



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, FEBRUARY 15, 2023 - 6:30 P.M.

AGENDA

SAFETY ALERT – NOTICE REGARDING COVID-19

The health and well-being of our residents is the top priority for the City of Stanton and you are urged to take all appropriate health safety precautions given the health risks associated with COVID-19. The Planning Commission Meeting will be held in-person in the City Council Chambers located at 7800 Katella Avenue, Stanton, CA 90680.

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:

- Attend in person and complete and submit a request to speak card to the Planning Commission Chair.
- E-mail your comments to CommunityDevelopment@StantonCA.gov with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" no later than 5:00 p.m. before the meeting (*Wednesday, February 15, 2023*). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting; however, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4237.

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) 890-4237. Notification 48 hours prior to the Commission meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

1. **CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Ash, Vice Chair Adams, Commissioner Marques, Commissioner Frazier, Commissioner Sanchez

4. **SPECIAL PRESENTATION**

None

5. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meeting for October 19, 2022.

6. **PUBLIC COMMENTS**

This is the time for members of the public to address the Planning Commission on any non-agendized matters within the subject matter jurisdiction of the Planning Commission.

- Each speaker will have a maximum of three (3) minutes,
- The Commission cannot discuss or take action on these items.
- All speakers must fill out a REQUEST TO SPEAK card and submit it to the Secretary of the Commission.
- The Chair will call speakers to the microphone. Please state your name, slowly and clearly, for the record.
- When three (3) minutes has expired, please return to your seat as you will not be permitted to have additional time for comments

7. **PUBLIC HEARINGS**

7A. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT NO. ZTA 23-02 AN OMNIBUS CODE UPDATE AMENDING SECTIONS 20.210.020, 20.215.020, 20.230.040, 20.450.030, and 20.700.090 OF THE STANTON MUNICIPAL CODE AND FIND THAT THE PROJECT BE EXEMPT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTIONS 15016(b)(3) and 15378**

RECOMMENDED ACTION

Planning Commission of the City of Stanton hereby resolves as follows:

- Conduct a public hearing;
- Find that the project is exempt from the California Environmental Quality Act (CEQA) under sections 15061(b)(3) and 15378; and
- Adopt Resolution No. 2558 approving Zoning Code Amendment No. 23-02 to amend Section 20.210.020, 20.215.020, 20.230.040, 20.450.030, and 20.700.090 of the Stanton Municipal Code

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. DIRECTOR'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 Family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 9th day of February 2023.



Hannah Shin-Heydorn, City Manager
Interim Community & Economic Development Director

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, OCTOBER 18, 2022, 6:30 P.M.**

1. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING

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., Chairperson Ash presiding.

2. PLEDGE OF ALLEGIANCE

Led by Vice Chair Adams.

3. ROLL CALL

Present: Chairperson Ash, Vice Chair Adams, Commissioner Frazier.

Absent: Commissioner Marques

Excused: None.

4. SWEARING IN/SEATING OF NEW PLANNING COMMISSIONER

The City Clerk administered the Oath of Office to Ms. Helen Sanchez.

5. SPECIAL PRESENTATION

None.

6. APPROVAL OF MINUTES

None.

7. PUBLIC COMMENTS

None.

8. PUBLIC HEARINGS

8A. PUBLIC HEARING TO CONSIDER AMENDING CONDITIONAL USE PERMIT NO. C21-01 TO ALLOW KARAOKE AND LIVE BAND ENTERTAINMENT IN CONJUNCTION WITH A BONA FIDE RESTAURANT WITH ALCOHOL SERVICE LOCATED AT 12033 BEACH BLVD IN THE CG COMMERCIAL GENERAL ZONE

Associate Planner Patricia Garcia introduced the item. She explained where the restaurant is located within a shopping center. Ms. Garcia explained the zoning is commercial general as are most of the surrounding buildings.

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She provided background regarding the original conditional use permit which did not include an approval for live entertainment. Ms. Garcia explained the request is to include live entertainment as an incidental use. She outlined the floorplan.

Ms. Garcia explained the zoning requirements that the incidental use does not exceed 35% of the area, and noted the proposed use does not exceed floor plan requirements. She noted conditions have been proposed, and explained the condition outlining days, should actually be Monday through Sunday, not Monday through Friday.

Ms. Garcia stated that the recommended action is that the Commission conduct a public hearing, declare the project is categorically exempt per California Environmental Quality Act, Public Resource Code Section 15301, Class 1 (Existing Facilities), and adopt Resolution No. 2555 approving Amendment to Conditional Use Permit No. C21-01.

Mike Ayaz thanked staff and discussed the conditions of approval. He asked to have the ability to have Sunday brunch at the location in addition to the late-night entertainment.

The business owner, Trevor Johnson, thanked Code Enforcement for their help and everyone who helped with the project.

Chairperson Ash agreed the Staff makes the City great.

Commissioner Frazier thanked Councilmember Van for attending. The applicant asked to be able to play karaoke any time they want. Commissioner Frazier asked Staff if they have a problem with the leeway. He asked if they could ask for a day permit to inform the City.

The applicant explained the hours.

Community and Economic Development Director Lilley explained that from a staff perspective, live entertainment and karaoke is typically concerning in the evening. She explained options the Planning Commission could consider with respect conditions of approval and annual review of the Conditional Use Permit.

Commissioner Frazier noted some holidays are celebrated late into the evening.

Director Lilley explained more guidance from the Commission as to the term “excessive” would be helpful to the Applicant and Staff.

Commissioner Frazier explained “out of control” is not appropriate.

Commissioner Sanchez’s asked questions regarding security and lighting.

The Applicant explained they are providing floodlights and security. He also explained they do not want to operate in excess.

Director Lilley noted that because this is a condition of approval, more detail is required. She proposed bifurcating the two issues of karaoke and live entertainment. Karaoke would stay

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in the condition as written with the correction as written, and live entertainment Monday-Sunday 10 a.m.-10 p.m., and if there were a nuisance or any challenges, the City would still be able to deal with the challenges.

Vice Chair Adams noted parking could be an issue on Sundays. He asked what made the Applicant ask for live entertainment.

The Applicant explained it was always part of their plan to include entertainment, but they first wanted to prove themselves to the City.

Vice Chair Adams noted concerns with the noise for the neighbors. He asked if there would be a limit on holidays.

The Applicant suggested the Commission could give the business the latitude as well as Staff to enforce. He noted it would not be an everyday occurrence and explained they could add a condition that they come back.

Director Lilley explained they were addressing Condition five to bifurcate karaoke and live entertainment and there would be a review by the Director at the six-month mark. She also drew the Commissions attention to Conditions six through eight to address the other Commissioner's concerns regarding lighting and noise spill-over.

Chair Ash indicated the Applicant decided to stay in Stanton.

Commissioner Frazier noted the restaurant would be open at the same time as the live music.

The Applicant explained this would be a small portion of the business, but only when appropriate for the business.

Chairperson Ash noted she is happy Lucky Johns stayed in Stanton.

A motion was made to adopt Resolution No. 2555.

Motion/Second: Frazier/ Adams

Motion passed 4-0 with the following vote:

AYES:	Ash, Frazier, Adams, Sanchez
NOES:	None
ABSTAIN:	None
ABSENT:	Marques

8B. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO CONDITIONAL USE PERMIT NO. C19-07 FOR A MAJOR UTILITY SERVICE FACILITY LOCATED AT 8230 PACIFIC STREET, CONDITIONAL USE PERMIT NO. C22-04 TO ALLOW EXPANSION OF THE USE TO A PORTION OF THE ADJACENT PROPERTY LOCATED AT 10680 FERN AVENUE AND SITE PLAN AND DESIGN REVIEW NO. SPDR-819 TO ALLOW THE

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CONSTRUCTION AND EXPANSION FOR THE FACILITY IN THE IG INDUSTRIAL GENERAL ZONE

Associate Planner Patricia Garcia introduced the item. She explained where the property was located near Fern Avenue and Pacific Street. Ms. Garcia presented and provided information on each property and the zoning of surrounding properties. She noted the existing Stanton Energy and Reliability Center is near the site.

Ms. Garcia provided background and noted the amendment the Applicant is proposing.

She noted the design would be the same as near-by structures. She described the landscaping and layout of the site. Ms. Garcia explained parking impacts were not anticipated and there is an agreement with neighboring facilities to support parking needs.

Ms. Garcia noted certain Public Works Conditions of Approval, specifically, Condition Twenty-Two was revised to show the correct street name and Condition twenty-three was revised to show when the project would require an additional permit.

Ms. Garcia stated that the recommended action is that the Commission conduct a public hearing, the project is Categorically Exempt per California Environmental Quality Act, Public Resource Code Section 15332, Class 32 (In-fill Development) and Section 15303, Class 3 (New Construction or Conversion of Small Structures), and adopt Resolution No. 2556 approving Amendment to Conditional Use Permit No. C19-07, Conditional Use Permit No. C22-04, and Site Plan and Design Review No. SPDR-819.

Director Lilley summarized the original Conditional Use Permit is being amended to change the type of structure previously approved as well as approving the expansion of the use onto the north part of the property.

Chairperson Ash asked if the property is being purchased by the applicant.

Kara Miles with W Power, explained that certain facilities are shared and leases are already established. She noted they have been working with the City of Stanton for many years and have had a wonderful experience.

Commissioner Frazier asked regarding the fire suppression system.

Gary Franzen explained the rectangular shapes inside the walls are enclosures, each with fire suppressant systems.

Commissioner Frazier asked how many batteries are proposed to be added and where they will be stored if they fail.

Mr. Franzen's noted the number of batteries and that the batteries will last for twenty-plus years.

Commissioner Frazier again asked where the toxic waste goes.

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Mr. Franzen noted the dead batteries would not be kept long at the location. He explained the proposed layout and the type of battery allowed. He estimated batteries might be kept six to twelve months.

Mr. Adams asked regarding the number of turbines and whether this is an extension.

Ms. Miles confirmed it would only be batteries.

Chairperson Ash confirmed the Applicant answered all questions concerning safety with the batteries.

Commissioner Frazier asked Staff whether there can be a limit on storage for non-functional batteries.

Director Lilley noted the previous approval did not include conditions for removal of non-functioning batteries. She explained the Building Official and Fire Chief could decide how long is reasonable.

Commissioner Frazier asked for guidance regarding a reasonable timeframe for removal of batteries.

Chairperson Ash asked whether the Fire and Building Departments cleared storage of dead batteries.

Director Lilley explained the technical experts review plans and the Commission can add certain comments to inform the technical review.

A motion was made to adopt Resolution No. 2556 with added comments regarding the keeping of batteries.

Motion/Second: Frazier/ Sanchez

Motion passed 4-0 with the following vote:

AYES:	Ash, Frazier, Adams, Sanchez
NOES:	None
ABSTAIN:	None
ABSENT:	Marques

9. NEW BUSINESS

None.

10. OLD BUSINESS

None.

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11. PLANNING COMMISSION COMMENTS

Chair Ash thanked others for filling in for her and welcomed Commissioner Sanchez. She explained Stanton Staff is great.

12. DIRECTOR'S REPORT

It was noted the project with the Kennels did get appealed but the Applicant has been making progress with negotiations.

13. ADJOURNMENT

Commission adjourned at 7:42 p.m.

HANNAH SHIN-HEYDORN, CITY MANAGER
INTERIM COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR



REPORT TO THE PLANNING COMMISSION

TO: Chairperson and Members of the Planning Commission

DATE: February 15, 2023

SUBJECT: CONSIDERATION OF ZONING TEXT AMENDMENT NO. ZTA 23-02
OMNIBUS CODE UPDATE AMENDING SECTIONS 20.210.020,
20.215.020, 20.230.040, 20.450.030, and 20.700.090 OF THE STANTON
MUNICIPAL CODE

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the project is exempt from the California Environmental Quality Act (CEQA) under sections 15061(b)(3) and 15378; and
- Adopt Resolution No. 2558 approving Zoning Code Amendment No. 23-02 to amend Section 20.210.020, 20.215.020, 20.230.040, 20.450.030, and 20.700.090 of the Stanton Municipal Code.

BACKGROUND

Municipal Codes require periodic updates to ensure consistency with City policies, State law, to improve clarity, and to better serve the public. Staff has identified a number of provisions in Title 20 of the Stanton Municipal Code requiring minor revisions and updates. The proposed amendments will be adopted as part of an “omnibus” ordinance comprised of updates to five sections of the Zoning Code. An omnibus is the packaging of a collection of amendments relatively small in scale, having a limited scope of impact into one “omnibus” ordinance. The goals of the omnibus amendment are to:

- Provide updates identified within the adopted City of Stanton Housing Element;
- Provide clarity related to current Zoning Code provisions; and
- Ensure consistency with City policies.

ANALYSIS

Staff has identified four updates to the Code needed due to changes in policy, newly adopted plans, or outdated practices. To compare current and proposed text, Attachments B-D include redlines of the current language showing deleted language in a strikethrough font and added language in an underlined font. The following provides an overview of the current Code, the reason for the change, and the proposed amendment.

Code Amendment 1: Provisional Use Permits under Section 20.450.030

Section 20.450 (Wireless Communication Facilities) of the Stanton Municipal Code contains remnant language that references “provisional use permits”. Provisional Use Permits are no longer an existing permit in the City, making the reference outdated and inconsistent with current City procedures. The proposed amendment would strike through the word “provisional”, clarifying the correct permit required for Wireless Communication Facilities (Attachment B – Section 20.450.030 Redline).

Code Amendment 2: Personal Services Specific Use Regulations

On January 10, 2023, the City Council adopted Ordinance 1125 which introduced new regulations for personal service businesses under Chapter 5.18 of the Stanton Municipal Code. Personal services are currently permitted in Commercial and Mixed-use zones. This amendment would add a reference to “MC 5.18” under specific use regulations for personal services in Commercial and Mixed-use Zones (Attachment C – Section 20.215.020 and 20.230.040 Redline).

Code Amendments 3-4: Housing Element Consistency

On February 8, 2022, the City Council adopted the City’s updated Housing Element (HE), which includes several programs designed to achieve the City’s housing goals. To bring the Zoning Code into compliance with the adopted Housing Element and to implement part of HE Program 17, the following amendments are proposed:

- Revise Section 20.210.020 to allow transitional and supportive in the RE Residential Estate Zone and RL Single Family Residential Zone consistent with Government Code Sections 65583(c)(3) and 65650-65656 (Attachment D – Section 20.210.020 and 20.700.090 Redline).
- Revise the definition of “group homes” under section 20.700.090 (Attachment D – Section 20.210.020 and 20.700.090 Redline) which currently includes boarding or rooming houses, dormitories, fraternities, and sororities, but excludes residential care facilities. The amended definition will align group homes with residential care facilities and differentiate group home uses from boarding houses in the Residential Land Use Table (Attachment D – Section 20.210.020 and 20.700.090 Redline). This change reflects how the State Department of Housing and

Community Development typically refers to a group home, which is more synonymous with a residential care facility.

ENVIRONMENTAL ANALYSIS

Zoning Text Amendment 23-02 is exempt from the California Environmental Quality Act (CEQA) under section 15061(b)(3) as it can be seen with certainty that there is no possibility of the text amendment having a significant effect on the environment. Additionally, section 15378(b)(5) of the CEQA guidelines excludes organizational or administrative activities of governments that will not result in indirect or direct physical changes in the environment from the definition of a “project” requiring environmental review.

PUBLIC NOTIFICATION


Notice of Public Hearing was made public through the agenda-posting process.

Prepared by,

Approved by,



Paige Montojo
Senior Planner



Hannah Shin-Heydorn
City Manager
Interim Community and
Economic Development Director

ATTACHMENTS

- A. Planning Commission Resolution 2558
- B. Section 20.450.030 Redline
- C. Section 20.215.020 and 20.230.040 Redline
- D. Section 20.210.020 and 20.700.090 Redline

RESOLUTION NO. 2558

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT NO. ZTA 23-02 OMNIBUS CODE UPDATE AMENDING SECTIONS 20.210.020, 20.215.020, 20.230.040, 20.450.030, and 20.700.090 OF THE STANTON MUNICIPAL CODE AND FINDING THE ACTION TO BE EXEMPT FROM CEQA

WHEREAS, the City of Stanton, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the Planning Commission of the City of Stanton has hereto held a duly noticed public hearing, as required by law, on a Zoning Text Amendment to update various Zoning Code Sections and recommending to the City Council the adoption of this Zoning Text Amendment (“Zoning Text Amendment” or “Amendments” herein); and

WHEREAS, the project proponent is the City of Stanton; 7800 Katella Avenue, Stanton, CA 9068; and

WHEREAS, the proposed Ordinance found in Exhibit “A” of this resolution is application to Stanton Municipal Code Sections 20.210.020, 20.215.020, 20.230.040, 20.450.030, and 20.700.090 of Title 20 of the Stanton Municipal Code; and

WHEREAS, on January 11, 2022, the City Council adopted Ordinance No. 1114, which updated the City’s local ADU regulations to comply with the then-current State ADU Laws; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:

SECTION 1. The Planning Commission hereby finds that all the facts, findings and conclusions set forth above in this resolution are true and correct.

SECTION 2. The proposed Zoning Text Amendment is consistent with the goals, policies and general land uses and programs specified in the General Plan. The General Plan is the primary document a jurisdiction must utilize to regulate land use. Consequently, the Zoning Code and other City Ordinances must be consistent with the General Plan goals, policies, standards, and State and Federal Law. Ongoing compliance is achieved by code amendments such as those identified in the attached Exhibit “A”. Therefore having a General Plan and Zoning Code that are consistent with current practices allows the City of Stanton to continue establishing the fundamental framework to guide future decision-making regarding development, resource management, public safety, public services and general community well-being. The Zoning Text Amendment fulfills Housing Element

ATTACHMENT A

Goal 4 of reducing or removing governmental and nongovernmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible. The Amendment also fulfills Community Health and Safety Goal CHS4.5 by promoting community involvement in crime prevention and public safety.

SECTION 3. The proposed Zoning Text Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed Zoning Text Amendment is intended to provide for compatibility and health and safety concerns related to housing, permitting processes, and public safety.

SECTION 4. The proposed Zoning Text Amendment is internally consistent with other applicable provisions of the Zoning Code. The modifications to the Zoning Code would ensure consistency with adopted City plans and policies. Further, this Ordinance is being processed in accordance with SMC Chapter 20.610.

SECTION 5. The Planning Commission exercises its independent judgment and finds that the proposed Zoning Text Amendment is exempt from CEQA pursuant to CEQA Guidelines Section 1506(b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Additionally, Section 15378(b)(5) states organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment are not considered a "Project" under CEQA.

Section 6. The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The Community Development Director is the custodian of the record of proceedings.

Section 7. Based on the foregoing, the Planning Commission hereby recommends that the City Council Adopt Ordinance No. 1130 (Exhibit "A")

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Stanton at a regular meeting held on the 15th day of February 2023, by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

Elizabeth Ash, Chair
Stanton Planning Commission

Hannah Shin-Heydorn
Planning Commission Secretary

EXHIBIT "A"

Draft Ordinance No. 1130

(Begins on following page)

ORDINANCE NO. 1130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTIONS 20.210.020, 20.215.020, 20.230.040, 20.450.030, AND 20.700.090 OF TITLE 20 OF THE STANTON MUNICIPAL CODE

WHEREAS, on February 15, 2023 the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning Zoning Text Amendment No. ZTA 23-02 and following the conclusion thereof, adopted it's Resolution No. 2558, recommending the City Council adopt said Zoning Text Amendment.

WHEREAS, on (MONTH, DAY, 2023), the City Council of the City of Stanton conducted and concluded a duly noticed public hearing concerning the Zoning Text Amendment 23-02 contained herein as required by law and received testimony from City staff and all interested parties regarding the proposed amendments; and

WHEREAS, The proposed Zoning Text Amendment is consistent with the goals, policies and general land uses and programs specified in the General Plan, nor will it have a significant adverse impact upon the environment. The proposed amendment consists of a collection of amendments that are relatively small in scale and scope of impact, and packages these amendments into an omnibus ordinance; and

WHEREAS, The proposed Zoning Text Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed Zoning Text Amendment is intended to provide for compatibility and health and safety concerns related to housing, permitting processes, and public safety; and

WHEREAS, The proposed Zoning Text Amendment is internally consistent with other applicable provisions of the Zoning Code. The modifications to the Zoning Code would ensure consistency with adopted City plans and policies. Further, this Ordinance is being processed in accordance with SMC Chapter 20.610

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Amendment to SMC Section 20.450.030. The City Council of the City of hereby amends Stanton Code Title 20, Zoning, Section 20.450.030.A.1 and 20.450.030.A.2, Wireless Communication Facilities, and restates it to read as follows:

Section 20.400.330 Application, Filing, Processing, and Review

A. **Required permits.** The applicant shall obtain all permits before the installation of any WCF, in compliance with the requirements of the Municipal Code, this Chapter, and all applicable laws, regulations, and Building Codes of other governmental agencies having jurisdiction over the cell site or WCF, or both.

1. **Minor facilities.** A minor WCF, as defined in Article 7 (Definitions), shall require approval of the following:

- a. If in a nonresidential zone, a Minor Site Plan and Design Review in compliance with Chapter 20.530 (Site Plan and Design Review); and
- b. If in a residential zone, a Conditional Use Permit in compliance with Chapter 20.550 (Use Permits – Minor, ~~Provisional~~ and Conditional).

2. **Major facilities.** A major WCF, as defined in Article 7 (Definitions), shall require approval of the following:

- a. A Major Site Plan and Design Review in compliance with Chapter 20.530 (Site Plan and Design Review); and
- b. A Conditional Use Permit in compliance with Chapter 20.550 (Use Permits – Minor, ~~Provisional~~ and Conditional).

SECTION 3. Amendment to SMC Section 20.215.020 Table 2-5, Personal Services
The City Council of the City of hereby amends Stanton Code Title 20, Zoning, Section 20.215.020 Table 2-5, Commercial Zones and Land Use Permits, and restates it to read as follows:

Table 2-5			
Allowed Land Uses and Permit Requirements	P=Zoning Clearance (20.560) CUP=Conditional Use Permit (20.550) MUP=Minor Use Permit (20.550)	T=Temporary Use Permit (20.540) — =Prohibited (20.205.040)	
Commercial Zones			
Personal Services			
General	P	P	MC 5.18
Late Hour Operations	CUP	CUP	
Restricted	CUP	CUP	MC 9.36

SECTION 4. Amendment to SMC Section 20.230.040 Table 2-11, Personal Services
 The City Council of the City of hereby amends Stanton Code Title 20, Zoning, Section 20.230.040 Table 2-11, Mixed-Use Overlay Zone and Land Use Permits, and restates it to read as follows:

Table 2-11				
Allowed Land Uses and Permit Requirements	GLMX	NGMX (3)	SGMX	Specific Use Regulations
Mixed-Use Overlay Zones (cont'd)				
Personal Services - General	P	P	P	<u>MC 5.18</u>

SECTION 5. Amendment to SMC Section 20.210.020 Table 2-2 The City Council of the City of hereby amends Stanton Code Title 20, Zoning, Section 20.210.020 Table 2-2, Residential Zone and Land Use Permits, and restates it to read as follows:

Table 2-2	P = Zoning Clearance (20.560)				
Allowed Land Uses and Permit Requirements	CUP = Conditional Use Permit (20.550)				T = Temporary Use Permit (20.540)
Residential Zones cont'd	MUP = Minor Use Permit (20.550)				— = Prohibited (20.205.040)
See Chapter 20.205 (General Permit Requirements)					
Land Use					Specific Use Regulations
See Article 7 (Definitions)	RE	RL	RM	RH(3)	
See Section <u>20.205.040</u> for unlisted uses & exempt uses					
Group Home-Boarding or Rooming House	—	—	CUP	CUP	
Supportive Housing	—P	—P	P	P	
Transitional Housing	—P	—P	P	P	

SECTION 6. Amendment to SMC Section 20.700.090 Residential Uses The City Council of the City of hereby amends Stanton Code Title 20, Zoning, Section 20.700.090 Residential Uses Definitions, and restates it to read as follows:

20.700.090 Residential Uses

Boarding or Rooming House. A residence or dwelling unit, or part thereof, wherein a room or rooms are rented under two or more separate written or oral rental agreements, leases or subleases or a combination thereof, whether or not the owner, agent or rental manager resides within the residence. Includes dormitories, fraternities,

and sororities (“Organizational House”). Excludes parolee-probationer homes (“Parolee-Probationer Homes”).

Group Home (Land Use). Refer to Section 20.100.040 "Residential Care Home".

SECTION 7. Effect of Restatement. All restated, unamended provisions of the Stanton Municipal Code that are repeated herein are repeated only to aid decision makers and the public in understanding the effect of the proposed changes. Restatement of existing provisions does not constitute a new enactment.

SECTION 8. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Stanton declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 9. CEQA. The City Council determines that the adoption of this Ordinance is exempt from additional environmental review under section 15061(b)(3) as it can be seen with certainty that there is no possibility of the text amendment having a significant effect on the environment. Additionally, section 15378(b)(5) of the CEQA guidelines excludes organizational or administrative activities of governments that will not result in indirect or direct physical changes in the environment from the definition of a “project” requiring environmental review.

SECTION 10. Adoption, Certification, and Publication. The City Clerk of the City of Stanton shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law. This Ordinance shall take effect 30 days after its adoption.

CITY OF STANTON:

Mayor David J. Shawver

ATTEST:

Patricia A. Vazquez
City Clerk

APPROVED AS TO FORM:

HongDao Nguyen
City Attorney

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Stanton, California, at a regular meeting of the City Council held on the ____ day of _____, 2021.

STATE OF CALIFORNIA)

COUNTY OF ORANGE) ss.

CITY OF STANTON)

I, **Patricia Vazquez**, City Clerk of the City of Stanton, California, hereby certify that Ordinance No. 1114 having been regularly introduced at the meeting of _____, was again introduced, the reading in full thereof unananimously waived, and duly passed and adopted at a regular meeting of the City Council held on the ____ day of _____, _____, and said ordinance was adopted by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Stanton, California, this ____ day of _____, _____.

CITY CLERK of the City of
Stanton, California

Section 20.450.030 Redline to Remove References to Provisional Use Permits

20.450.030 Application Filing, Processing, and Review

A. Required permits. The applicant shall obtain all permits before the installation of any WCF, in compliance with the requirements of the Municipal Code, this Chapter, and all applicable laws, regulations, and Building Codes of other governmental agencies having jurisdiction over the cell site or WCF, or both.

1. Minor facilities. A minor WCF, as defined in Article 7 (Definitions), shall require approval of the following:

a. If in a nonresidential zone, a Minor Site Plan and Design Review in compliance with Chapter 20.530 (Site Plan and Design Review); and

b. If in a residential zone, a Conditional Use Permit in compliance with Chapter 20.550 (Use Permits - Minor, ~~Provisional~~, and Conditional).

2. Major facilities. A major WCF, as defined in Article 7 (Definitions), shall require approval of the following:

a. A Major Site Plan and Design Review in compliance with Chapter 20.530 (Site Plan and Design Review); and

b. A Conditional Use Permit in compliance with Chapter 20.550 (Use Permits - Minor, ~~Provisional~~, and Conditional).

3. Exceptions. The approvals provided for in subparts (1) and (2) of subdivision (A) of this section shall not apply to existing facility modifications that do not substantially change the physical dimensions of the WCF, as provided for in subdivision (F), below.

Sections 20.215.020 and 20.230.040 Redline for Personal Service Specific Use Regulations

20.215.020 Commercial Zone Land Uses and Permit Requirements Table 2-5

Table 2-5			
Allowed Land Uses and Permit Requirements	P=Zoning Clearance (20.560)	T=Temporary Use Permit (20.540)	
	CUP=Conditional Use Permit (20.550)	— =Prohibited (20.205.040)	
Commercial Zones (cont'd)	MUP=Minor Use Permit (20.550)		
See Chapter 20.205 (General Permit Requirements)			
Personal Services			
General	P	P	MC 5.18
Late Hour Operations	CUP	CUP	
Restricted	CUP	CUP	MC 9.36

20.230.040 Mixed-Use Overlay Zone Land Uses and Permit requirements Table 2-11

Table 2-11				
Allowed Land Uses and Permit Requirements	GLMX	NGMX (3)	SGMX	Specific Use Regulations
Mixed-Use Overlay Zones (cont'd)				
Service Uses - General				
Personal Services - General	P	P	P	MC 5.18

Sections 20.215.020 and 20.700.090 Redline for Housing Element Consistency

20.210.020 Residential Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-2 (Allowed Land Uses and Permit Requirements - Residential Zones) indicates the uses allowed within each residential zone and the planning permit required to establish each use, in compliance with Article 5 (Planning Permit Procedures).
2. Residential uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

Table 2-2	P = Zoning Clearance (20.560)					
Allowed Land Uses and Permit Requirements	CUP = Conditional Use Permit (20.550)					T = Temporary Use Permit (20.540)
Residential Zones cont'd	MUP = Minor Use Permit (20.550)					— = Prohibited (20.205.040)
See Chapter 20.205 (General Permit Requirements)						
Land Use						Specific Use Regulations
See Article 7 (Definitions)	RE	RL	RM	RH(3)		
See Section <u>20.205.040</u> for unlisted uses & exempt uses						
Group Home <u>Boarding or Rooming House</u>	—	—	CUP	CUP		
Supportive Housing	—P	—P	P	P		
Transitional Housing	—P	—P	P	P		

20.700.090 Residential Uses

Boarding or Rooming House. A residence or dwelling unit, or part thereof, wherein a room or rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence. ~~See “Group Home.”~~ Includes dormitories, fraternities, sororities (“Organizational House”). Excludes parolee-probationer homes (“Parolee-Probationer Homes”).

Group Home (Land Use). ~~Shared living quarters, occupied by two or more persons not living together as a single housekeeping unit ("Single Housekeeping Unit"). Includes boarding or rooming houses ("Boarding or Rooming Houses") and dormitories, fraternities, sororities ("Organizational House"). Excludes parolee-probationer homes ("Parolee-Probationer Homes") and residential care facilities ("Residential Care Facilities").~~ [Refer to Section 20.100.040 "Residential Care Home](#)