

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON  
REGULAR MEETING  
WEDNESDAY, MAY 6, 2020**

**1. CALL TO ORDER**

The Planning Commission of the City of Stanton was called to order at 6:30 p.m. via teleconference, Chair Frazier presiding.

**2. PLEDGE OF ALLEGIANCE**

Led by Vice Chair Grand.

**3. ROLL CALL**

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

Absent: Commissioner Marques

Excused: None.

Also Present: Contract City Planner Amy Stonich, Planning Specialist Izzak Mireles and City Attorney Kylee Otto

**4. SPECIAL PRESENTATION**

None.

**5. APPROVAL OF MINUTES**

The Planning Commission minutes for the Regular Meeting of November 6, 2019.

The Planning Commission minutes for the Regular Meeting of November 20, 2019.

The Planning Commission minutes for the Regular Meeting of February 5, 2020.

The Planning Commission minutes for the Regular Meeting of March 4, 2020.

Motion/Second: Ash/Grand

Motion carried (4-0) by the following vote:

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

6. **PUBLIC COMMENTS**

None.

7. **PUBLIC HEARINGS**

7A. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ACZ20-01 AN ORDINANCE TO AMEND REGULATIONS AND ZONING STANDARDS RELATING TO COMMERCIAL CANNABIS BUSINESSES CHAPTER 5.77 (COMMERCIAL CANNABIS BUSINESSES) AND TITLE 20 (ZONING) OF THE STANTON MUNICIPAL CODE AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA.**

Contract City Planner Amy Stonich presented the item and noted that the PowerPoint presentation was available on the City's website.

Contract Planner Stonich indicated that the item is a Resolution of the Planning Commission of the City of Stanton recommending that the City Council adopt AZC20-01, an Ordinance to amend regulations and zoning standards relating to commercial cannabis businesses, adding Chapter 5.77 (Commercial Cannabis Businesses) and amending Title 20 (Zoning) of the Stanton Municipal Code and determining the Ordinance to be exempt from CEQA.

City Planner Stonich provided an overview, explaining that in November 5, 2019, the City Council adopted Ordinance No. 1091 which established a tax on commercial cannabis businesses.

City Planner Stonich indicated that the new Ordinance before the Commission tonight will implement regulations for permitting and regulating commercial cannabis businesses. She continued by noting that Zoning Code Amendment AZC20-01 is a recommendation to the City Council for zoning locations only.

City Planner Stonich discussed that a Cannabis Committee is an Ad Hoc committee that was formed to consider implementation practices. They established the desired types of uses permitted, the number of uses permitted, the screening application, the evaluation process, fees associated, and they identified zones. She noted this is the focus of the Planning Commission's item tonight.

City Planner Stonich stated the Cannabis Committee identified the City's industrial zones for establishing these uses. They also identified buffers that would be applied to a 600-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, day care centers, or youth centers that are in existence at the time the permit is issued, and a 400-foot radius of a property zoned residential.

City Planner Stonich explained that the Zoning section of the Ordinance includes each Cannabis type and the permitting process. Essentially, these businesses are permitted subject to approval of a Commercial Cannabis Business Permit. With the exception of testing laboratories, these businesses must also meet the separation requirements as previously discussed. City Planner Stonich indicated that definitions are also included and these definitions are consistent with the State permitting definitions.

City Planner Stonich stated the recommended action is that the Planning Commission adopt

a Resolution recommending that the City Council adopt AZC20-01, an Ordinance to amend regulations and zoning standards relating to commercial cannabis businesses, and adding Chapter 5.77 (Commercial Cannabis Businesses) and amending Title 20 (Zoning) of the Stanton Municipal Code and determining the Ordinance to be exempt from CEQA.

Chair Frazier clarified that the Planning Commission is considering zoning and land use section only (attachment B) during this meeting.

City Attorney Kylee Otto recommended that the Title of Resolution No. 2503 be amended to remove the section pertaining to adding Chapter 5.77 and amending Title 20 of the Stanton Municipal Code, those items are not under consideration for the Planning Commission tonight. That section will be determined by the City Council.

The public hearing was opened.

***Public E-Comments:***

None received.

***Public E-Request to Speak:***

Brian Mitchell, CEO, Shryne Group, spoke regarding their current cannabis operations in Los Angeles, and state-wide. He expressed his support of commercial cannabis retail businesses in the City of Stanton.

Daniel Yi, Communications Officer, Shryne Group, spoke regarding the cannabis industry and support of cannabis businesses. Mr. Yi provided a personal anecdote of the benefits of cannabis.

Tak Sato, Chief Development Officer, Shryne Group, spoke in support of cannabis businesses and potential business development in Stanton. Mr. Sato noted that their LA facility offers scholarships and works with non-profits

The public hearing was closed.

Chair Frazier reminded the Commission that the only portion of the Ordinance that is for consideration under the recommended Resolution are the zoning and land use regulations.

Commissioner Ash requested clarification of the appropriate Resolution number.

City Planner Stonich clarified that the correct Resolution number is 2503.

Commissioner Ash requested clarification on whether the city of Stanton is required to allow the operation of these businesses to comply with State legislation.

City Planner Stonich responded that the City of Stanton has already passed a cannabis tax ordinance; this is just regulating zoning standards.

City Attorney Otto clarified that the City is not required to allow cannabis operations, but if

Planning Commission and City Council want to allow these businesses, zoning regulations must be implemented.

Vice Chair Grand expressed her support of cannabis businesses in the City of Stanton and agrees with all the zoning standards.

Commissioner Moua requested clarification if the zoning standards determine where cannabis businesses can operate, they are approving the operation on cannabis businesses at this time.

City Planner Stonich responded in the affirmative.

Motion/Second: Grand/Ash

Motion carried (4-0) by the following vote:

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

**ACTION TAKEN:**

The Planning Commission conducted a public hearing; adopted Resolution No. 2503 recommending that the City Council adopt AZC20-01 an Ordinance to amend regulations and zoning standards relating to commercial cannabis businesses.

**7B. PUBLIC HEARING TO CONSIDER MINOR CONDITIONAL USE PERMIT (MUP20-01) AND SITE PLAN AND DESIGN REVIEW (SPDR-799) TO DEMOLISH AN EXISTING CONVENIENCE STORE AND CONSTRUCT A NEW 2,200 SQUARE-FOOT CONVENIENCE STORE LOCATED AT 8221 GARDEN GROVE BOULEVARD, IN THE COMMERCIAL GENERAL (CG) ZONE.**

Contract City Planner Amy Stonich introduced the item as a public hearing to consider Minor Conditional Use Permit MUP20-01 and Site Plan and Design Review SPDR-799 to demolish an existing convenience store and construct a new 2,200 square-foot convenience store located at 8221 Garden Grove Boulevard, in the commercial general (CG) zone. She introduces Planning Specialist Izzak Mireles to further discuss the item.

Planning Specialist Izzak Mireles presented the item and advised that the PowerPoint presentation is available on the City's website.

Planning Specialist Mireles stated that the items for consideration are SPDR-799 and MUP20-01.

Planning Specialist Mireles applicant is proposing to demolish an existing 1,500 square-foot convenience store and construct a new 2,200 square-foot convenience store. He advised that all existing fuel systems, canopy and dispensers are proposed to remain the same.

Planning Specialist Mireles discussed the application requires a Site Plan and Design Review (SPDR-799) for the construction of any new non-residential development and a

Minor Conditional Use Permit (MUP20-01) for the reduction of up to 15 percent in the required number of parking spaces.

Planning Specialist Mireles described the project as located on the corner of Fern Street and Garden Grove Boulevard, he indicated that the property is zoned commercial general and has a General Plan Land Use designation of commercial general.

Planning Specialist Mireles stated that the surrounding uses include retail commercial to the north, the City of Garden Grove to the south and east, and retail commercial businesses to the west.

Planning Specialist Mireles indicated that the site can be accessed through two driveway entrances, one from Garden Grove Boulevard and the other from Fern Avenue.

Planning Specialist Mireles described the elevations and advised that a condition has been included to ensure that the north wall must be revised to be stucco coated to match the south and east elevations.

Planning Specialist Mireles stated the recommended action is that the Planning Commission conduct a public hearing and adopt Resolution No. 2508 to approve Minor Conditional Use Permit MUP20-01 and Site Plan and Design Review SPDR-799, and find that the project is categorically exempt per CEQA, Public Resource Code Section 15302, Class 2 (Replacement or Reconstruction).

Vice Chair Grand requested clarification if the driveway depicted in the image of Slide 4 on the PowerPoint Presentation is the driveway that is proposed to be removed.

Planning Specialist Mireles responded in the affirmative, the applicant will be required to obtain an encroachment permit through the Public Works Department to remove the driveway.

Vice Chair Grand inquired if the roll-up doors depicted in the image of the elevations on Slide 6 of the PowerPoint Presentation are accessible storage areas.

Planning Specialist Mireles indicated that it is just an architectural design, they not accessible.

Fred Cohen, applicant, spoke in favor of the project and operations of store. He requested to modify condition number 10, citing issue with neighboring properties allowing access to apply the stucco finish to the wall. Instead, Mr. Cohen is requesting split-face block wall, with anti-graffiti coating.

David Berry, owner and operator of the station, also requested to modify condition 10. Mr. Berry expressed that he is excited to enhance the building.

City Planner Stonich clarified the applicant's request to modify condition 10.

Commissioner Ash inquired if a stucco finish can be coated with anti-graffiti coating.

City Planner Stonich described the different types of materials the applicant may utilize.

Vice Chair Grand expressed her support of anti-graffiti coating for block wall.

Chair Frazier inquired regarding the setback requirement from building to the north property line.

Planning Specialist Mireles indicated that it is a zero-lot line; the building can be built to property line.

Chair Frazier expressed his support of modifying condition 10 to split-face block wall.

Vice Chair Grand inquired why the condition requires a stucco finish.

City Planner Stonich responded the condition is written that way to match other elevations and to create consistency with stucco finish. She clarified it is an aesthetic evaluation.

The public hearing was opened.

Izzak Mireles indicated that no request to speak was received.

The public hearing was closed.

A motion was made by the Planning Commission to adopted Resolution No. 2508, with recommended modifications to condition number 10.

Motion/Second: Ash/Moua

Motion carried (4-0) by the following vote:

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

**ACTION TAKEN:**

The Planning Commission conducted a public hearing, and adopted Resolution No. 2508 approving Minor Conditional Use Permit (MUP20-01) and Site Plan and Design Review (SPDR-799) and found that the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15302, Class 2 (Replacement or Reconstruction).

**8. NEW BUSINESS**

None.

**9. OLD BUSINESS**

None.

**10. PLANNING COMMISSION COMMENTS**

Vice Chair Grand inquired if a Planning Commission Meeting is scheduled for May 20, 2020.

Contract City Planner Stonich responded that there are items agendaized for May 20, 2020.

Commissioner Ash thanked staff for coordination of meeting during these unprecedented times.

Chair Frazier thanked staff for their efforts.

Chair Frazier requested items for discussion at a future meeting:

- Status on homeless COVID-19 population at the Stanton Inn & Suites
- Homeless encampment by Red Ball Hardware off Katella Avenue

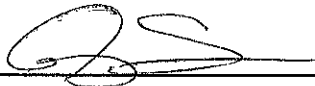
**11. PLANNER'S REPORT**

Contract City Planner Stonich thanked Planning Specialist Izzak Mireles for his participation and hosting the meeting.

City Planner Stonich reported that City Hall is open to public, with precautionary measure in place and utilizing sneeze guard and face masks. She advised the City plans to open more operations per Governor's directives in the future.

**12. ADJOURNMENT**

Commission adjourned at 7:26 p.m.



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Amy Stonich, AICP  
Contract City Planner