

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, FEBRUARY 5, 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 6:31 p.m., Chair Frazier presiding.

2. PLEDGE OF ALLEGIANCE

Led by Vice Chair Grand.

3. ROLL CALL

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

Absent: Commissioner Marques

Excused: None

Also Present: Contract City Planner Amy Stonich and Senior Planner Rose Rivera

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

The Planning Commission approved minutes for the Regular Meeting of May 15, 2019.

Motion/Second: Moua/Frazier

Motion passed by the following vote:

AYES: Frazier, Moua, Grand

NOES: None

ABSTAIN: Ash

ABSENT: Marques

The Planning Commission approved minutes for the Regular Meeting of June 5, 2019.

Motion/Second: Ash/Moua

Motion passed by the following vote:

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

6. **PUBLIC COMMENTS**

None.

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.**

Contract City Planner Amy Stonich introduced the item and invited Senior Planner Rose Rivera to further present the project.

Senior Planner Rivera noted the proposed business, Utopia Studios, is a virtual reality experience facility consisting of seventeen player stations within a 5,439 square foot suite.

Senior Planner Rivera noted the proposed hours of operation are 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. Staff has included condition number seven in the resolution which would allow flexibility for hours of operation which are compatible with the adjacent market hall. The proposed hours are also consistent with the adjacent drive-through fast food restaurants which are permitted to operate their drive-throughs 24-hours a day.

Senior Planner Rivera provided a picture of the subject property and the site plan. She stated the business operator is proposing to consolidate three tenant spaces within the Shops-3 portion of the 22 & Beach Shopping Center, which would be located adjacent to the previously approved market hall and the Brookfield townhome development which are currently under construction.

Senior Planner Rivera discussed that the proposed virtual reality experience would feature an open floor plan consisting of seventeen player stations, some of which are multi-player games which hold up to four players and others for individual players. She noted 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 occasional gaming tournaments where contestants would pay a fee to enter for an opportunity to win prizes.

Senior Planner Rivera provided the Planning Commission a few examples of photos of the possible VR technology provided in Utopia Studios.

Senior Planner Rivera explained that a virtual reality experience facility is not a listed use in the Stanton Municipal Code (SMC), but the SMC allows for interpretation of a similar use.

The use would be subject to a conditional use permit subject to Planning Commission approval. According to Planner Rivera, 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. She stated 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.

Accordingly, Senior Planner Rivera stated the recommended action is 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 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.

Commissioner Ash noted this is a virtual reality facility proposed for outside of the Rodeo 39 Market.

Senior Planner Rivera responded in the affirmative and noted the arcade inside the market is more traditional.

Chair Frazier asked whether they would be serving food or drink.

Senior Planner Rivera responded that the applicant would not be serving food or drink.

Chair Frazier opened the floor for a public hearing.

Amanda Contreras, the owner of Utopia Studios, noted she also owns other similar establishments in other cities.

Commissioner Ash noted she is concerned about two virtual reality establishments being located within a few hundred feet of each other.

Ms. Contreras stated she believes the arcade does not have virtual reality.

Tom Carpenter, applicant, spoke about the various spaces at the Rodeo 39 Market and clarified the spaces are different.

Commissioner Moua asked whether the establishment would be busy.

Ms. Contreras spoke about her history starting escape rooms. She spoke about her escape room basis and her virtual reality business model. She explained how the space would be rented out to corporations, or birthday parties and schools.

Commissioner Moua asked about the implications on parking.

Planner Rivera stated a parking analysis was done and the parking analysis reflected there was sufficient parking.

Vice Chair Grand asked whether this location would also include an escape room.

Ms. Contreras spoke about how selective she is with escape rooms. She used the floorplan slide to show how the layout would operate. She stated they were considering implementing two virtual escape rooms.

Vice Chair Grand asked about the alarm system regarding occupancy.

Ms. Contreras stated she is not sure what that requirement is about but that it has not been requested by the fire department yet. She spoke about her occupancy in the space.

Mr. Carpenter elaborated on the occupancy requirements.

Vice Chair Grand stated she understood what the requirement meant.

Commissioner Ash asked how the tournaments work and during what times.

Ms. Contreras stated people would attend during the week to practice and during the tournaments patrons would attend at their selected time and would not wait in line.

Mr. Carpenter also commented on the way the space would be used.

Laura Riney spoke about concerns with the impact on parking.

City Planner Stonich stated this issue would be considered at the February 11, 2020 City Council meeting. She stressed there is more than enough parking based on the Stanton Municipal Code.

Ms. Riney continued to speak about her concerns with parking and its impact on the residential area and street parking.

Commissioner Ash stated this would be taken to Council and these concerns could be raised then.

Ms. Riney stated she would express her concerns to the City Council on Tuesday.

Chair Frazier explained the Planning Commissions job was to review the application regarding meeting the parking requirements. He stated impact on parking would be minimal as opposed to other establishments like restaurants. He noted parking should be addressed to the Council.

Chair Frazier closed the public hearing.

Commissioner Ash stated she is excited about the establishment and the new group of people it will attract.

Commissioner Moua stated the establishment will attract young people to the City.

Vice Chair Grand stated the project is exciting and fun.

Motion/Second: Ash/Grand

Motion passed unanimously by the following vote:

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

ACTION TAKEN:

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

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

Commissioner Ash asked about an email she received for the Form 700. She asked whether it should be delivered to the City Clerk.

Chair Frazier asked her to talk to Patricia so it could be done online.

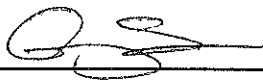
Commissioner Ash wished all the couples a Happy Valentine's Day.

11. PLANNER'S REPORT

City Planner Amy Stonich noted there is nothing on the agenda for the February 19th meeting.

12. ADJOURNMENT

Commission adjourned at 7:09 p.m.



Amy Stonich, AICP
Contract City Planner