

**MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, OCTOBER 19, 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.

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 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 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.

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.

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