from the City and her last day will be June 27th. Director Hart stated this would be her last meeting and she was thankful for a 12-year career with the City.

Commissioner Marques thanked Director Hart.

Chair Ash addressed Director Hart and noted she is happy for her.

14. **ADJOURNMENT**

Commission adjourned at 7:34 p.m.

Kelly Hart
Community & Economic Development Director



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chairperson and Members of the Planning Commission

DATE: February 5, 2020

SUBJECT: PUBLIC HEARING TO CONSIDER LAND USE DETERMINATION LUD19-02 AND CONDITIONAL USE PERMIT C19-08 TO ALLOW THE OPERATION OF A VIRTUAL REALITY EXPERIENCE FACILITY FOR THE PROPERTY LOCATED AT 12799-12819 BEACH BOULEVARD IN THE CG (COMMERCIAL GENERAL) ZONE WITH A SOUTH GATEWAY MIXED USE (SGMX) OVERLAY.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Declare that the proposed Land Use Determination and Conditional Use Permit are consistent with the approved Mitigated Negative Declaration (SCH#2017101007) for the original project;
- Adopt Resolution No. 2518 approving Land Use Determination LUD19-02; and
- Adopt Resolution No. 2514 approving Conditional Use Permit C19-08.

BACKGROUND

The applicant, Frontier Village Center LLC on behalf of Utopia Studios, is proposing the operation of a virtual reality experience facility. A virtual reality experience facility is not a

listed use in the Stanton Municipal Code (SMC) therefore, per SMC section 20.105.020(G), Unlisted uses of land, if a proposed use of land is not specifically listed, the use shall not be allowed except as provided (in subsection) for similar uses. The Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Planning Commission for its determination. Since the use would be subject to a conditional use permit subject to Planning Commission approval, the Director has referred this use to the Planning Commission.

ANALYSIS/JUSTIFICATION

PROJECT LOCATION/DESCRIPTION – The subject property, 12799-12819 Beach Boulevard, is located in the 22 & Beach shopping center, at the northwest corner of Beach and Garden Grove Boulevards. The subject business is proposing to operate in a 5,439 square foot suite located in Shops-3 of the shopping center. The 22 & Beach shopping center is zoned Commercial General (CG) with a South Gateway Mixed Use Overlay and holds a General Plan designation of South Gateway Mixed Use. Surrounding land uses and zoning include:

Direction	Zoning	Existing Land Use
North	Commercial General (CG)/ South Gateway Mixed Use Overlay within the City of Stanton	Residential component of the mixed-use development.
South	C-2 (Community Commercial) within the City of Garden Grove	Commercial Uses within the City of Garden Grove including motels and a piano store.
East	Commercial General (CG) within the City of Stanton	Plaza on the Boulevard Commercial Center with restaurants, retail uses, and Walmart Neighborhood Market anchoring the center.
West	Planned Development (PD)/Planned Unit Development - Industrial (PUD) within the City of Stanton and Garden Grove	Residential condominiums within Stanton, and commercial and industrial uses within the City of Garden Grove.

PROPOSED OPERATIONS – The proposed business, Utopia Studios, is a virtual reality experience facility with an open floor plan consisting of 17 player stations. Five of the stations are multi-player games which hold up to four players and the remaining 12 stations are for individual players. Each station contains one state of the art virtual reality gaming system equipped with virtual reality goggles, which customers will pay an hourly fee to play. The applicant is also proposing to host monthly gaming tournaments where contestants would pay a fee to enter for an opportunity to win prizes. Staff is proposing a condition to ensure these gaming tournaments are controlled in a manner that does not create a

nuisance to the existing businesses and residences within the vicinity of the proposed business. Specifically, staff is recommending Planning Condition No. 9, which would require the operator to submit to the City a management plan to address how the gaming tournaments would be operated, including parking management, prior to the start of operations.

In terms of the hours of operation, the applicant is proposing to operate 11:00 a.m. to 10:00 p.m. Monday through Thursday and 11:00 a.m. to 12:00 a.m. Friday through Sunday. These hours are compatible with the operating hours of the adjacent market hall which have indoor operating hours of 5:00 a.m. to 12:00 a.m. Sunday through Thursday and 5:00 a.m. to 2:00 a.m. Friday and Saturday. The proposed hours are also consistent with the adjacent drive-through fast food restaurants which are permitted to operate their drive-throughs 24-hours per day. Staff is proposing Planning Condition No. 8, which would require all activities to be conducted wholly within the proposed suite so as to not create a disturbance to adjacent residences.

GENERAL PLAN AND ZONING CONSISTENCY - The proposed project is consistent with Goal ED-1.2 of the General Plan, specifically Strategy 1.2.1 which encourages improving the competitiveness of shopping centers within Stanton through the greater mix of available retailers and more attractive retail centers. The proposed use would provide a desirable service to the shopping center in the form of a unique recreational activity. The use, in conjunction with the adjacent market hall, would make the shopping center a more attractive retail destination. Further, the CG zone allows a wide range of retail sales, entertainment, business, professional and commercial service uses along major transportation corridors and intersections. The proposed use would meet the intent of the zone by providing an entertainment component to the shopping center.

The proposed use is similar to the characteristics of “commercial recreational facilities” which is defined in the SMC as “establishments that provide amusement and entertainment services for a fee”. The SMC also lists examples of commercial recreational facilities including internet cafes, laser tag, and other entertainment-oriented facilities for indoor participation where a fee is charged for use. The use will not produce a greater level of activity, population density, traffic generation, parking, dust, or intensity than uses that are conditionally permitted in the CG-SGMX zone.

The proposed use is located in a shopping center which was approved by the Planning Commission on March 28, 2018. As part of the original application, a parking analysis was conducted for the proposed project and was determined to have ample parking to support the entire shopping center.

The Sheriff’s Department was informed of the proposed application and indicated that there were no objections to the proposed business at the subject location. Staff is recommending Planning Condition No. 17, which would allow the Community Development Director or the Chief of Police to require additional security measures or operational changes on site if deemed necessary based on increased public safety concerns or neighborhood complaints. With the conditions of approval incorporated into the resolutions, staff does not believe that the proposed project will have a significant impact on crime in the vicinity or significantly increase calls for service.

Based on this analysis, the proposed virtual reality experience facility is consistent and compatible with other conditionally permitted uses in the CG zone. Therefore, staff recommends that the Planning Commission determine that a virtual reality experience facility be conditionally permitted in the CG zone and approve Conditional Use Permit 19-08 subject to the conditions of approval set forth in Resolution No. 2514 (Attachment B).

ENVIRONMENTAL IMPACT

On March 28, 2018, the City adopted a Mitigated Negative Declaration (MND) which evaluated the environmental effects of the proposed redevelopment of a 22-acre site that previously housed old shopping center with 217,996 square feet of commercial building space. The Project evaluated in the approved MND and approved by the City includes the following: demolition of most structures; rehabilitation of approximately 62,700 square feet of the existing structures; construction of up to 42,300 square feet of new commercial area for a total of 105,000 square feet of commercial uses and construction of 208 residential units.

The proposed use is consistent with a commercial shopping center and the Stanton Municipal Code, as analyzed in the approved Mitigated Negative Declaration. The proposed use would not constitute a substantial change involving any new significant environmental effect. Further, the proposed use would not constitute a significant change in circumstances under which the Project will be undertaken that would lead to any new significant environmental effects. Finally, the proposed use would not constitute substantially important new information that will have a significant effect on the environment. As such, the proposed use would be consistent with the approved Mitigated Negative Declaration. Under PRC Section 21166 and CEQA Guidelines section 15162, no further environmental analysis of the proposed changes is necessary.

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,



Amy Stonich, AICP
City Planner

ATTACHMENTS

- A. Resolution No. 2518 approving LUD19-02
- B. Resolution No. 2514 approving CUP19-08
- C. Vicinity Map
- D. Narrative
- E. Site and Floor Plans

RESOLUTION NO. 2518

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON APPROVING LAND USE DETERMINATION LUD19-02 TO ALLOW VIRTUAL REALITY EXPERIENCE FACILITIES IN THE CG (COMMERCIAL GENERAL) ZONE

WHEREAS, on November 25, 2019, the applicant, Frontier Village Center LLC on behalf of Utopia Studios, submitted an application for the operation of a virtual reality experience facility at the 22 & Beach Shopping Center;

WHEREAS, a virtual reality experience facility is not a listed use in the Stanton Municipal Code (SMC);

WHEREAS, Section 20.105.020(G) of the SMC specifies that if a proposed use of land is not specifically listed, the Director may make a determination that the proposed use that is not listed may be allowed as a permitted or conditional use if certain findings can be met. The Director may also refer any issue of interpretation to the Planning Commission for its determination. Since the use would be subject to a conditional use permit subject to Planning Commission approval, the Director has referred this use to the Planning Commission;

WHEREAS, on February 5, 2020, the Planning Commission conducted a duly-noticed public hearing concerning the request to approve Land Use Determination LUD19-02 to allow a virtual reality experience facility in the CG zone subject to a conditional use permit;

WHEREAS, the proposed use has been evaluated and determined to be consistent with the Mitigated Negative Declaration (SCH#2017101007) that was approved by the Planning Commission for the shopping center on March 28, 2018;

WHEREAS, the Planning 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, 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: Findings on Environmental Impact. On March 28, 2018, the City adopted a Mitigated Negative Declaration (MND) which evaluated the environmental effects of the proposed redevelopment of a 22-acre site that previously housed a shopping center with 217,996 square feet of commercial building space. The Project

evaluated in the approved MND was approved by the City and includes the following: demolition of most structures; rehabilitation of approximately 62,700 square feet of the existing structures; construction of up to 42,300 square feet of new commercial area for a total of 105,000 square feet of commercial uses and construction of 208 residential units.

The virtual reality experience use is consistent with other conditionally permitted uses within the CG zone in the Stanton Municipal Code and compatible with other uses in a commercial shopping center, as analyzed in the approved Mitigated Negative Declaration. The use does not constitute a substantial change involving any new significant environmental effect. Further, the use does not constitute a significant change in circumstances under which the Project will be undertaken that would lead to any new significant environmental effects. Finally, the use does not constitute substantially important new information that will have a significant effect on the environment. As such, the use is consistent with the approved Mitigated Negative Declaration. Under PRC Section 21166 and CEQA Guidelines section 15162, no further environmental analysis of the use is necessary.

SECTION 3: In accordance with the findings as set forth in Chapter 20.105.020 of the Stanton Municipal Code for a Land Use Determination:

- A. The characteristics of, and activities associated with, the proposed use are equivalent to those of one or more of the uses listed in the zone as allowable, and will not involve a greater level of activity, population density, traffic generation, parking, dust, or intensity than the uses listed in the zone.

The proposed use is similar to the characteristics of “commercial recreational facilities” which is defined in the SMC as “establishments that provide amusement and entertainment services for a fee. The SMC also lists examples of commercial recreational facilities including internet cafes, laser tag, and other entertainment-oriented facilities for indoor participation where a fee is charged for use. The use will not produce a greater level of activity, population density, traffic generation, parking, dust, or intensity than uses that are permitted in the CG zone.

- B. The proposed use will meet the purpose and intent of the zone that is applied to the site.

The CG zone allows a wide range of retail sales, entertainment, business, professional and commercial service uses along major transportation corridors and intersections. Similar commercial recreational facilities are conditionally permitted. The virtual reality experience use meets the intent of the zone in that it is an establishment that provides amusement and entertainment services for a fee.

- C. The proposed use will be consistent with the goals, objectives, and policies of the General Plan or any applicable specific plan.

The proposed project is consistent with Goal ED-1.2 of the General Plan, specifically Strategy 1.2.1 which encourages improving the competitiveness of shopping centers within Stanton through the greater mix of available retailers and more attractive retail centers. The virtual reality experience use provides a desirable service to the shopping center in the form of a unique recreational activity. The use, in conjunction with the adjacent market hall, would make the shopping center a more attractive retail destination.

- D. The proposed use will not generate trips exceeding other uses proposed in the zone by more than 10 percent, as determined by any generally accepted manual.

The use is located in a shopping center which was approved by the Planning Commission on March 28, 2018. As part of the original application, a parking analysis was conducted for the Project and was determined to have ample parking to support the entire shopping center with a mix of commercial uses. The virtual reality use, including hours of operation and operating characteristics, is consistent with other commercial recreational facilities that are conditionally permitted in the zone. Therefore, the use will not generate trips exceeding other uses in the zone.

- E. The proposed use is not listed as allowable in another zone.

SECTION 4: That based upon the above findings, the Planning Commission hereby determines that a virtual reality experience facility is a conditionally permitted use in the CG (Commercial General) zone subject to a conditional use permit.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on February 5, 2020 by the following vote, to wit:

AYES:	COMMISSIONERS:	_____
NOES:	COMMISSIONERS:	_____
ABSENT:	COMMISSIONERS:	_____
ABSTAIN:	COMMISSIONERS:	_____

Thomas Frazier, Chairman
Stanton Planning Commission

Amy Stonich, AICP
City Planner

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February 5, 2020
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RESOLUTION NO. 2514

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON APPROVING CONDITIONAL USE PERMIT C19-08 TO ALLOW A VIRTUAL REALITY EXPERIENCE FACILITY FOR THE PROPERTY LOCATED AT 12789-12819 BEACH BOULEVARD IN THE CG (COMMERCIAL GENERAL) ZONE WITH A SOUTH GATEWAY MIXED USE (SGMX) OVERLAY

WHEREAS, on November 25, 2019, the applicant, Frontier Village Center LLC on behalf of Utopia Studios, submitted an application for the operation of a virtual reality experience facility at the 22 & Beach Shopping Center;

WHEREAS, a virtual reality experience facility is not a listed use in the Stanton Municipal Code (SMC);

WHEREAS, Section 20.105.020(G) of the SMC specifies that if a proposed use of land is not specifically listed, the Director may make a determination that the proposed use that is not listed may be allowed as a permitted or conditional use if certain findings can be met. The Director may also refer any issue of interpretation to the Planning Commission for its determination. Since the use would be subject to a conditional use permit subject to Planning Commission approval, the Director has referred this use to the Planning Commission;

WHEREAS, on February 5, 2020, the Planning Commission conducted a duly-noticed public hearing and approved Land Use Determination LUD19-02 to allow a virtual reality experience facility use in the CG zone subject to a conditional use permit;

WHEREAS, the Planning Commission conducted a duly-noticed public hearing concerning the request to approve CUP C19-08 to allow a virtual reality experience facility at 12789-12819 Beach Boulevard;

WHEREAS, the use has been evaluated and determined to be consistent with the Mitigated Negative Declaration (SCH#2017101007) that was approved by the Planning Commission for the shopping center on March 28, 2018;

WHEREAS, the Planning 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, 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: Findings on Environmental Impact. On March 28, 2018, the City adopted a Mitigated Negative Declaration (MND) which evaluated the environmental effects of the proposed redevelopment of a 22-acre site that previously housed a shopping center with 217,996 square feet of commercial building space. The Project evaluated in the approved MND was approved by the City and includes the following: demolition of most structures; rehabilitation of approximately 62,700 square feet of the existing structures; construction of up to 42,300 square feet of new commercial area for a total of 105,000 square feet of commercial uses and construction of 208 residential units.

The virtual reality experience use is consistent with other conditionally permitted uses within the CG Zone in the Stanton Municipal Code and compatible with other uses in a commercial shopping center, as analyzed in the approved Mitigated Negative Declaration. The use does not constitute a substantial change involving any new significant environmental effect. Further, the use does not constitute a significant change in circumstances under which the Project will be undertaken that would lead to any new significant environmental effects. Finally, the use does not constitute substantially important new information that will have a significant effect on the environment. As such, the use is consistent with the approved Mitigated Negative Declaration. Under PRC Section 21166 and CEQA Guidelines section 15162, no further environmental analysis of the use is necessary.

SECTION 3: In accordance with the findings as set forth in Chapter 20.550.060 of the Stanton Municipal Code for a Conditional Use Permit:

- A. The proposed use is consistent with the General Plan goals, specifically:

Goal ED-1.2: The project is consistent with Goal ED-1.2 of the General Plan, specifically Strategy 1.2.1 which encourages improving the competitiveness of shopping centers within Stanton through the greater mix of available retailers and more attractive retail centers. The virtual reality experience use provides a desirable service to the shopping center in the form of a unique recreational activity. The use, in conjunction with the adjacent market hall, would make the shopping center a more attractive retail destination.

- B. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the zoning code and the municipal code.

The virtual reality experience facility is located within the base zone of CG (Commercial General) with the South Gateway Mixed Use (SGMX) Overlay. Land Use Determination LUD19-02 set forth a determination that the use is permitted subject to approval of a conditional use permit. Furthermore, the proposal complies with all other development standards and land use standards in 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.

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The proposed virtual reality experience facility is adjacent to the previously approved Market Hall, which is comprised of restaurant and retail suites to serve the adjacent residences and corridor users. The use is operated within the fully enclosed suite. The use complements other uses in the vicinity, which will include other restaurants and commercial uses. Conditions of approval have been incorporated to ensure that the use does not create an adverse impact on the adjacent neighborhood, including prohibitions on nuisance activities. A condition of approval also allows the Director of Community Development to change security and operational standards if the City receives substantiated complaints. With the conditions of approval included within the resolution, the proposed use will operate in a manner that is compatible with the surrounding uses.

- 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 use would likely generate.

The project has access from Beach and Garden Grove Boulevards and does not affect the streets and public right-of-ways utilized by emergency service vehicles, as the operations would be fully within an existing building. Moreover, the subject property is already served by utilities and public protection services. The operations are conditioned to be conducted within an existing building and will not modify the ingress or egress on the site.

- 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.

With the approval of the land use determination and conditional use permit, the site is suitable for the virtual reality experience use as it includes a unique experience that would serve Stanton residents and attract surrounding communities. Conditions of approval are included to protect surrounding land uses from potential secondary adverse impacts such as noise or nuisance activities. Further, the Sheriff's Department was informed of the proposed application and indicated that there were no objections to the use at the subject location. Planning Condition No. 15, allows the Community Development Director or the Chief of Police to require additional security measures on site if deemed necessary based on increased public safety concerns or neighborhood complaints.

- F. The requirements of the California Environmental Quality Act (CEQA) have been satisfied.

On March 28, 2018, the City adopted a Mitigated Negative Declaration (MND) which evaluated the environmental effects of the proposed redevelopment of a 22-acre site that previously housed a shopping center with 217,996 square feet of commercial building space. The Project evaluated in the approved MND was approved by the City and includes the following: demolition of most structures; rehabilitation of approximately 62,700 square feet of the existing structures; construction of up to 42,300 square feet of new commercial area for a total of 105,000 square feet of commercial uses and construction of 208 residential units.

The virtual reality experience use is consistent with other conditionally permitted uses within the CG zone in the Stanton Municipal Code and compatible with other uses in a commercial shopping center, as analyzed in the approved Mitigated Negative Declaration. The use does not constitute a substantial change involving any new significant environmental effect. Further, the use does not constitute a significant change in circumstances under which the Project will be undertaken that would lead to any new significant environmental effects. Finally, the use would not constitute substantially important new information that will have a significant effect on the environment. As such, the use is consistent with the approved Mitigated Negative Declaration. Under PRC Section 21166 and CEQA Guidelines section 15162, no further environmental analysis of the use is necessary.

SECTION 4: That based upon the above findings, the Planning Commission hereby approves Conditional Use Permit C19-08 to allow the for the operation of a virtual reality experience facility for the property located at 12799-12819 Beach Boulevard in the CG (Commercial General) zone with a South Gateway Mixed Use (SGMX) Overlay, subject to the following conditions:

A. That all conditions of the Planning Division be met:

1. Conditional Use Permit C19-08 shall not be effective unless Land Use Determination LUD19-02 is approved.
2. The project/use shall be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plan drawings submitted and conditions imposed in this Resolution of Approval or as otherwise approved in writing by the Community Developer Director.
3. 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.
4. Any deviations to the approved plans must first be approved by the Planning Division. Any approval by the Building Division does not constitute approval by the Planning Division.

5. The Applicant(s)/Owner(s) shall agree and consent in writing within 30 days acceptance of the conditions of approval as adopted by the Planning Commission. 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 to Certificate of Occupancy.
6. A City of Stanton business license shall be permanently maintained on a continuous basis.
7. The hours of operation of the business shall be limited to 8:00 a.m. to 12 a.m. Monday through Sunday.
8. All activities shall be conducted wholly within the business suite.
9. In the event that there are substantiated complaints from the public or the Shopping Center Management, the operator shall submit a gaming tournament operations plan to the City to address any issues caused by Tenant's Tournaments. The plan may include parking management for employees and guests, and any other items deemed necessary by the Community Development Director. If the Plan is adjusted in the future, the modified plan should be submitted to the City to incorporate as part of the record.
10. At no time shall the number of persons within the buildings be greater than the occupancy allowed by the Building Division and Orange County Fire Authority.
11. All ingress and egress doors designated by local authorities shall remain unlocked during hours of operation.
12. Any proposed temporary signage, special events, and temporary uses, shall be subject to approval and permit issuance by the City prior to activity or erection of signage unless confined to the patio areas as designated on the project site plan.
13. All exterior building signs shall require a separate permit and shall be installed in accordance with the provisions of the adopted Master Sign Program for the commercial development and Planned Development Permit PDP 17-01.
14. The sale, service and/or consumption of alcohol shall be prohibited on the premises at any time.
15. Graffiti on the property shall be removed at the property owner's expense within 24 hours.
16. Based on increased service calls or substantiated input from the surrounding tenants or property owners, the Community Development Director or his/her designee, or the Chief of Police may require additional security measures or operational changes to the subject business during certain business hours at their discretion.

17. All mitigation measures identified in the adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program shall be observed and maintained through construction and operations.
18. 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 that result in a finding of violation of any applicable laws and/or conditions of approval.
19. All doors on the western side of the building shall remain closed.
20. No gambling of any kind may occur on the premises, including any games of chance, such as, but not limited to Keno, Lotto, Lottery, Paigow, or any digital gambling game, regardless of whether money is exchanged in the form of credits, prizes or other transactions, and at no time shall the business operate as a Gambling Place as provided in Chapter 9.32 in the Stanton Municipal Code.
21. As a condition of issuance of this approval, the applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

B. That all conditions of the Building Division be met, including:

1. Applicant shall furnish, three (3) complete sets of plans (Structural, Mechanical, Electrical, and Plumbing) designed and signed in ink by the required licensed professionals. Said plans submitted shall contain structural calculations. Mechanical plans shall include duct and equipment data.

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Plumbing plans shall include isometric drawing of drain vents and water system.

2. All plans shall meet the 2019 Title 24 Energy Code.
3. All plans shall be designed in conformance with the 2019 California Building Code, 2019 California Plumbing Code, 2016 California Mechanical Code, the 2016 California Electrical, the 2019 Green Building Standards, 2019 Title 24 Energy Code and Code as amended by City Ordinance.
4. All plans submitted after January 1, 2020 shall comply with 2019 California Building codes.
5. Electrical plans shall include service, panel schedules and feeder size. Panel schedules and motors shall comply with requirements of the 2016 edition of the California Electrical Codes.
6. The conditions of approval will be required to be copied on the approved set of plans prior to issuance of building permits. All the conditions must be completed prior to final approval and issuance of the Certificate of Occupancy.
7. Applicant will be required to have all the contractors and sub-contractors recycle construction materials to the maximum extent possible. All recyclable construction materials are to be taken to an approved Transfer Station.
8. Applicant will be required to submit a Waste Management plan (WMP) for the demolition and new construction phases of the project. All recyclable construction materials are to be taken to an approved Transfer Station.
9. Plans need to show compliance with the 2019 California Building Code (CBC), 2019 California Fire Code (CFC), NFPA standards, and local amendments.

C. That all requirements of the Orange County Fire Authority (OCFA) be met including:

1. Alarms, CBC 907.2.1 – An alarm system shall be provided when the occupant load exceeds 299.
2. The Alarm Design shall comply with CFC907.2.11 for Amusement Buildings CFC 907.2.11.1 to 907.2.11.3.
3. Change the occupancy classification to A3. CBC Chapter 3.
4. Architectural design shall be in accordance with CBC Section 411 Special Amusement.

5. The occupancy shall be designed in accordance with CBC Section 411 Special Amusement.
6. Egress design for the building shall comply with Egress Courts. CBC 1028.3.

SECTION 5: That based upon the above findings, the Planning Commission hereby APPROVES Conditional Use Permit C19-08.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on February 5, 2020 by the following vote, to wit:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

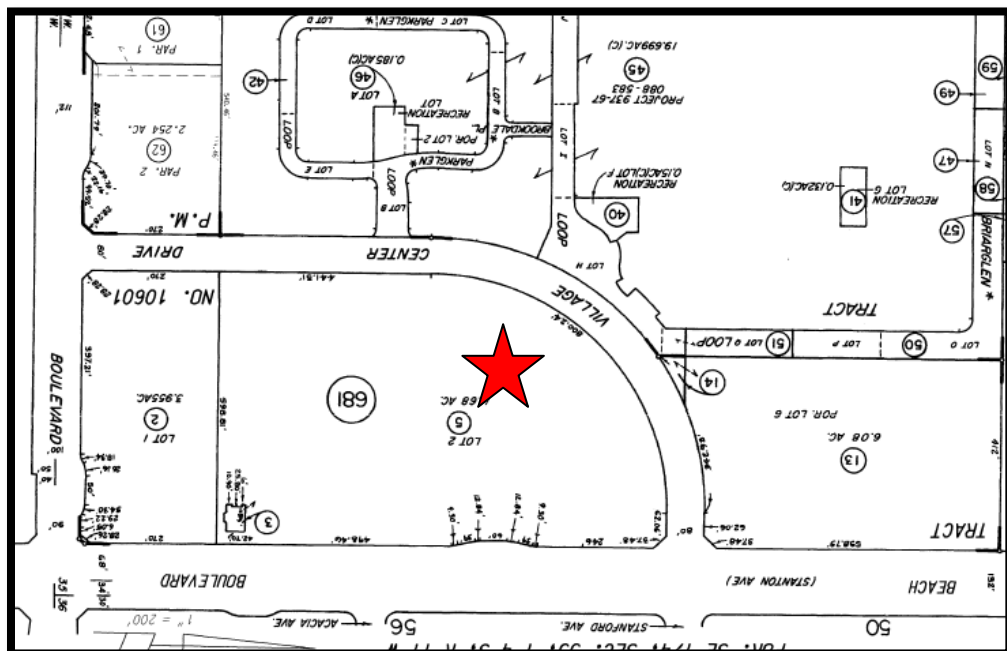
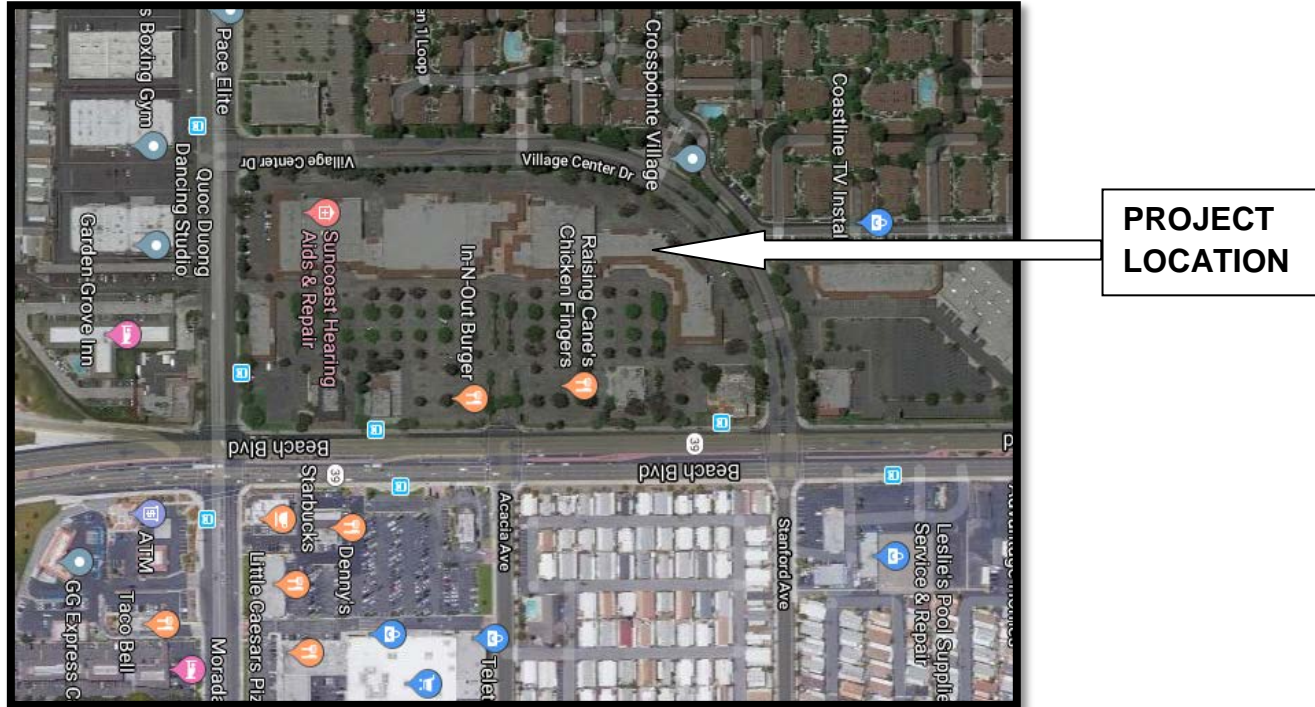
ABSTAIN: COMMISSIONERS: _____

Thomas Frazier, Chairman
Stanton Planning Commission

Amy Stonich, AICP
City Planner

12799-12819 BEACH BLVD.

Vicinity Map



ATTACHMENT C



Utopia Studios Virtual Reality is a new and exciting entertainment arcade for people of all ages. Virtual Reality is where technology is going and if you haven't heard of it, you will soon.

Players can enter any one of our designated booths, put on a pair of VR goggles and immediately be transported into a different world. Do you want to take down a dystopian megacorp as a cyberpunk superhero, sprint at supersonic speeds as an intergalactic park athlete or traverse the wastelands of the zombie apocalypse? Become what you want at Utopia Studios Virtual Reality Center. Our friendly staff is here to help you every step of the way.

From cooperative games to competitive tournaments, VR is a fantastic and fun new way to approach team building and family fun time.

The creators of Utopia Studios have a history of opening and running successful entertainment businesses like Fox in a Box Escape Rooms Fullerton and Huntington Beach, and virtual reality is the next big item of fun.

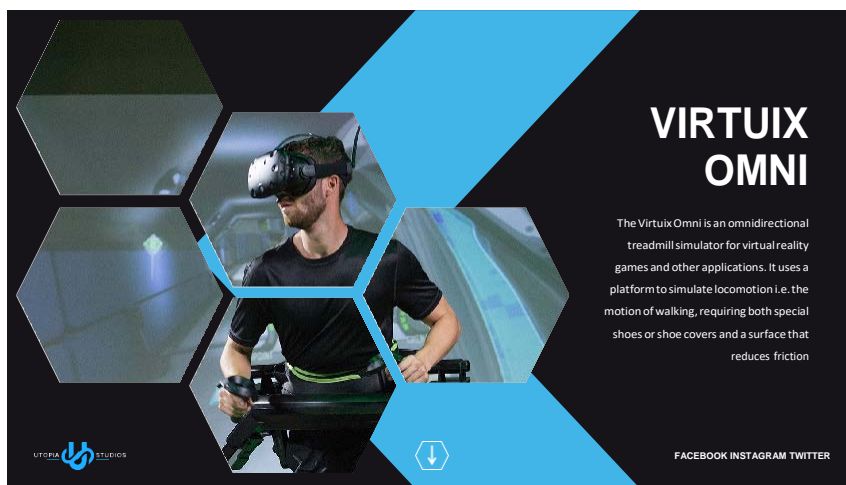
The world we live in is obsessed with competition and so are we. We have also partnered with some of the biggest names in the industry to provide a variety of entertainment for our guests to choose from such as virtual reality escape rooms, community competitions and an interactive dinosaur hologram experience.

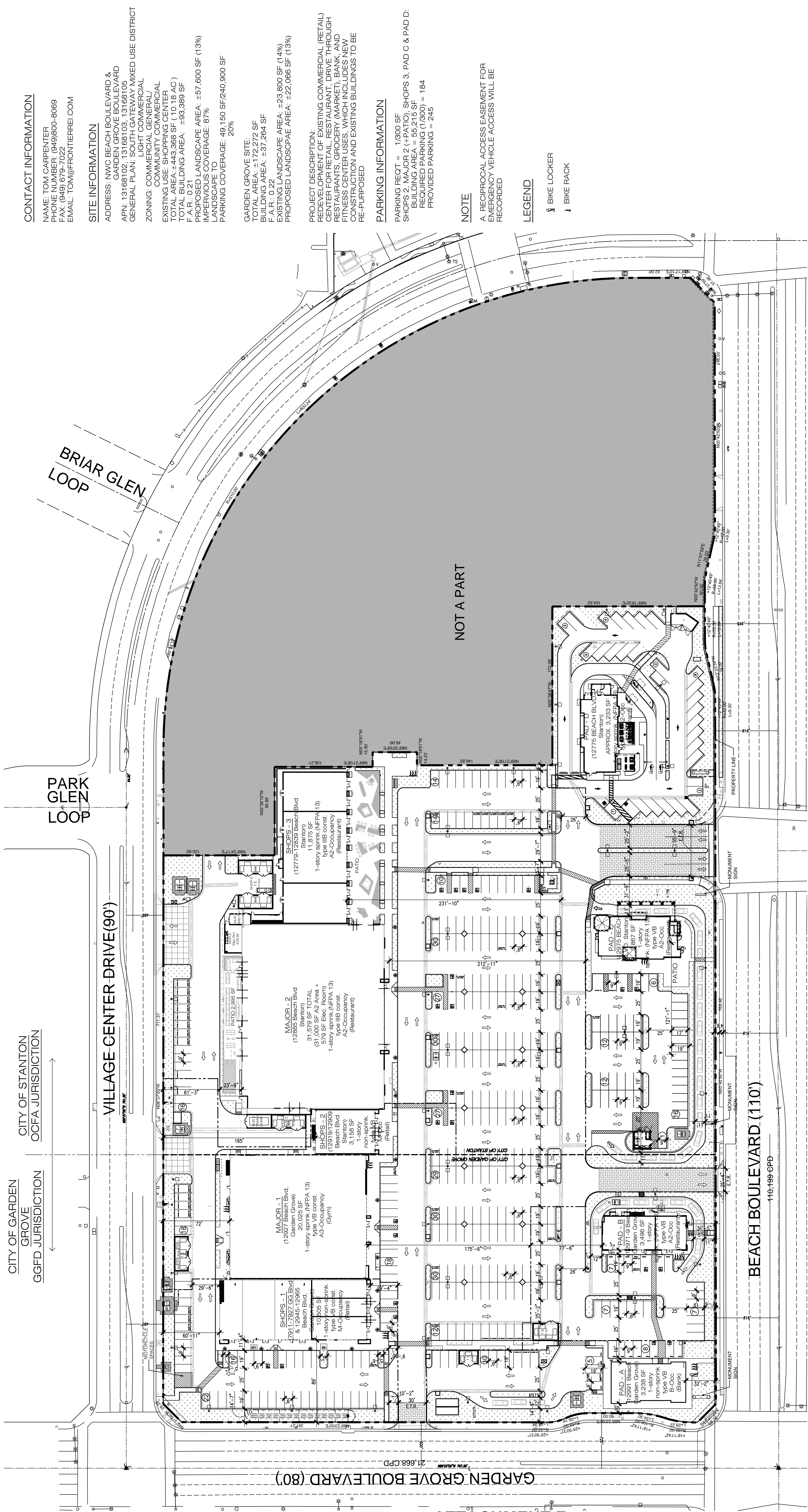
Our proposed hours of operation will be open 7 days a week from 11am to 10 pm staying open until midnight on the weekends and will be providing fun entertainment for all ages.

We are a time-based entertainment, which means we charge for hourly play time. We plan for about 150-250 customers a day, which is over halfway booked in time slots.

We plan to have 10-15 employees on payroll at any given time.

We also plan to have monthly gaming tournaments which would include an entrance fee and a prize for the winner. Details for these tournaments are TBD.





ATTACHMENT E

CONTACT INFORMATION
NAME: TOM CARPENTER
PHONE NUMBER: (949) 800-8069
FAX: (949) 679-7022
EMAIL: TOM@FRONTIERREI.COM

SITE INFORMATION
ADDRESS: NWC BEACH BOULEVARD & GARDEN GROVE BOULEVARD
APN: 13168102, 13168103, 13168105
GENERAL PLAN: SOUTH GATEWAY MIXED USE DISTRICT
ZONING: COMMERCIAL GENERAL / COMMUNITY COMMERCIAL
EXISTING USE: SHOPPING CENTER
TOTAL AREA: ±443,368 SF (10.18 AC)
TOTAL BUILDING AREA: ±93,389 SF
F.A.R.: 0.21
PROPOSED LANDSCAPE AREA: ±57,600 SF (13%)
IMPERVIOUS COVERAGE: 87%
LANDSCAPE TO PARKING COVERAGE: 49,150 SF/240,900 SF 20%
GARDEN GROVE SITE:
TOTAL AREA: ±172,272 SF
BUILDING AREA: ±37,264 SF
EXISTING LANDSCAPE AREA: ±23,900 SF (14%)
PROPOSED LANDSCAPE AREA: ±22,066 SF (13%)

PROJECT DESCRIPTION:
REDEVELOPMENT OF EXISTING COMMERCIAL (RETAIL) CENTER FOR RETAIL, RESTAURANT, DRIVE THROUGH RESTAURANTS, GROCERY (MARKET), BANK, AND FITNESS CENTER USES, WHICH INCLUDES NEW CONSTRUCTION AND EXISTING BUILDINGS TO BE RE-PURPOSED

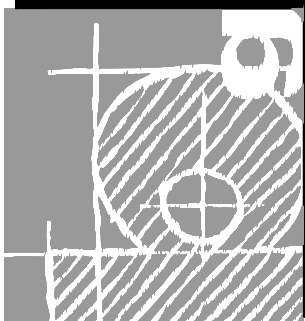
PARKING INFORMATION
PARKING REQ'T = 1,300 SF
SHOPS 2, MAJOR 2 (+PATIO), SHOPS 3, PAD C & PAD D:
BUILDING AREA = 85,215 SF
REQUIRED PARKING (1/800) = 184
PROVIDED PARKING = 245

NOTE
A. RECIPROCAL ACCESS EASEMENT FOR EMERGENCY VEHICLE ACCESS WILL BE RECORDED

LEGEND
BIKE LOCKER
BIKE RACK

BUILDING SUMMARY

BUILDING	CONSTRUCTION TYPE	NUMBER OF STORIES	OCCUPANCY CLASSIFICATIONS	ALLOWABLE AREA	SPRINKLERED
MAJOR-1	V-B	1	A-3	36,340 SF	YES
MAJOR-2	III-B	1	A-2	42,370 SF	YES
SHOPS-1	V-B	1	M/B	12,600 SF	NO
SHOPS-2	V-B	1	M	10,620 SF	NO
PAD-A	V-B	1	B	43,125 SF	YES
PAD-B	V-B	1	A-2/M	28,500 SF	YES
PAD-C	V-B	1	A-2	28,500 SF	YES
PAD-D	V-B	1	A-2	28,500 SF	YES



FRONTIER
REAL ESTATE INVESTMENTS

BEACH & GARDEN GROVE

NWC BEACH BOULEVARD & GARDEN GROVE BOULEVARD
STANTON/GARDEN GROVE, CALIFORNIA

SITE PLAN
Scale: 1" = 40'

November 25, 2019
Plan dwg

F:\116A170 - Stanton Beach & Garden Grove\Design\Sites\16A170 - Site Plan.dwg
The sheet, when approved and signed, is the property of the owner. It is to be used only for the project and site for which it was prepared. It is not to be reproduced or used for any other project without the written consent of the designer.

SUITE 2
5,439 SF

VR Dinosaur Attraction
188 sq ft

Free Roaming Play
173 sq ft

VR Omni
293 sq ft

VR Booth
81 sq ft

Free Roaming Play
243 sq ft

subject to change based on updated games technology

SHOPS 3, SUITE 2 FLOOR PLAN

Scale: 1/4" = 1'-0"

F:\16\16170 - Stanton Beach & Garden Grove\Design\Floor Plan\16A170 - Utopia Floor Plan.dwg

BEACH & GARDEN GROVE
NWC BEACH BOULEVARD & GARDEN GROVE BOULEVARD
STANTON/GARDEN GROVE, CALIFORNIA

FRONTIER
REAL ESTATE INVESTMENTS

**BICKEL GROUP
ARCHITECTURE**
BICKEL GROUP INCORPORATED
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