

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON  
REGULAR MEETING  
WEDNESDAY, AUGUST 19, 2020**

**1. CALL TO ORDER**

The regular meeting of the Planning Commission of the City of Stanton was called to order at 6:39 p.m.

**2. PLEDGE OF ALLEGIANCE**

Led by Chair Frazier.

**3. ROLL CALL**

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

Absent: None

Excused: None

**4. SPECIAL PRESENTATION**

The recognition of former Senior Planner, Ms. Rose Rivera was continued to a future meeting.

**5. APPROVAL OF MINUTES**

None.

**6. PUBLIC COMMENTS**

None.

**7. PUBLIC HEARINGS**

**7A. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT C19-06 TO ALLOW FOR A HEAVY INTENSITY MANUFACTURING AND WAREHOUSING FACILITY LOCATED AT 8350 CERRITOS AVENUE IN THE IG (INDUSTRIAL GENERAL) ZONE.**

Planning Technician Jennifer Ash presented the item.

Chair Frazier opened the public hearing.

Mr. Mireles noted no public comments for or against the project were received.

Commissioner Ash asked staff regarding exiting off the property with big trucks.

Ms. Ash explained the business utilizes small trucks only.

Chair Frazier asked whether smaller vehicles could maneuver in and out with roll-up doors on the south elevation of the building.

Mr. Nguyen, the business owner stated there are two roll-up doors.

Commissioner Marques asked how Mr. Nguyen would oversee parking to not interfere with neighboring businesses.

Mr. Nguyen stated his two businesses are not retail and have in total about twenty-two parking spaces for employees.

Commissioner Marques then noted some concerns with the lack of fire sprinklers, fire alarms, and lighting. He stated he is asking that no Certificate of Occupancy be issued until the site meets Fire Code requirements.

Mr. Nguyen stated he is in the process of obtaining the necessary permits to be able to move to the final plan when he can install the fire sprinklers and bring in the main line.

Commissioner Marques noted a conflict with Planning Condition No. 5 and Planning Condition No. 8 regarding storage racks and impediment to storing hazardous material on the exterior of the building.

Ms. Lilley stated the condition states no outdoor storage allowed but through review of OCFA and other agencies, they could submit for an enclosure that would be outside the building.

Chair Frazier asked whether the fire sprinkler system will only be a liquid water system and whether this issue would be subject to deferred submittal.

Ms. Lilley stated that the condition that requires the applicant to meet all local requirements would require the fire sprinklers to be reviewed by OCFA and OCFA would be signing off on that approval. The Building Official would not allow them to have occupancy of the building until they are in compliance.

Chair Frazier noted many of the products mix with water and asked how contaminated water is disposed of.

Mr. Nguyen noted that would go into the mixing tank and drained into a clarifier.

Chair Frazier closed the public hearing.

Motion/Second: Grand/Ash

Motion passed (4-0) by the following roll-call vote:

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

**7B. PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR-802 TO ALLOW THE CONSTRUCTION OF TWO (2) SINGLE-FAMILY DETACHED DWELLING UNITS INCLUDING A SHARED COMMON DRIVEWAY WITH THE PROPERTY LOCATED AT 10672 LEXINGTON STREET AND TENTATIVE PARCEL MAP TM 19-03 TO SUBDIVIDE A LEGAL PARCEL (0.22 ACRES) FOR CONDOMINIUM PURPOSES, FOR THE PROPERTY LOCATED AT 10572 LEXINGTON STREET IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE.**

Planning Technician Ash presented the item.

Chair Frazier opened the public hearing.

Ms. Hargent, the Civil Engineer from EGL Associates, located in Arcadia, introduced herself.

Mr. Mireles noted no public comments for or against the project were received.

Chair Frazier closed the public hearing.

Motion/Second: Ash/Marques

Motion passed (4-0) by the following roll-call vote:

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

**7C. PUBLIC HEARING TO CONSIDER ZONING CODE AMENDMENT ZCA 20-01, DEVELOPMENT AGREEMENT DA 20-03, PLANNED DEVELOPMENT PERMIT PDP 20-04, AND SITE PLAN AND DESIGN REVIEW SPDR-807 FOR A NEW 321-UNIT MULTI-FAMILY APARTMENT COMMUNITY FOR PROPERTIES LOCATED AT 12331-12435 BEACH BOULEVARD LOCATED IN THE COMMERCIAL GENERAL (CG) AND SOUTH GATEWAY MIXED-USE (SGMX) OVERLAY ZONE.**

Community & Economic Development Director Jennifer Lilley presented the project.

Chair Frazier asked whether the numbers are correct on the traffic study because the left-hand turn across Beach Boulevard was at 75% and the right-hand turn was at 30%.

Mr. Mireles stated the applicant and architect were present.

Chris Segesman with the Bonanni Development Team introduced himself.

Vice Chair Grand asked whether the dog park is enclosed.

Mr. Segesman confirmed the dog park is enclosed and will contain a dog washing station.

Vice Chair Grand asked what is the move-in area.

Mr. Segesman noted the move-in area is for residents to be able to use a moving truck and an elevator without blocking traffic.

Commissioner Ash asked about lighting in the parking garage which could interfere with the residences.

Mr. Segesman stated the parking structure would have dim lights and the lighting is mandated by OCFA.

Chair Frazier asked whether the parking structure would have the emergency blue phone for safety reasons.

Mr. Segesman confirmed they will be installed.

Mr. Segesman also confirmed ADA parking will be provided on all levels of parking.

Director Lilley stated three letters were submitted in opposition related to height of the building and traffic impacts of the project and one letter was received in favor of the project.

Mr. Mireles confirmed no one was on the line to support or oppose the project.

Chair Frazier closed the public hearing.

Motion/Second: Ash/Grand

Motion passed (4-0) by the following roll-call vote:

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

8. **NEW BUSINESS**

None.

9. **OLD BUSINESS**

None.

**10. PLANNING COMMISSION COMMENTS**


Commissioner Ash noted she would like more education on letters from YIMBY. She also requested more information on traffic studies. Finally, she thanked staff for their work.

**11. DIRECTOR'S REPORT**

Ms. Lilley thanked everyone for their patience and noted a study session would be put together to discuss these items.

**12. ADJOURNMENT**

Commission adjourned at 8:10 p.m.

  
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Jennifer A. Lilley, AICP  
Community & Economic Development Director