

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, JANUARY 15, 2020**

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 6:38 p.m., Chair Ash presiding.

2. PLEDGE OF ALLEGIANCE

Led by Chair Ash.

3. ROLL CALL

Present: Chair Ash, Vice Chair Frazier, Commissioner Marques, Commissioner Moua, Commissioner Grand.

Absent: None.

Excused: None.

Also Present: Contract City Planner Amy Stonich and Planning Specialist Izzak Mireles

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

None.

6. PUBLIC COMMENTS

None.

7. PUBLIC HEARING

7A. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT C19-07 AND PRECISE PLAN OF DEVELOPMENT PPD-801 TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A MAJOR UTILITY SERVICE FACILITY (STANTON BATTERY ENERGY STORAGE) LOCATED AT 8230 PACIFIC STREET IN THE IG (INDUSTRIAL GENERAL) ZONE.

Contract City Planner Amy Stonich introduced the item and invited Planning Specialist Izzak Mireles to further present the item.

Planning Specialist Mireles provided background on the project and noted the project is an application for a Precise Plan of Development and a Conditional Use Permit to construct and operate a new eleven thousand, five hundred-square-foot (11,500) major utility service facility. The proposed major utility service provided by the facility would be local and regional backup to the electric grid to benefit residents of Stanton and adjacent cities.

Planning Specialist Mireles noted the site is currently a paved yard used for temporary staging and storage for the construction of the adjacent Stanton Energy Reliability Center (SERC) but the project consists of the construction of a new building, with battery packs in individual storage containers and site improvements inclusive of landscaping and signage. He stated the proposed facility is designed for complete unmanned remote operations and the equipment will be housed within the proposed building.

According to Planning Specialist Mireles, the project site is located on the corner lot of Fern Avenue and Pacific Street in the Industrial General Zone and carries a General Plan designation of Industrial. Surrounding zones include the Industrial General Zone to the south, east, west and north. Planning Specialist Mireles showed some photographs of the surrounding properties. He noted there is a nonconforming residential neighborhood to the north of the project site along with other industrial uses. To the south, Planning Specialist Mireles explained there is a one-track railroad owned by Union Pacific. Further, the Stanton Energy Reliability Center abuts the property to the east and a City of Stanton Corporate Yard abuts the property to the west.

Planning Specialist Mireles showed the Commission the proposed site plan and noted the project site would have primary access on the northern part of the property on the corner of Fern Avenue and Pacific Street and additional access will be granted along a twenty-five-foot road abutting the Stanton Energy Reliability Center.

Planning Specialist Mireles indicated there are two proposed parking spots located outside of the structure on the northern part of the property and a portable bathroom facility and a trash enclosure are proposed on the site.

Planning Specialist Mireles explained that the Stanton Municipal Code allows industrial buildings to be built at a zero-lot line setback when adjacent to other non-residential zones; however, they must maintain a front and street side setback of twenty feet. He noted the building is proposed to be setback twenty-five feet from the front of the property line off Pacific Street and Fern Avenue and will provide a rear and side yard setback of five feet. Additionally, the new building is approximately two hundred and thirty-eight feet by fifty feet.

Planning Specialist Mireles indicated new block walls would be added on the northern, eastern, and southern boundaries of the property. The north and south walls will be six feet high and the east wall will be seven feet high. There is an existing wall to the west that is part of the City Yard.

Planning Specialist Mireles provided a view of the proposed elevations and noted the project has been designed to give the appearance of a warehouse and includes false windows along the north and west elevations. He stated the proposed building structure would be constructed of prefabricated panels with flat or slightly pebbled finish, and metal panels and the exterior of the building is proposed to be painted with a palette of medium and light

beige/tan, blue and grey color. He explained the proposed height of the new building is thirty-one feet, six inches, which is under the max allowable height of thirty-two feet in the industrial general zone.

Planning Specialist Mireles confirmed City staff has reviewed the proposed project and has determined that based on an environmental assessment, the project has been determined to be categorically exempt for an infill development. He stated an environmental document was conducted supporting a Class 32 CEQA exemption shows that the surrounding uses will not be significantly affecting as it relates to traffic, noise, air quality, or water.

Planning Specialist Mireles explained there is an amended resolution before the Commission which includes a revision to add a condition to address removal of the facility.

As such, Planning Specialist Mireles noted the recommended action was that the Planning Commission conduct a public hearing, declare the project is categorically exempt from CEQA, and adopt the resolution as identified for approval of the project as amended before the Commission.

Commissioner Grand asked Staff regarding some height dimensions of the project and regarding construction times. Commissioner Grand also asked regarding the distance from the project and the airport. She also noted the project notes it is a temporary facility and whether it is a porta potty.

City Planner Stonich explained various noise restrictions pursuant the Stanton noise ordinance and the exemptions pursuant construction noises.

Commissioner Marques asked whether the porta potty is a temporary structure at the facility maintained by an outside company and why the building does not have fixed sanitation.

Planning Specialist Mireles explained the facility is completely unmanned.

Commissioner Marques asked regarding the smell and traffic nuisance created by the porta potty. He also asked about fire hazard precautions given the nature of the purpose of the building. He voiced some concerns regarding delays in the event of an emergency. He spoke about the various guidelines in the Municipal Code.

Planning Specialist Mireles noted one of the conditions of approval are stationary battery systems pursuant to Orange County Fire requirements.

City Planner Stonich also noted the plans are routed to the appropriate Fire authority.

Commissioner Marques confirmed he refers to Code section 608. He noted that if the building is to be unoccupied, there is no need for fire extinguishers. He asked the applicant what kind of integrated fire system will be located at the building. He also noted a concern regarding the neighboring facility and whether the bridge can structurally carry the weight of a fire engine.

City Planner Stonich explained all neighboring buildings are subject to the same Fire codes. She also clarified that from 7 a.m. to 8 p.m. they are allowed to do construction subject to

the City's noise ordinance and their condition of approval. However, Saturdays are exempt from the Stanton Municipal Code limitations.

Chair Ash opened the floor for public comment. She noted the Commission was able to meet with the Applicant prior to the meeting.

Ms. Kara Miles, Applicant with W Power, explained she would investigate why the block wall on the eastern portion is seven feet tall and that seven-foot tall wall provides more visual screening. She explained a porta potty and wash station will be installed with routine maintenance because it is an unmanned site.

City Planner Stonich stated the applicant is complying with the City's request.

Ms. Miles explained that the Orange County Fire Authority asked them to install two fire hydrants and opined they are sufficient to service both projects. She also noted remote monitoring in the Sacramento office is 24 hours per day. She stated they have been doing this for twelve years and have never had experience with delays; they also have a backup facility in each of the cities. She further explained how Orange County Fire Authority is holding them to the same standard as other providers.

She explained she is excited to bring another project to the community.

Commissioner Moua noted the City produces a lot of heat and asked about any systems in place in case of a power outage.

Ms. Miles explained they do have a backup continuous power unit.

Commissioner Moua asked whether there is a system of monitoring if the system does not reach Sacramento.

Ms. Miles noted if any signal is not reached in Sacramento, Sacramento would immediately contact the local provider.

Commissioner Moua expressed some concerns with fires starting.

Ms. Miles noted the Samsung system that has been selected is state-of-the art technology with fire suppression systems. She also explained there is solar on the system.

Commissioner Marques asked whether they would provide information regarding the types of batteries that will be included in the project.

Ms. Miles stated there is nothing else that is public and not subject to confidentiality that can be provided.

Commissioner Grand asked for clarification on item number twenty-five.

City Planner Stonich noted that condition refers to the new condition that was added stating that should the facility end its life cycle, they would clean up and bring it back to the way it was before.

Chair Ash asked what the battery life is.

Ms. Miles stated it is about ten years but normally it takes about twenty-years for them to run out. She also spoke regarding the recycling of batteries.

Vice Chair Frazier asked how high the fence and gate are next to the two parking stalls with the access gate and the porta potties. He also asked how high the trash enclosures are.

He was told by staff there is a six-foot high fence, eight-foot high gate.

Vice Chair Frazier noted some concerns with the homeless jumping the gate and the fence and using the porta potty.

Planning Specialist Mireles noted condition number ten requires a security system for monitoring to provide security from the homeless.

Vice Chair Frazier also noted his concern with the lack of a restroom.

Ms. Miles explained pursuant to industry standards, unmanned facilities typically only have porta potties and a wash station.

Vice Chair Frazier noted his concern with the porta potty and the issue of homelessness and not complying with ADA.

Ms. Miles explained some porta potties are ADA compliant.

City Planner Stonich noted the plans will be routed to Building and Planning Divisions and if the site requires ADA compliance, they would require that the porta potty would comply with this.

Commissioner Moua asked how the facility will be secured given the eight-foot fence and that might not provide enough security.

Ms. Miles noted the 24-hour monitoring from Sacramento and motion detector will be employed.

City Planner Stonich confirmed the plans are routed to the Sheriff's department.

Jerry Ristrom, resident at 7922 Santa Barbara Avenue, spoke in support of W Power given his positive experience with them. He also spoke positively about the Commission and their work.

Chair Ash closed the public hearing.

Vice Chair Frazier stated the project is a great idea.

Commissioner Marques stated he is thrilled to have the facility in the City of Stanton but he is troubled by not having a fixed restroom within the building or something connected to the sewer. He asked the applicant reconsider the temporary restroom. He noted he likes this is

an all women owned company but he does not want to open a pandora box with others asking for a porta potty.

Commissioner Grand noted she does not have a concern with the porta potty given her knowledge and experience with the hand washing stations.

Commissioner Moua noted it is a great project but he is concerned about security. He did note that if the Fire and Sheriff's Department approve of the project, he does too.

Motion/Second: Grand/Marques

Motion passed unanimously by the following vote:

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

ACTION TAKEN:

The Planning Commission conducted a public hearing and adopted Resolution No.2513 approving Conditional Use Permit C19-07 and Precise Plan of Development PPD-801 to allow for the construction and operation of a major utility service facility (Stanton Battery Energy Storage) located at 8230 Pacific Street in the IG (Industrial General) zone and declared that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-Fill Development).

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION REORGANIZATION

1. City Planner Amy Stonich accepted nominations for Chair.

Commissioner Grand nominated Commissioner Frazier for Chair.

Motion/Second: Grand/Ash

Motion passed unanimously by the following vote:

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

2. Chair Frazier accepted nominations for Vice Chair.

Commissioner Ash nominated Commissioner Grand for Vice Chair.

Motion/Second: Ash/Moua

Motion passed unanimously by the following vote:

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

11. PLANNING COMMISSION COMMENTS

Commissioner Marques welcomed everyone and stated he is looking forward to the new year and asked the Commissioner look into adopting a new California Fire Code to keep pace with the Building Code.


Commissioner Ash noted her daughter who had not been in Stanton for a while commented on how good Stanton looks.

12. PLANNER'S REPORT

City Planner Amy Stonich thanked Vice Chair Grand for joining the audit walk.

13. ADJOURNMENT

Commission adjourned at 7:57 p.m.



Amy Stonich, AICP
City Planner