



CITY OF STANTON
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
PLANNING COMMISSION REGULAR MEETING
WEDNESDAY, JANUARY 20, 2021 - 6:30 P.M.

AGENDA

SAFETY ALERT – NOTICE REGARDING COVID-19

The President, Governor, and the City of Stanton have declared a State of Emergency as a result of the threat of COVID-19 (aka the "Coronavirus"). The Governor also issued Executive Order N-25-20 that directs Californians to follow public health directives including cancelling all large gatherings. Governor Newsom also issued Executive Order N-29-20 which lifts the strict adherence to the Brown Act regarding teleconferencing requirements and allows local legislative bodies to hold their meetings without complying with the normal requirements of in-person public participation. Pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20 the January 20, 2021, Regular Planning Commission Meeting will be held telephonically.

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. To that end, out of an abundance of caution the City of Stanton is temporarily cancelling in-person public participation. Members of the public wishing to access the meeting will be able to do so telephonically.

In order to join the meeting via telephone please follow the steps below:

1. Dial the following phone number **+1 (669) 900-9128** US (San Jose).
2. Dial in the following **Meeting ID: 868 3827 4972#** to be connected to the meeting.

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT ON PUBLIC HEARING ITEM 7A ON THE AGENDA MAY DO SO AS FOLLOWS:

- E-mail a request to speak to CommunityDevelopment@ci.stanton.ca.us with the subject line "REQUEST TO SPEAK - ITEM #" (*insert the item number relevant to your comment*) no later than 5:00 p.m. before the meeting (*Wednesday, January 20, 2021*) and, at the time of the requested public hearing item, the host will unmute the mic to allow the commenter to address the Commission during the live meeting. Please indicate the Agenda Item you wish to address and provide your name and phone number in your e-mail.
- E-Mail Comments: Your e-mailed comments will be compiled, provided to the Commission and made available to the public before the start of the meeting. Staff will not read e-mail comments out loud during the meeting but the official record will include all e-mail comments received by 5:00 p.m. before the meeting (*Wednesday, January 20, 2021*).

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

E-Mail your comments to CommunityDevelopment@ci.stanton.ca.us with the subject line "PUBLIC COMMENT ITEM #" (*insert the item number relevant to your comment*) no later than 5:00 p.m. before the meeting (*Wednesday, January 20, 2021*). Please identify the Agenda Item you wish to address in your comments. Staff will not read e-mailed comments at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

The Stanton Planning Commission and staff thank you for your continued patience and cooperation during these unprecedented times. Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4243.

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) 379-9222. Notification by noon on the Monday prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Frazier
Vice Chair Grand
Commissioner Marques
Commissioner Ash
Vacant

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

The Planning Commission approve minutes of Regular Meeting:

- November 18, 2020 (Chair Frazier Abstain)

6. **PUBLIC COMMENTS**

At this time members of the public may address the Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission, for a maximum of three (3) minutes, provided that **NO** action may be taken on non-agenda items.

Members of the public wishing to address the Planning Commission during Public Comments or on a particular item may do so by submitting their comments via e-mail to CommunityDevelopment@ci.stanton.ca.us with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM". Comments received by 5:00 p.m. before the meeting (Wednesday, January 20, 2021) 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 at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

7. PUBLIC HEARINGS

ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT ON PUBLIC HEARING ITEM 7A ON THE AGENDA MAY DO SO AS FOLLOWS:

- E-mail a request to speak to CommunityDevelopment@ci.stanton.ca.us with the subject line "REQUEST TO SPEAK - ITEM #" (*insert the item number relevant to your comment*) no later than 5:00 p.m. before the meeting (*Wednesday, January 20, 2021*) and, at the time of the requested public hearing item, the host will unmute the mic to allow the commenter to address the Commission during the live meeting. Please indicate the Agenda Item you wish to address and provide your name and phone number in your e-mail.
- E-Mail Comments: Your e-mailed comments will be compiled, provided to the Commission and made available to the public before the start of the meeting. Staff will not read e-mail comments out loud during the meeting but the official record will include all e-mail comments received by 5:00 p.m. before the meeting (*Wednesday, January 20, 2021*).

7A. PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR-812, A REQUEST BY SUPER KING MARKET FOR RENOVATION AND AN ADDITION TO THE BUILDING LOCATED AT 10560 MAGNOLIA AVENUE TO ALLOW FOR THE RELOCATION OF SUPER KING MARKET, INTERIOR AND EXTERIOR RENOVATIONS FOR THE BUILDING LOCATED AT 10568 MAGNOLIA AVENUE AND IMPROVEMENTS TO THE PARKING LOT LOCATED IN THE CG (COMMERCIAL GENERAL) ZONE WITH GENERAL MIXED-USE OVERLAY

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the effects of the proposed project are Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (In-fill Development Projects); and
- Adopt Resolution No. 2530 to approve Site Plan and Design Review SPDR-812.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

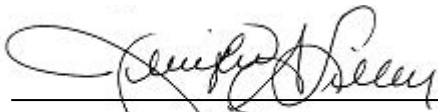
10. PLANNING COMMISSION COMMENTS

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 Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 14th day of January 2021.

A handwritten signature in cursive script, appearing to read "Jennifer A. Lilley", written over a horizontal line.

Jennifer A. Lilley, AICP
Community & Economic Development Director

DRAFT
MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, NOVEMBER 18, 2020

Due to a malfunction of the recording mechanism, the following minutes for the Stanton Planning Commission are in action format.

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 6:30 p.m., Vice Chair Grand presiding.

2. PLEDGE OF ALLEGIANCE

Led by Vice Chair Debi Grand.

3. ROLL CALL

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

Absent: Chair Frazier.

Excused: None.

4. SPECIAL PRESENTATION

None.

5. APPROVAL OF MINUTES

The Planning Commission approved minutes for the Regular Meeting of June 17, 2020.

Motion/Second: Ash/Marques

Motion passed by the following vote:

AYES: Ash, Grand, Marques

NOES: None

ABSTAIN: None

ABSENT: Frazier

DRAFT

The Planning Commission approved minutes for the Regular Meeting of July 15, 2020.

Motion/Second: Ash/Marques

Motion passed by the following vote:

AYES: Ash, Grand, Marques

NOES: None

ABSTAIN: None

ABSENT: Frazier

The Planning Commission approved minutes for the Regular Meeting of August 19, 2020.

Motion/Second: Ash/Marques

Motion passed by the following vote:

AYES: Ash, Grand, Marques

NOES: None

ABSTAIN: None

ABSENT: Frazier

6. PUBLIC COMMENTS

None.

7. PUBLIC HEARINGS

7A. PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1107 AMENDING STANTON MUNICIPAL CODE TITLE 5, BUSINESS LICENSES AND REGULATIONS, CHAPTER 5.16, MASSAGE ESTABLISHMENTS, AND AMENDING TITLE 20, CHAPTERS 20.215, 20.230 AND 20.400 TO UPDATE THE CITY'S MASSAGE REGULATIONS.

Community and Economic Development Director Jennifer Lilley introduced Mr. James Wren, Public Safety Services Director, to provide an overview of the staff report.

Director Wren provided an overview of the amendment.

Vice Chair Grand opened the public hearing.

No requests were submitted to speak.

Vice Chair Grand closed the public hearing.

Motion/Second: Marques/Ash

Motion passed (3-0) by the following roll-call vote:

DRAFT

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

ACTION TAKEN

That the Planning Commission conducted a public hearing, found that the proposed project has been determined to be exempt under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA, and adopted Resolution No. 2532 recommending the City Council adopt Ordinance No. 1107 amending Stanton Municipal Code Title 5, Business Licenses and Regulations, Chapter 5.16, Massage Establishments, and amending Stanton Municipal Code Title 20, Chapters 20.215, 20.230 and 20.400 to update the City's massage regulations.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

The Commission commended Community and Economic Development Director, Jennifer Lilley and Staff on the informative and successful virtual Housing Element Workshop conducted on November 17, 2020.

11. PLANNER'S REPORT

Community and Economic Development Director, Jennifer Lilley announced the upcoming Active Transportation Plan and Town Center Specific Plan Workshops and indicated that participant information could be located on the City's website.

12. ADJOURNMENT

Commission adjourned at 6:46 p.m.

Jennifer A. Lilley, AICP
Community & Economic Development Director



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chairperson and Members of the Planning Commission

DATE: January 20, 2021

SUBJECT: PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW SPDR-812, A REQUEST BY SUPER KING MARKET FOR RENOVATION AND AN ADDITION TO THE BUILDING LOCATED AT 10560 MAGNOLIA AVENUE TO ALLOW FOR THE RELOCATION OF SUPER KING MARKET, INTERIOR AND EXTERIOR RENOVATIONS FOR THE BUILDING LOCATED AT 10568 MAGNOLIA AVENUE AND IMPROVEMENTS TO THE PARKING LOT LOCATED IN THE CG (COMMERCIAL GENERAL) ZONE WITH GENERAL MIXED-USE OVERLAY

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the effects of the proposed project are Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (In-fill Development Projects); and
- Adopt Resolution No. 2530 to approve Site Plan and Design Review SPDR-812.

BACKGROUND

The Applicant, Hannibal Petrossi, is requesting approval to improve Magnolia Plaza. Magnolia Plaza is located on the east side of Magnolia Avenue, immediately south of Cerritos Avenue and north of Cris Avenue, see Figure 3. The site includes three parcels with a total area of 5.6 acres.

- The parcel to the north is improved with a 38,000 square foot, commercial building currently occupied by Super King Market and four other commercial tenants including restaurant uses, a dentist office and a laundromat
- The parcel to the south is improved with a 15,508 square foot building and is occupied by tenants including Mexico de Noche Nightclub, Boost Mobile, and Take 5 Food and Spirits.
- The corner parcel is developed with a 1,725 square foot pad building occupied by a smog and auto repair shop.



Figure 1 – Existing building at 10568 Magnolia Ave



Figure 2 – Existing building at 10560 Magnolia Ave

The project site is in the General Commercial (CG) Zone with a General Mixed-Use Overlay. The surrounding zoning is as follows:

North:	Commercial Neighborhood (CN) High Density Residential (RH)
South:	Commercial Neighborhood (CN) High Density Residential (RH)
East:	High Density Residential (RH)
West:	Commercial General (CG) Single Family Residential (RL)

ANALYSIS/JUSTIFICATION

The project includes renovations and a 26,345 square foot addition to the south building resulting in a 41,853 square foot, future home of Super King Market. The north building will undergo façade and interior improvements to allow for one or more future commercial tenants. The pad building will be demolished, the parking lot will be resurfaced, restriped and landscaping improvements added throughout the center.

Section 20.530.030 of the Stanton Municipal Code (SMC) requires the review and approval of a Site Plan and Design Review (SPDR) for any alteration, enlargement, reconstruction or conversion of a commercial building. The SPDR considers site design, compatibility of the center with the adjacent neighborhoods as well as overall conformance with the goals and objectives of the General Plan.



Figure 3 – Aerial Map

ARCHITECTURE AND SITE DESIGN

– The proposed façade improvements and exterior additions are designed to elevate the quality and architectural style of the buildings. The post-modern industrial architectural style features concrete finishes in white and charcoal gray hues (See Figure 4 – Proposed Elevation). To add dimension and texture,



Figure 4 – Proposed Elevation

black steel architectural features in the form of columns and beams run along the façade above the tenant spaces. The main entrances are enhanced with black steel framing and steel beams and a gable roof accent. The proposed steel architectural features combined with the complementary color palette provide a contemporary and modern look to the shopping center. Specific details including color and materials can be found in Attachment C – Project Plans, Attachment D – Project Renderings, and Attachment E – Color and Materials Board.

PARKING AND CIRCULATION – The project proposes 288 parking spaces. This is 34 more spaces than required by the Code. Condition E requires the Property Owner to obtain Planning Division approval for new tenants, prior to occupancy, to ensure all parking needs are met on-site.

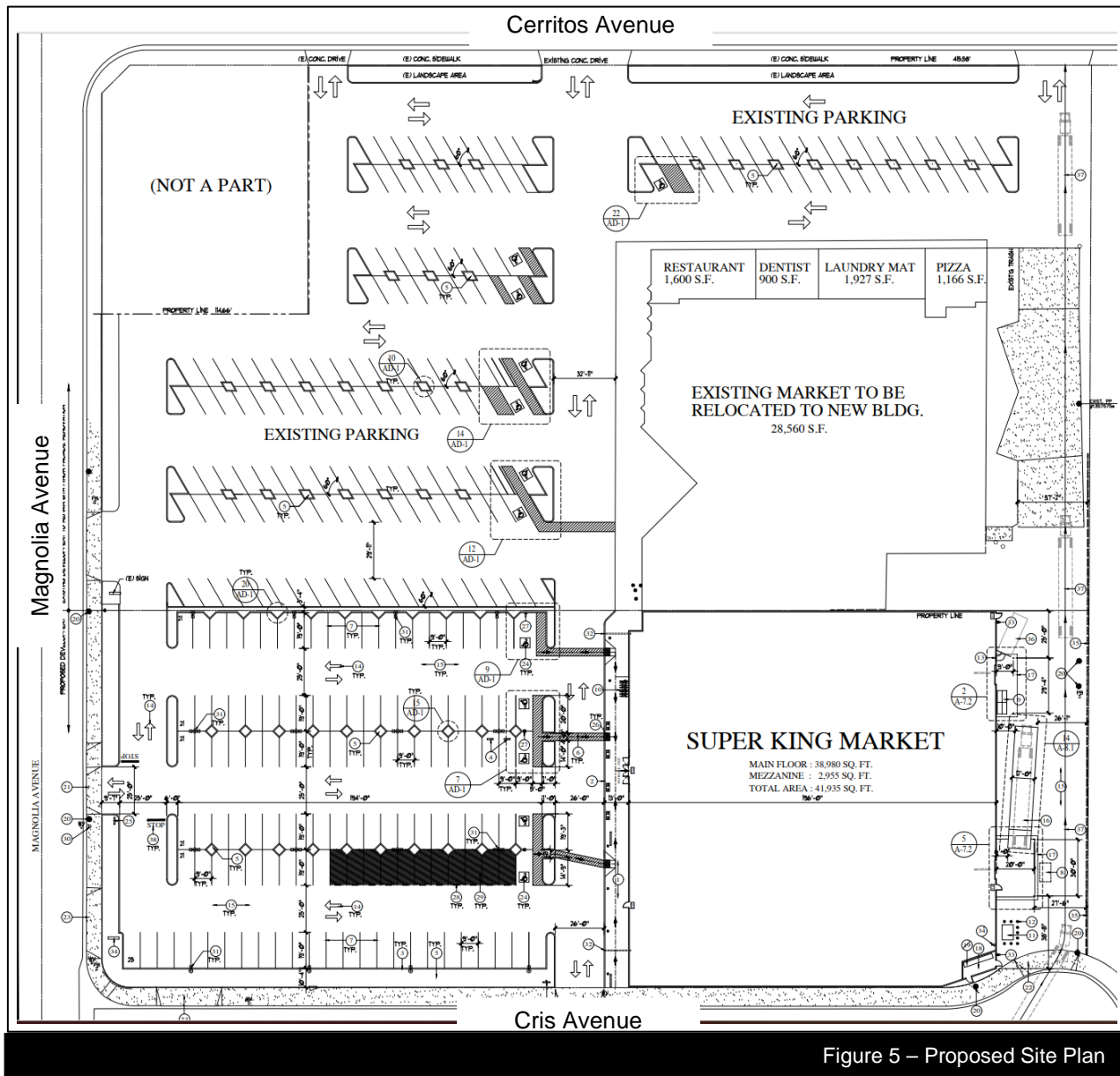


Figure 5 – Proposed Site Plan

Seven driveways provide access to the site: three driveways on Cerritos Avenue, one existing and one new driveway on Magnolia Avenue, and one existing and one new driveway on Cris Avenue (See Figure 5 – Proposed Site Plan). Truck access is designated to the eastern most driveways along Cris Avenue and Cerritos Avenue, restricting deliveries, loading and unloading to the rear of the property. The project is designed to ensure safe and efficient loading and unloading for the new Super King

building and to prevent any impacts to the public right-of-way. To address potential impacts to the adjacent residential neighborhood, staff has included Condition L, requiring the Property Owner to immediately correct any operational issues resulting in reports of noise disturbances.

LANDSCAPING AND SITE IMPROVEMENTS – The project proposes to replace all existing perimeter landscaping along the north side of the property and install new landscaping along the south side of the property, including 16 more perimeter trees, for a total of 26. These trees will include Modesto Ash, Primrose Tree and New Zealand Christmas Tree, all of which are fast growing with lush and wide canopies. The landscaping plan proposes flowering or colorful accent plants and lush ground cover for a rich and variegated planting pallet. To ensure the project meets the intent of full landscaping, staff has included Condition of Approval F, requiring the Applicant to submit a final landscaping plan showing minimum planting sizes of trees with no less than 10 feet tall trunk height, shrubs to create a consistent perimeter hedge and ground cover to provide full coverage.

The north half of the parking area will be improved with new landscaping and the south half will include new paving, striping and new landscaping. A total of 91 trees will be planted within the parking lot.

EXISTING NONCONFORMING CONDITIONS - This center was developed in 1961 long before the existing zoning code was adopted. Often, when codes are updated, existing development has site conditions that do not conform to the new code causing existing, legal nonconforming conditions. Section 20.620.050 of the Stanton Municipal Code allows the Planning Commission to approve a Site Plan and Design Review Permit to maintain and/or reconstruct existing legal nonconformities. This common practice allows and encourages existing neighborhood shopping centers to improve site design, circulation, aesthetics, parking and other aspect of the site's functionality, and to protect and ensure continued economic and community vitality. The project as proposed meets all the standards in the current Zoning Code for a commercial shopping center except for the following existing, legal nonconformities:

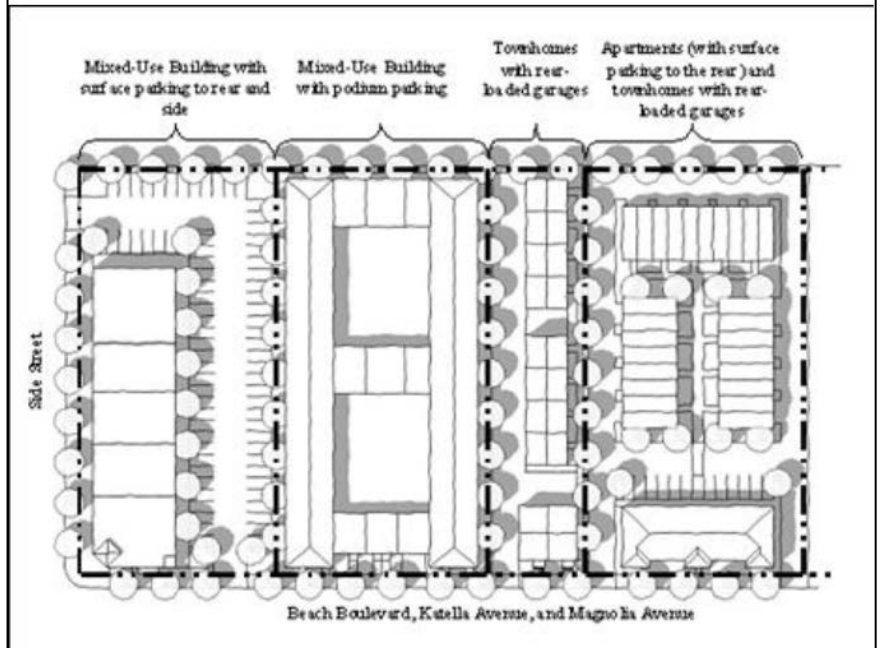
1. Zero-lot line adjacent to Cris Avenue and interior side
2. 25-foot landscaping buffer adjacent to loading areas and 40% landscaping requirement.

1. Zero-lot line adjacent to Cris Avenue and interior side: This is an existing condition. The building is immediately adjacent to the sidewalk and the street serving the rear entrance to the Market. There have been no complaints or violations resulting from the zero-lot line condition.

The current Code requires a five-foot setback. While this would provide some landscape area, this would not be significant space for buffering, improved street

frontage or other conditions to benefit the site or adjacent properties. The proposed buildings will be in the same location, they will not encroach into the public right-of-way or intensify the legal nonconformity. The front and rear setbacks of the new building meet the requirements of the zoning code. Staff does not anticipate any negative impacts from continuing this nonconformity. The site plan as proposed allows for efficient circulation and use of the site, while allowing enough space for the operations of the market and all other tenants. Staff recommends maintaining the zero-property line condition adjacent to Cris Avenue to accommodate better circulation, overall landscaping, design and security for the site and adjacent properties.

Example Development within General Mixed-Use (GLMX) Overlay Zone



- 2. Minimum landscape buffer adjacent to loading areas and 40% total site landscape requirement.** The site is currently developed with 432 square feet total landscape area. Section 20.315.020 of the Stanton Municipal Code allows existing development to meet the current landscaping standards to the greatest extent feasible. The proposed landscaping exceeds the code required tree counts and offers more plantings in all feasible areas, greatly increasing the landscaping area resulting in 6,150 square feet. While the project does not meet the 40% requirement staff is recommending approval of improving the landscaping conditions on site.

ENVIRONMENTAL IMPACT

The proposed project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32 (In-fill Development). Class 32 consists of projects characterized as infill development meeting the conditions described in Section 15332.

Furthermore, none of the exceptions to the Class 32 categorical exemption identified in State CEQA Guidelines section 15300.2 apply because: (1) the project will not result in a cumulative impact from successive projects of the same type in the same place, over time; (2) there are no unusual circumstances surrounding the project that result in a

reasonably possibility of a significant effect on the environment; (3) the project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources; (4) the project does not include any hazardous waste sites; (5) and the project will not cause a substantial adverse change in the significance of a historical resource.

PUBLIC NOTIFICATION

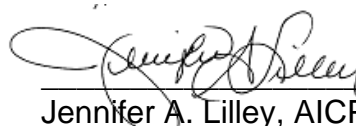
Notice of Public Hearing was mailed to all property owners within a five hundred-foot radius of the subject property and made public through the agenda-posting process.

Prepared by,

Approved by,



Paige Montojo
Associate Planner



Jennifer A. Lilley, AICP
Community and Economic
Development Director

ATTACHMENTS

- A. Project Narrative
- B. Vicinity Map
- C. Project Plans
- D. Project Renderings
- E. Color and Material Board
- F. Initial Study Checklist
- G. Draft Planning Commission Resolution No.



**Project Narrative for Super King Market,
10560 Magnolia Avenue,
Stanton, CA 92804**

This project site is 104,420 square feet (2.4 ac.) relatively flat and stable soil with 2 existing structure to be demolished and replaced with new 41,853 square feet of building specifically designed for the relocation of existing Super King Market, already in operation located to the immediate North in adjacent property.

The Loading dock area will be in rear of the building with 2 receiving doors covered with canopies and will have a trash compactor container with-in the same area, ingress for truck delivery will be from Cris Avenue, and egress thru Cerritos Avenue. Main vehicle access to this facility will be from Magnolia Avenue to the West. Design of building is an industrial look post-modern which will carry the same concept to the existing center to the North for a façade renovation. This project will require a variance for waver of required 5 feet setback on Cris Avenue.

Hannibal Petrossi

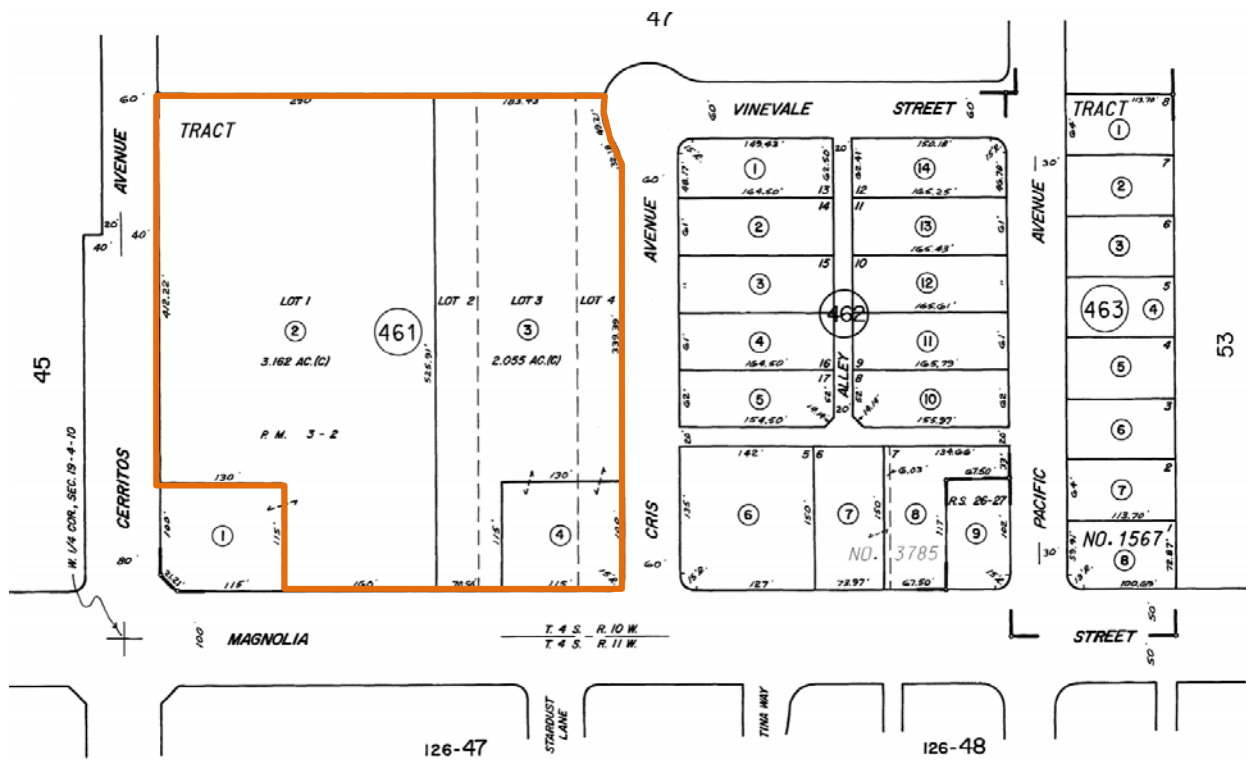
A handwritten signature in black ink, appearing to read 'H. Petrossi', is written over a horizontal line.

Petrosi & Associates, Inc.

ATTACHMENT A

10560 and 10568 Magnolia Avenue

Vicinity Map



ATTACHMENT B

SUPER KING MARKET NO. 1

10560 MAGNOLIA AVE.
STANTON, CALIFORNIA 92804

LEGEND

DOOR NUMBER

EXTERIOR FIN. MATERIAL

PLAN AND CONST. NOTES

SECTION

DETAIL

INTERIOR ELEVATION (RESTROOMS)

EXIT SIGN

INTERIOR ELEVATION

ABBREVIATIONS

A.P.
A.F.F.
ALUM.
ANDC.
A.C.
A/C
A.S.K.
BL.
BLK.
BLDG.
BRO.
C.O.
C.D.
COL.
C.O.C.
C.I.
C.S.
E.C.
E.D.F.
E.J.
E.W.C.
EXP.
F.N.
F.L.R.
F.D.
F.O.C.
F.O.M.
F.O.S.
F.V.
G.A.
G.C.

= ACoustical PANEL
= ABOVE FINISH FLOOR
= ALUMINUM
= ANCOZE
= ASPHALTIC PAVING
= AIR CONDITIONING
= AUTOMATIC SPRINKLER RISER
= BEAM
= BLOCK
= BUILDING
= BOARD
= CEILING
= CENTER LINE
= CLEAR
= COLUMN
= CONCRETE
= CERAMIC TILE
= DOWN SPOUT
= EXISTING
= EXISTING CEILING
= ELEC. DRINKING FOUNTAIN
= EXPANSION JOINT
= ELEC. WATER COOLER
= EXPOSED
= FINISH
= FLOOR
= FLOOR DRAIN
= FACE OF CONCRETE
= FACE OF MASONRY
= FACE OF STUD
= FINISH SURFACE
= FIELD VERIFY
= GAUGE
= GENERAL CONTRACTOR

G.I.
GYP.
M.D.
N.C.
(N)
O.C.
O.D.
E
(R)
R.E.P.
REFRIG.
R.D.
S.W.
S.S.
STD.
T.D.
T.J.
T.M.
T.S.
T.P.
TYP.
W/
W.H.
W.R.
U.N.O.

= GALVANIZED IRON
= GYPSUM
= MOUNTED
= MASONRY OPENING
= NOT IN CONTRACT
= ON CENTER
= OVERFLOW SCUPPER
= PROPERTY LINE
= RELOCATED
= REPRESENTATIVE
= REFRIGERATION
= ROOF DRAIN
= SWIMMER
= STAINLESS STEEL
= STANDARD
= TOP OF CONCRETE
= TOOL JOINT
= TOP OF MASONRY
= TOP OF STRUCTURE
= TOP OF PARAPET
= TYPICAL
= WITH
= WATER HEATER
= WATER RESISTANCE
= UNLESS NOTED OTHERWISE

DEFERRED SUBMITTALS

1. FIRE SPRINKLER AND ALARM SYSTEM

2. EXTERIOR SIGNAGE

PROJECT SUMMARY

SCOPE OF WORK :

CONSTRUCTION OF NEW BUILDING TO RELOCATE THE EXISTING SUPER KING MARKET TO NE BUILDING, FACADE RENOVATION OF EXISTING MARKET AND RETAIL BUILDINGS.

CODE DATA :

USE OF ZONE : C-2 GENERAL COMMERCIAL

OCCUPANCY GROUP : M

STORY : 1

TYPE OF CONSTRUCTION : III-B (FULLY SPRINKLERED)

CAL CLIMATE ZONE : 9

HIGH FIRE HAZARD ZONE : NO

BUILDING CODE :

2019 CALIFORNIA GREEN CODE

2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA ENERGY CODE

2019 GLENDALE BUILDING & SAFETY CODE

SITE

APN : 127-461-03 & 04

LOT AREA : 104,420 SQ. FT.

BUILDING AREA :

GROUND LEVEL : 39,031 SQ. FT.

MEZZANINE : 2,822 SQ. FT.

TOTAL : 41,853 SQ. FT.

OCCUPANT LOAD :

SALES AREA : 25,820 / 60 = 431

KITCHEN/PREP. AREA : 3,020 / 200 = 16

OFFICE/TOILETS AREA : 2,418 / 100 = 25

STORAGE / WAREHOUSE AREA : 9,745 / 300 = 33

MECHANICAL/ELECTRICAL AREA : 850 / 300 = 3

TOTAL OCCUPANT LOAD : 508

TOTAL WIDTH OF EXIT : REQUIRED : 508 x 0.2 = 102"

PROVIDED : 252"

NUMBER OF EXITS REQUIRED : 3

NUMBER OF EXITS PROVIDED : 4

PLUMBING FIXTURE REQUIREMENT :

REQUIRED / PROVIDED

W.C. LAVAT. URINAL / W.C. LAVAT. URINAL

105 (M) 2 1 0 / 3 3 3

105 (F) 2 1 0 / 4 3 0

PARKING:

EXISTING OR THE SHOPPING CENTER TO THE NORTH:

REQUIRED : 150 STALLS

PROVIDED : 158 STALLS

SUBJECT PROPOSED SITE :

REQUIRED : 41,935 / 250 = 150 STALLS

PROVIDED : 130 STALLS

BOTH EXISTING AND PROPOSED CENTERS :

REQUIRED : 318 STALLS

PROVIDED : 298 STALLS

REDUCTION UP TO 15% BY CONDITIONAL ADJUSTMENT :

REQUEST OF 7% REDUCTION : 22 STALLS

REQUIRED AFTER REDUCTION : 296 STALLS

PROVIDED AFTER REDUCTION :

STANDARD : 286 STALLS

ACCESSIBLE : 12 STALLS

TOTAL : 298 STALLS

PROJECT DIRECTORY

OWNER :

FERMANIAN PROPERTIES-GLEDALE, LLC

791 MISSION ROAD

LOS ANGELES, CA 90023

(323) 604-1601

TENANT :

SUPER KING MARKETS

791 MISSION ROAD

LOS ANGELES, CA 90023

(323) 604-1601

SOIL ENGINEER :

SOIL PACIFIC, INC.

675 N. ECKHOFF, SUITE A

ORANGE, CA 92868

(714) 879-1203

CIVIL ENGINEER :

LDG, LLC

2319 E. PHILADELPHIA ST. SUITE F

ONTARIO, CA 91761

(909) 930-1466

STRUCTURAL ENGINEER :

WILLIAM SIMPSON & ASSOCIATES, INC.

23 ORCHARD SITE 250

LAKE FOREST, CA 92630

(949) 206-9929

MECHANICAL / PLUMBING AND ELECTRICAL ENGINEERS :

TOM NASROLLAHI & ASSOCIATES

6652 VICKIVIEW DR.

WEST HILLS, CA 91307

(818) 348-1556

REFRIGERATION :

SOUTHWEST REFRIGERATION, INC.

1848 W. BUSINESS CENTER DR.

ORANGE, CA. 92867

(714) 289-8200

LANDSCAPE ARCHITECT :

ROYAL OAK DESIGN

2456 HUMMINGBIRD WAY

LA VERNE, CA 91750

(909) 593-4158

INTERIOR & DECOR :

COLLECTIVE CHARRISESH

906 N DOHENY DR. #408

WEST HOLLYWOOD, CA 90069

(713) 705-4956

GENERAL NOTES

1. THIS SET OF DOCUMENTS ARE CONSIDERED AS ONE UNIT AND SHALL NOT BE CONSIDERED COMPLETE OR WHOLE IF DOCUMENTS ARE SEPARATED IN ANY MANNER. DOCUMENTS SHALL NOT BE SEPARATED FOR THE PURPOSES OF SUBMITTING A BID PROPOSAL OR FOR THE SEPARATE PHASE OF ANY CONSTRUCTION.

2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS (DO NOT SCALE DRAWINGS). FIELD VERIFICATION SHALL BE MADE BY THE GENERAL CONTRACTOR AND OR SUBCONTRACTOR BEFORE BIDDING. ANY DISCREPANCY IN DIMENSIONS AND OR DRAWINGS AND OR GRAPHIC REPRESENTATION AND OR ACTUAL FIELD MEASUREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF PETROSSI & ASSOC. AND RESOLVED PRIOR TO THE SIGNING OF CONSTRUCTION CONTRACT AND OR COMMENCEMENT OF ANY RELATED MATERIAL ORDERING AND OR WORK.

3. THIS PROJECT MUST BE BUILT FROM THE CITY APPROVED PRINTS, WHICH ARE TO REMAIN ON SITE AT ALL TIMES FOR USE BY ALL INVOLVED TRADES AND INSPECTORS.

4. NO SUBSTITUTIONS OR CHANGES TO APPROVED DRAWINGS CAN BE MADE WITHOUT CONCURRENCE OF THE OWNER AND PETROSSI & ASSOCIATES, INC.

5. ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.

6. PROVIDE PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY GOVERNING AGENCIES.

7. CONTRACTOR TO CONFIRM THAT PROPER FINISH GRADE ELEVATIONS HAVE BEEN PROVIDED AT THE PERIMETER OF THE BUILDING AND ADJOINING AREAS, REFER TO BUILDING PLANS. REPORT TO ARCHITECT ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ROUGH GRADING.

8. GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHES. (N.I.C.)

9. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORKED "EXIT" IN LETTERS HAVING THE PRINCIPAL STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS.

10. ALL TOILET ROOMS SHALL BE VENTILATED WITH 5 MINUTE AIR CHANGES BY MECHANICAL MEANS. SEE APPLICABLE DRAWINGS.

11. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEM. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN 1-HOUR RATED CONSTRUCTION.

12. ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.

13. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY LOCAL CODE.

14. ALL WOOD STUDS ARE 2 x 6 AT 16" O.C. UNLESS NOTED OTHERWISE.

15. EVERY EXIT DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.

16. EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.

17. ALL EXPOSED ELECTRICAL EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.

18. THE GENERAL CONTRACTOR SHALL FURNISH A HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE BUILDING, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES.

19. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

20. THESE DOCUMENTS ARE THE PROPERTY OF PETROSSI & ASSOCIATES, INC. AND OWNER. NO PART OF THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE USED FOR ANY OTHER PROJECT EXCEPT FOR THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF "PETROSSI & ASSOCIATES, INC."

21. FOR REMODELING PROJECTS GENERAL CONTRACTOR TO VERIFY ALL EXISTING INSULATION FOR REMODELING PROJECTS DURING DEMOLITION. (G.C. TO PROVIDE R-19 BATT INSULATION AT ROOF FOR ANY DAMAGED OR MISSING INSULATION) U.N.O.

22. COMBUSTIBLE MATERIAL (WOOD) IN DUCTS AND RETURN AIR PLENUMS SHALL HAVE A FLAME-SPREAD RATING < 25 AND A SMOKE-DEVELOPED RATING < 50.

23. FIRE DAMPERS ARE REQUIRED AT DUCT PENETRATION OR AREA OR OCCUPANCY SEPARATION WALLS, HORIZONTAL EXIT WALLS, FIRE-RATED SHAFT, FIRE-RESISTIVE FLOOR CEILING ROOF-CEILING ASSEMBLIES, AND FIRE-RATE CORRIDOR WALLS OR CEILINGS WHEN ANY EXTENSION OF THE DUCT LEAD TO AN OPENING INTO THE CORRIDOR. SEE ALL DAMPERS ON THE MECHANICAL PLAN. (713.11)

24. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF FIRE ALARM SYSTEM PROVIDED WITH FIRE SPRINKLER AND SUPPRESSION SYSTEM.

25. GENERAL CONTRACTOR TO PROVIDE SECURITY FOR AFTER HOURS AT CONSTRUCTION SITE.

SHEET INDEX

T-1 TITLE SHEET

A-1 SITE PLAN

A-2 EQUIPMENT PLAN

A-2.1 ROOF PLAN

A-2.2 ELEVATIONS

A-2.3 SECTIONS

A-3 EXISTING BUILDING FLOOR PLAN

A-3.1 EXISTING BUILDING ELEVATIONS

1 OF 2 PRELIMINARY GRADING PLAN

2 OF 2 DEMOLITION PLAN

L-1 PRELIMINARY LANDSCAPE PLAN

REVISIONS:

DESIGNED BY

PETROSSI

AND ASSOCIATES

INC.

1300 BRISTOL ST. NORTH STE. 270

NEWPORT BEACH, CA 92660

TEL: (949) 833-3240

FAX: (949) 833-1143

E-MAIL: INFO@PETROSSIASSOC.COM

PROJECT

SUPER KING MARKET No. 1

10560 MAGNOLIA AVE.

STANTON, CALIFORNIA

DRAWING:

TITLE SHEET

CHECKED BY:

DATE:

12-17-2020

ISSUED FOR:

REVIEW

PLAN CHECK

BIDDING

PERMIT

CONSTRUCTION

SHEET NO.:

T-1

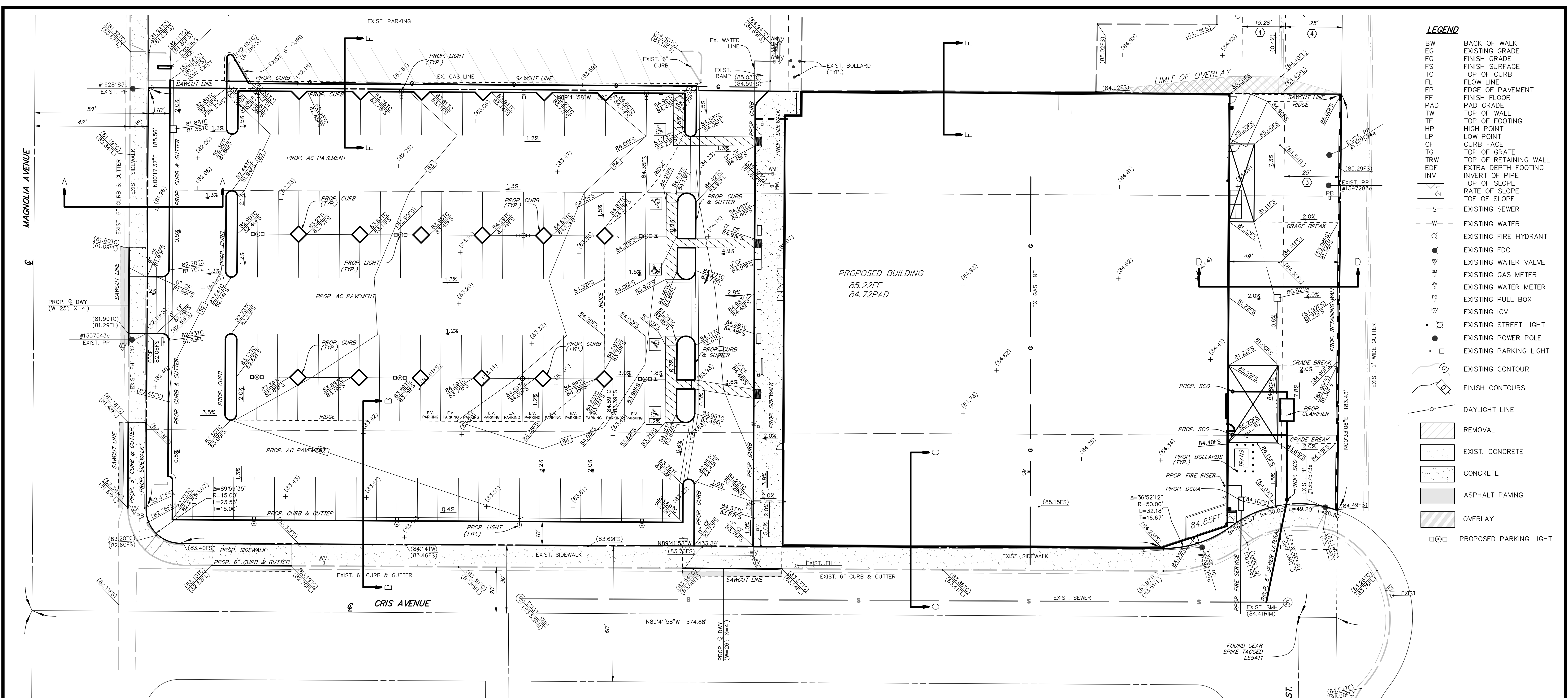
CADFILE:

JOB NO.:

418P-07120

ATTACHMENT C

Pg. 17



- LEGEND**
- BW BACK OF WALK
 - EG EXISTING GRADE
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - TC TOP OF CURB
 - FL FLOW LINE
 - EP EDGE OF PAVEMENT
 - FF FINISH FLOOR
 - PAD PAD GRADE
 - TW TOP OF WALL
 - TF TOP OF FOOTING
 - HP HIGH POINT
 - LP LOW POINT
 - CF CURB FACE
 - TG TOP OF GRATE
 - TRW TOP OF RETAINING WALL
 - EDF EXTRA DEPTH FOOTING
 - INV INVERT OF PIPE
 - TOP OF SLOPE
 - RATE OF SLOPE
 - TOE OF SLOPE
 - EXISTING SEWER
 - EXISTING WATER
 - EXISTING FIRE HYDRANT
 - EXISTING FDC
 - EXISTING WATER VALVE
 - EXISTING GAS METER
 - EXISTING WATER METER
 - EXISTING PULL BOX
 - EXISTING ICV
 - EXISTING STREET LIGHT
 - EXISTING POWER POLE
 - EXISTING PARKING LIGHT
 - EXISTING CONTOUR
 - FINISH CONTOURS
 - DAYLIGHT LINE
 - REMOVAL
 - EXIST. CONCRETE
 - CONCRETE
 - ASPHALT PAVING
 - OVERLAY
 - PROPOSED PARKING LIGHT

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANAHEIM IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 2, 3, AND 4 OF TRACT NO. 3785, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 136, PAGE 49 AND 50 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

PARCEL 2:

AN EASEMENT FOR PARKING PURPOSES OVER THE WEST 282 FEET OF LOT 1 OF SAID TRACT NO. 3785.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES OVER THE EAST 25 FEET OF LOT 1 OF SAID TRACT NO. 3785.

PARCEL 4:

AN EASEMENT FOR SHIPPING AND LOADING PURPOSES OVER LOT 1 OF SAID TRACT NO. 3785 EXCEPTING THE WEST 482 FEET AND THE EAST 25 FEET THEREOF.

APN: 127-461-03; 0127-461-04

EASEMENT NOTES:

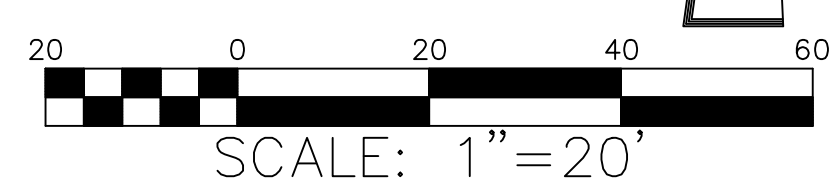
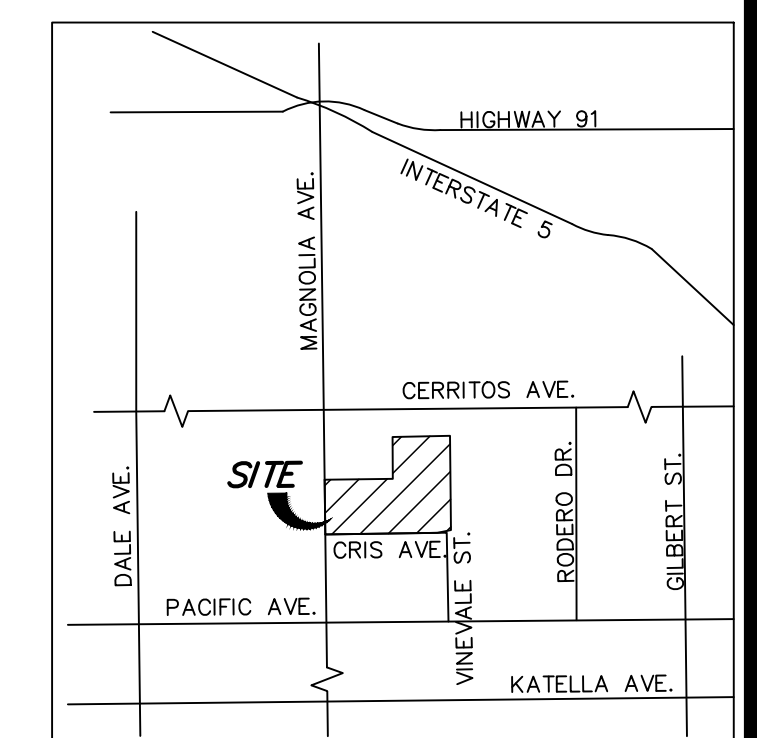
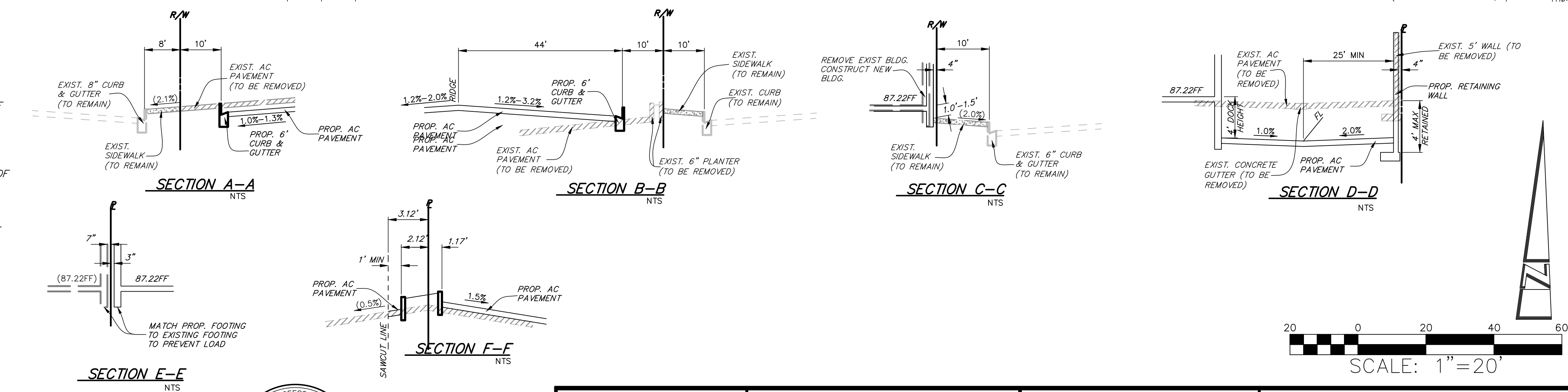
BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO.: 002-30027679-IMB, DATED MARCH 26, 2018.

1-2 NOT A SURVEY MATTER

3 AN EASEMENT FOR INGRESS AND EGRESS, DRIVEWAY AND INCIDENTAL PURPOSES, IN FAVOR OF MARKET BASKET, RECORDED IN BOOK 5320, PAGE 327 O.R. SHOWN HEREON

4 AN EASEMENT FOR INGRESS AND EGRESS, DRIVEWAY, PARKING AND SHIPPING AND LOADING, AND INCIDENTAL PURPOSES, IN FAVOR OF JUST SALAZAR, GEORGE L. PAPPAS, GEORGE SHAMIS AND ANGELO PAPPAS, RECORDED IN BOOK 5573, PAGE 106 O.R. SHOWN HEREON

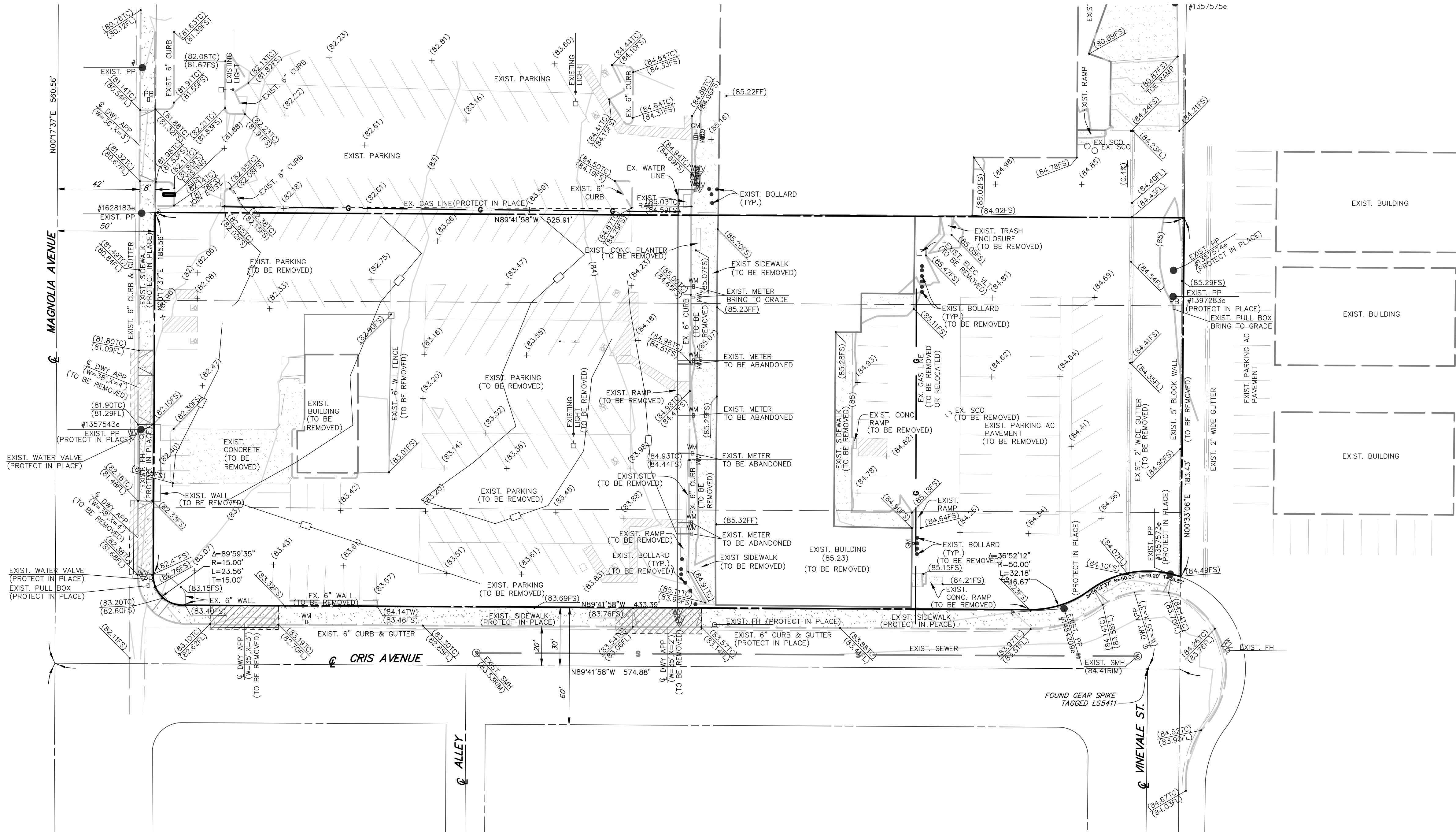
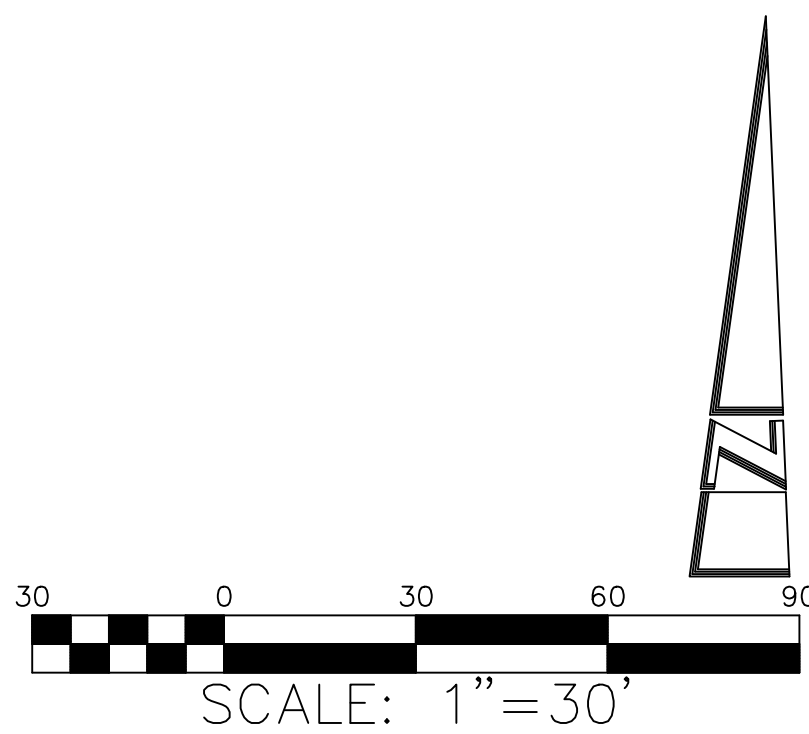
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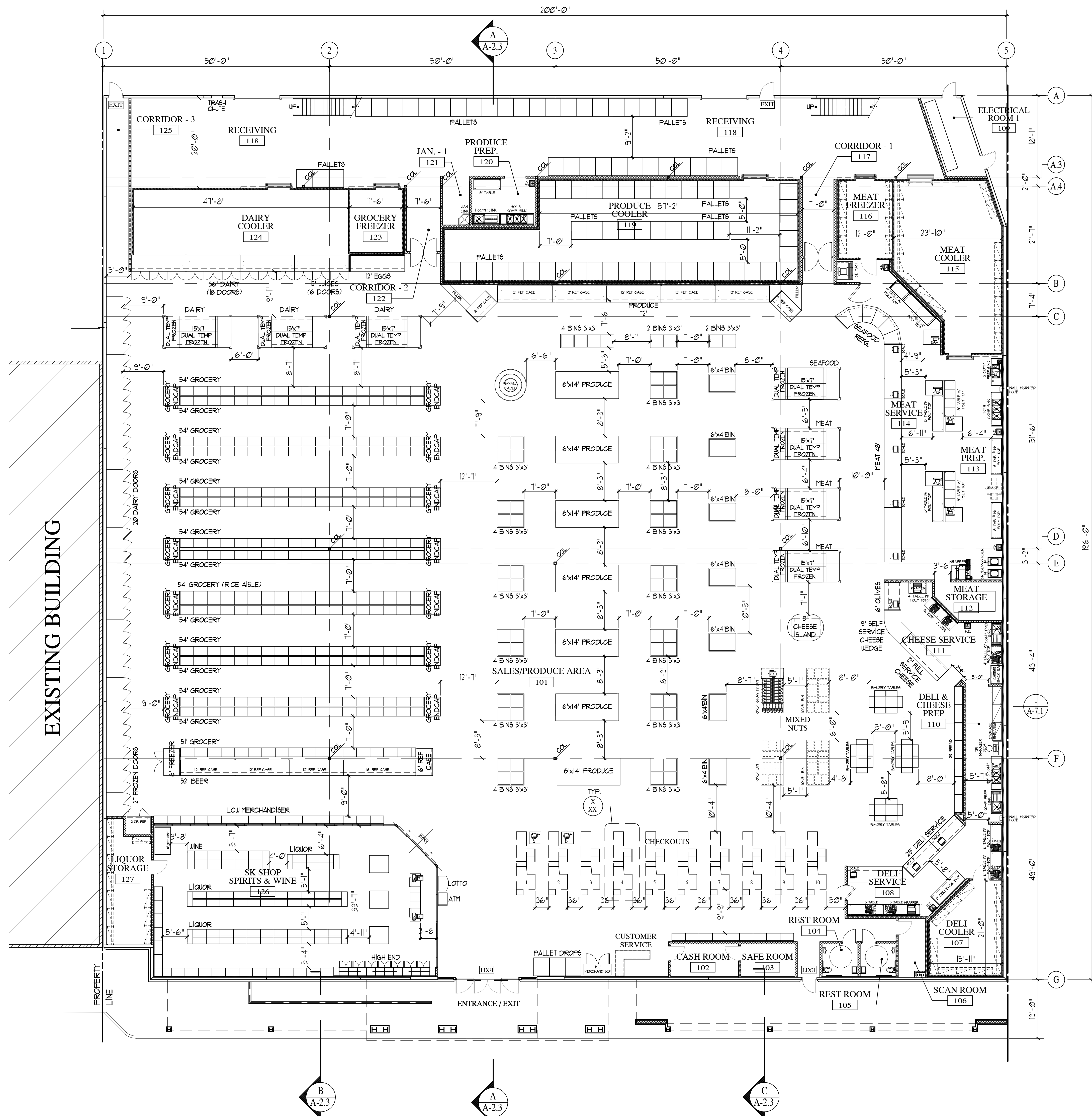
BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF: KEVIN J. RICHER R.C.E. 43714 LIC. EXP. 3/31/21 DATE _____ APPROVED BY: _____ DATE _____	PRELIMINARY GRADING PLAN SITE: 10560 S. MAGNOLIA AVENUE & 10578 MAGNOLIA AVENUE, STANTON, CA PREPARED FOR: PETROSSI & ASSOCIATES 1300 BRISTOL STREET N., SUITE 270 NEWPORT BEACH, CA 92660 (949) 833-3240	DATE: 11/13/2020	JOB NO. 6274
				DRAWN BY: RAS	SCALE 1"=20'
				DESIGNED BY: KJR	SHEET 1 OF 2 SHEETS
				CHECKED BY:	



BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF:	<div>DEMOLITION PLAN</div> <div><div><div><div>SITE:</div><div>10560 S. MAGNOLIA AVENUE & 10578 MAGNOLIA AVENUE STANTON, CA</div></div><div><div>PREPARED FOR:</div><div>PETROSSI & ASSOCIATES 1300 BRISTOL STREET N., SUITE 270 NEWPORT BEACH, CA 92660 (949) 833-3240</div></div></div></div>	
		KEVIN J. RICHER R.C.E. 43714 LIC. EXP. 3/31/21		11/06/20 DATE
		APPROVED BY:		
				DATE
			DATE: 11/13/2020	JOB NO. 6274
			DRAWN BY: RAS	SCALE 1"=30'
			DESIGNED BY: KJR	SHEET 2 OF 2 SHEETS
			CHECKED BY:	

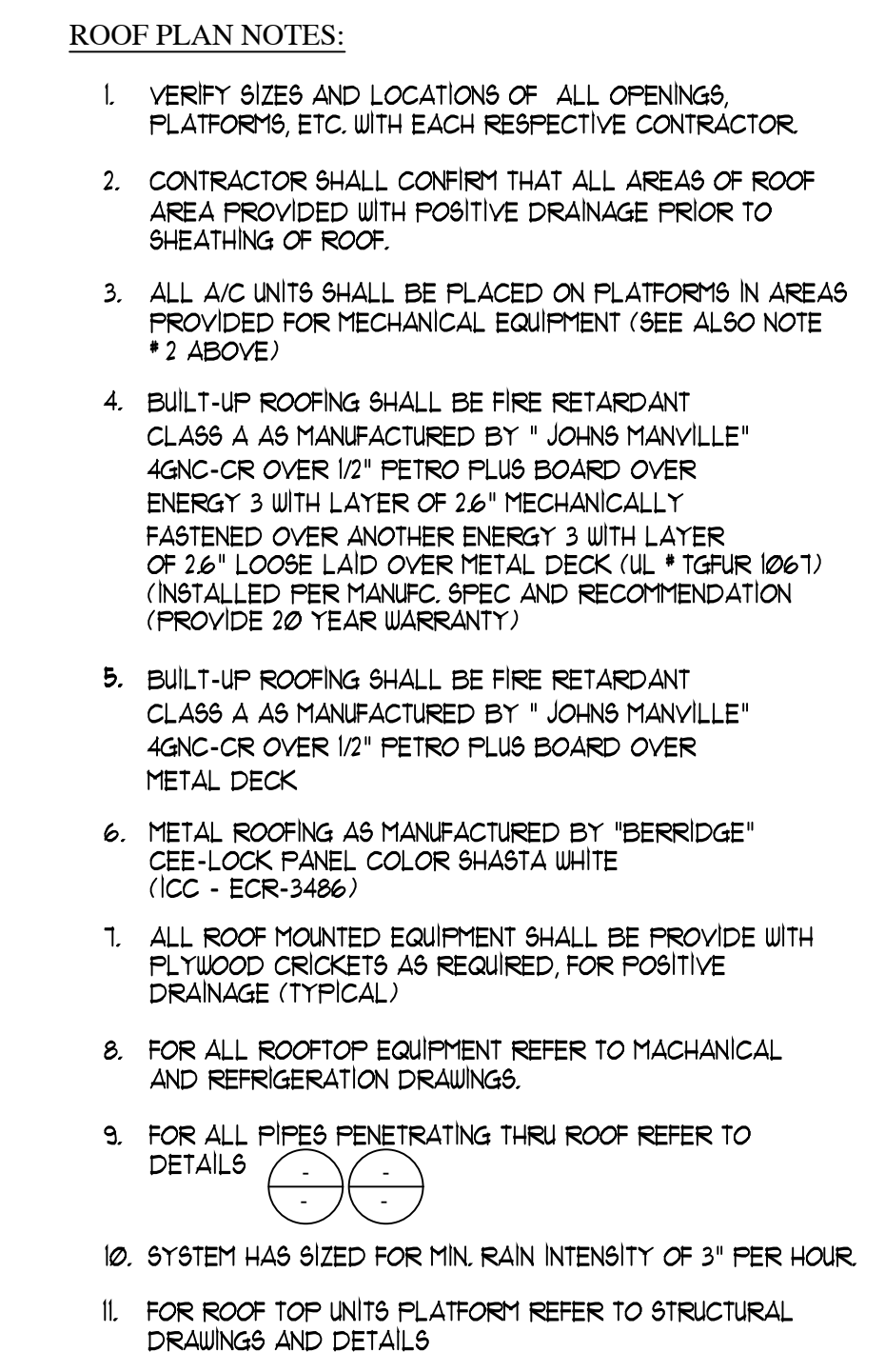


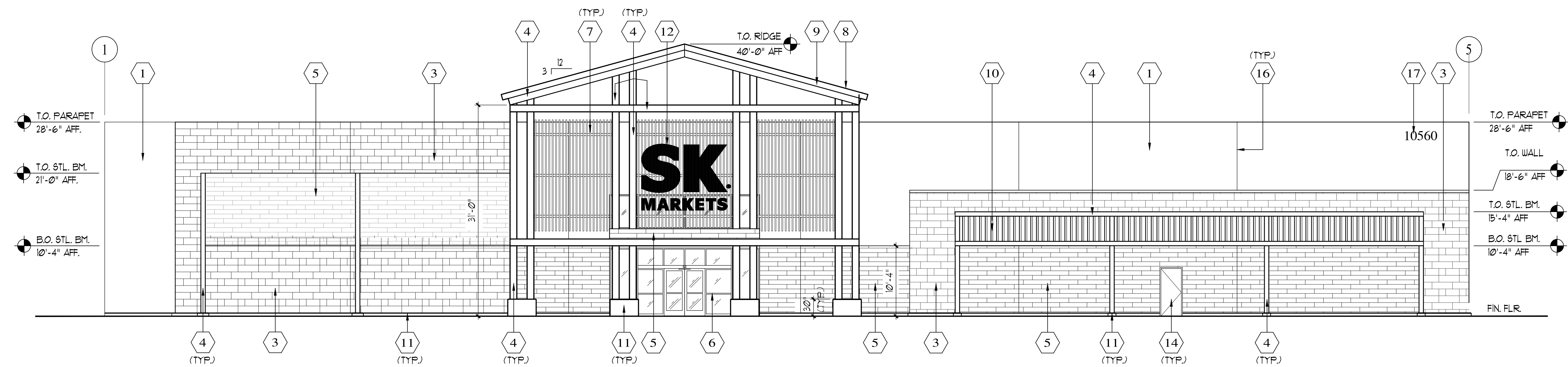
LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466 • FAX (909) 930-1468
PLANNING • CIVIL • SURVEYING



EQUIPMENT PLAN
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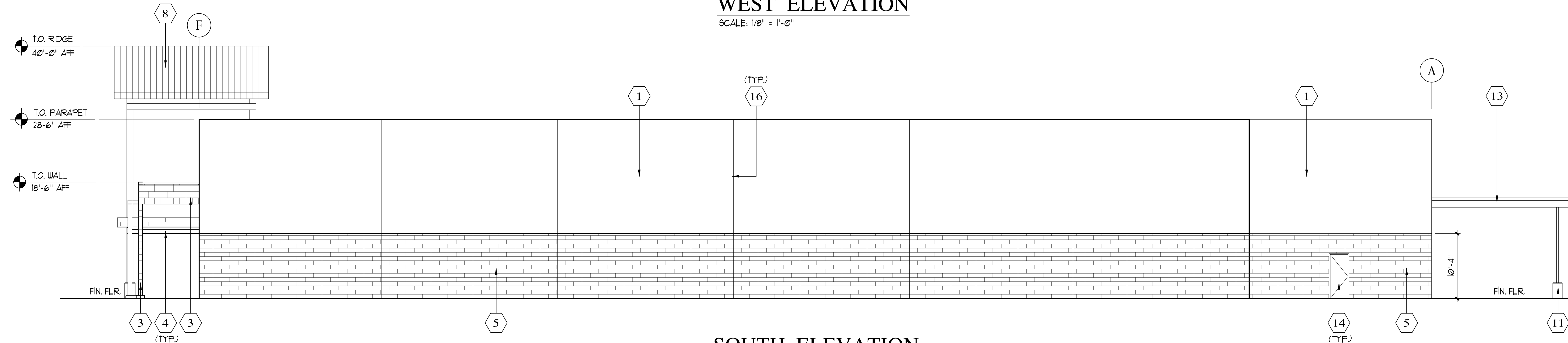






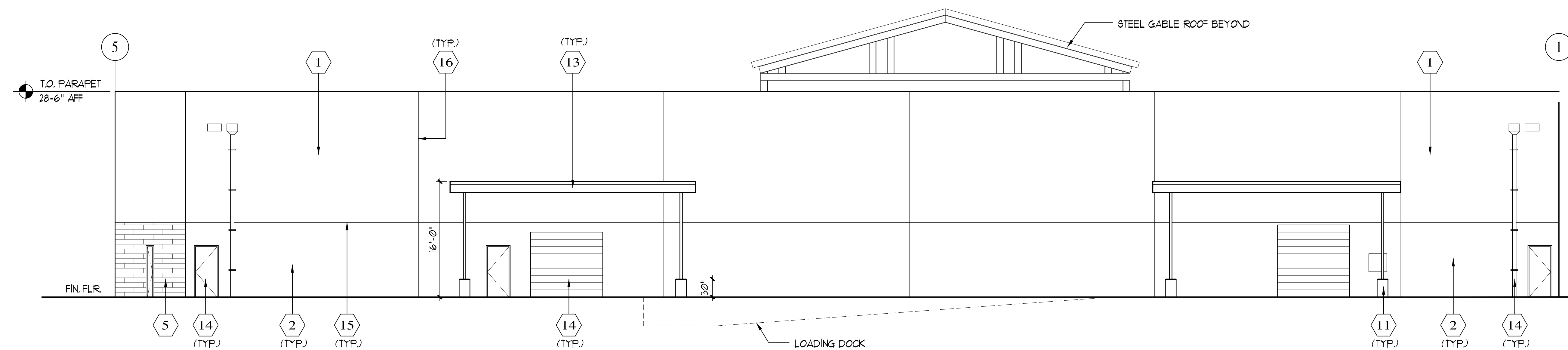
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

SYMBOL LEGEND :

- | | | | |
|---|---|----|--|
| 1 | PAINTED CONCRETE WALL TO MATCH
"DUNN-EDWARDS" * D1625 RECLAIMED WOOD | 10 | 1x4 TUBE STEEL AT 10" O.C. INSTALLED
45 DEGREE DIAGONAL PAINTED
COLOR TO MATCH "DUNN-EDWARDS"
* D1625 RECLAIMED WOOD |
| 2 | PAINTED CONCRETE WALL TO MATCH
"DUNN-EDWARDS" * D1626 METAL FRINGE | 11 | CONCRETE PIER OR CURB |
| 3 | 12x12 AND 12x24 ETERNITY TILES COLOR BLACK | 12 | STORE SIGN UNDER SEPARATE PERMIT |
| 4 | PAINT BLACK COLOR OVER PRIME ON ALL
STEEL COLUMNS AND BEAMS | 13 | STEEL CANOPY AND COLUMN PAINTED BLACK |
| 5 | TREX DECKING PLANKS T&G ISLAND MIST | 14 | DOORS & FRAMES, COPINGS, FLASHINGS, DOWN SPOTS,
HANDRAILS AND MISCELLANEOUS METAL PRIMED
AND PAINTED WITH SEMI-GLOSS ENAMEL TO
MATCH ADJACENT SURFACE COLOR |
| 6 | ALL WINDOW / DOOR FRAMES BLACK TO
MATCH RAL 3011 | 15 | CONCRETE V-REVEAL |
| 7 | 2x2 TUBE STEEL AT 4" O.C. PAINTED COLOR BLACK | 16 | CONCRETE WALL PANEL JOINT |
| 8 | STANDING SEAM ROOFING BY "BERRIDGE"
COLOR SHASTA WHITE SEE ROOF PLAN | 17 | ADDRESS NUMBERS PER CITY AND FIRE CODE |
| 9 | FASCIA BY "BERRIDGE" THIN-LINE PANELS
COLOR SHASTA WHITE | | |

[illegible]

**1300 BRISTOL STREET SUITE 270
NEWPORT BEACH, CA 92660**
TEL. (949) 833-3240
FAX (949) 833-1145
E-MAIL HP@PETROSSIASSOC.COM

PROJECT

SUPER KING MARKET

10360 MAGNOLIA AVE.
STANTON, CALIFORNIA, 92804

KEY PLAN

DRAWING:

ELEVATIONS

CHECKED BY:

DATE: 12-17-2020

ISSUED FOR:

REVIEW

PLAN CHECK

BIDDING
PERMIT

CONSTRUCTION

DRAWN BY : _____

SHEET NO.: _____

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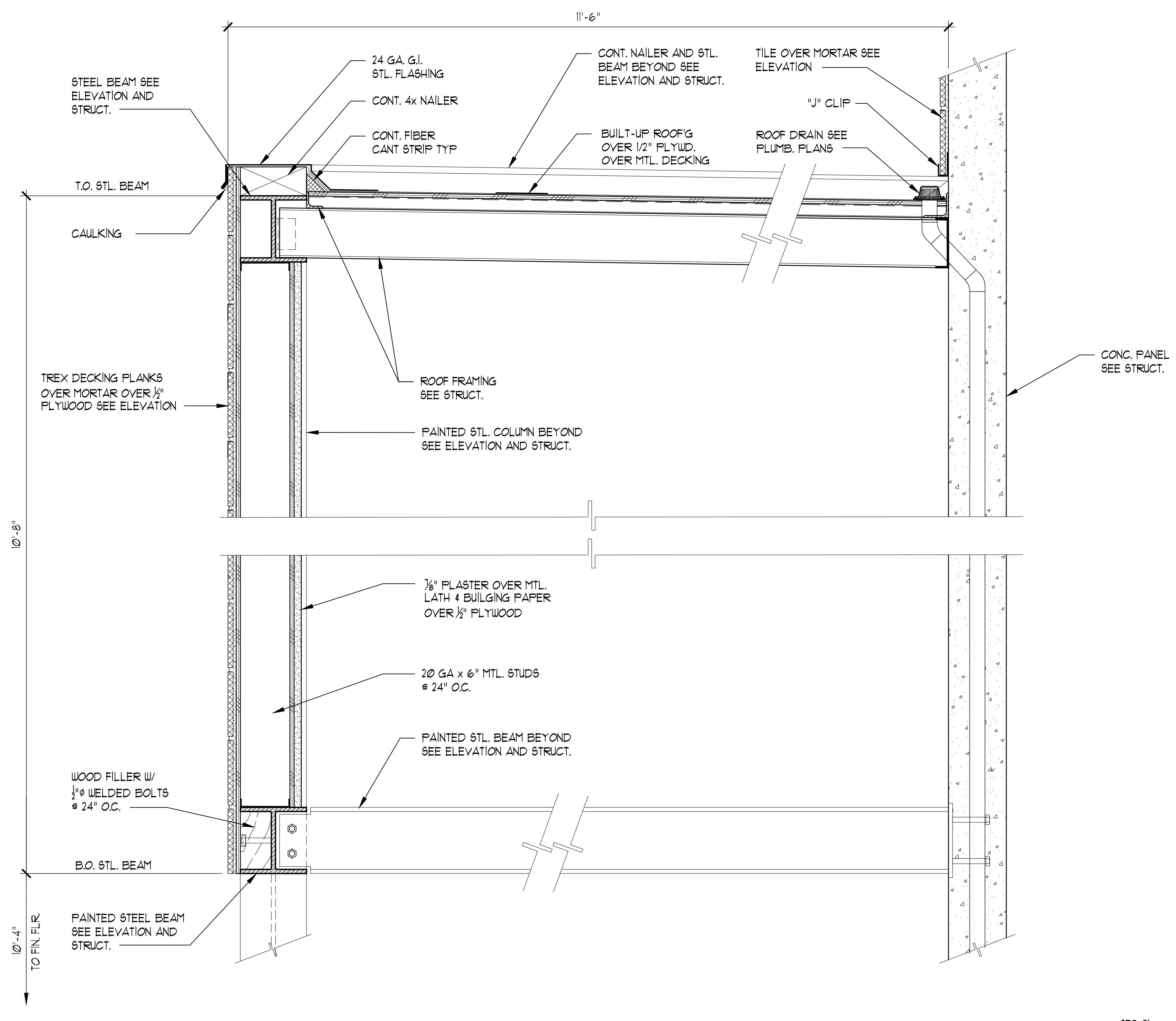
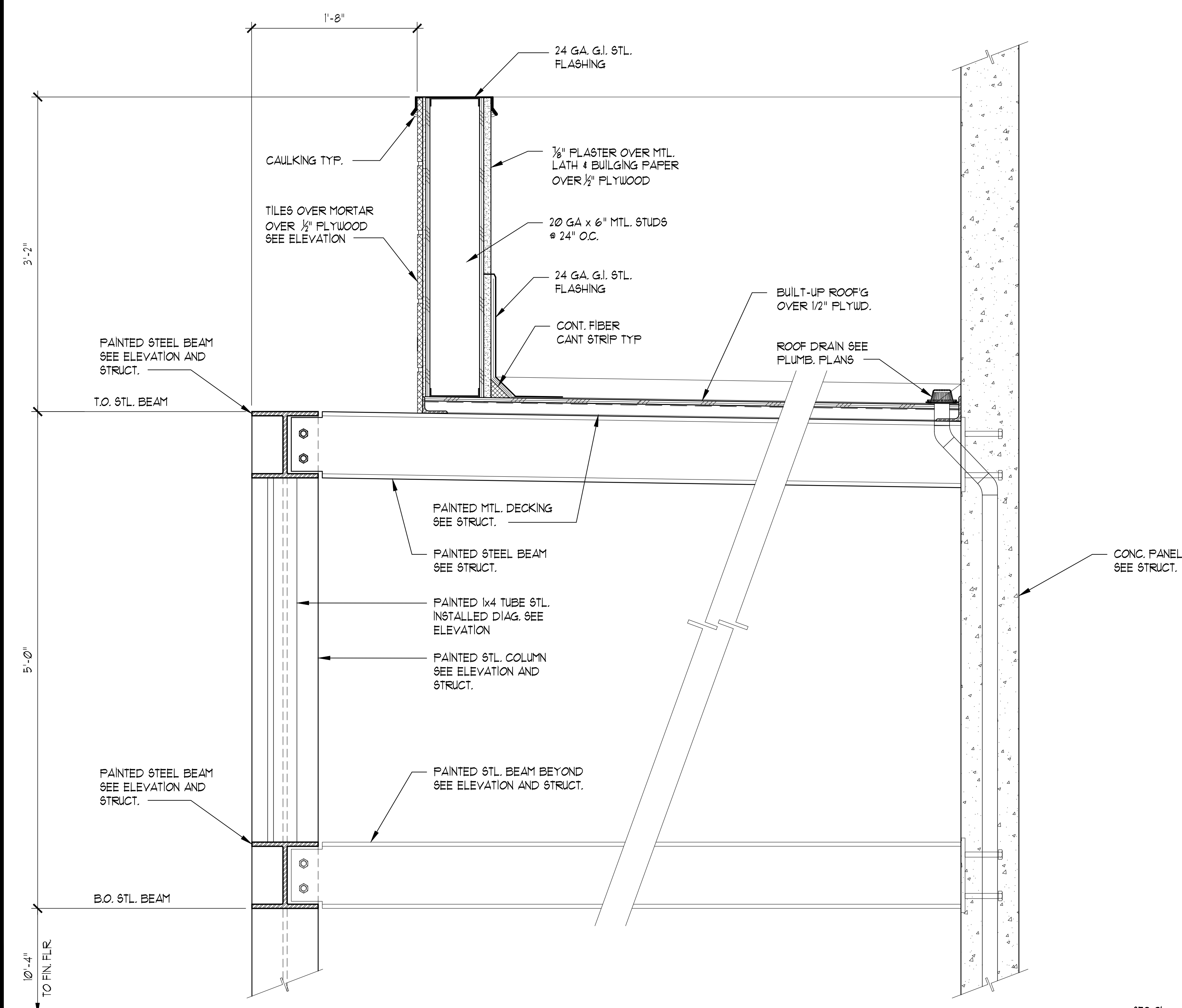
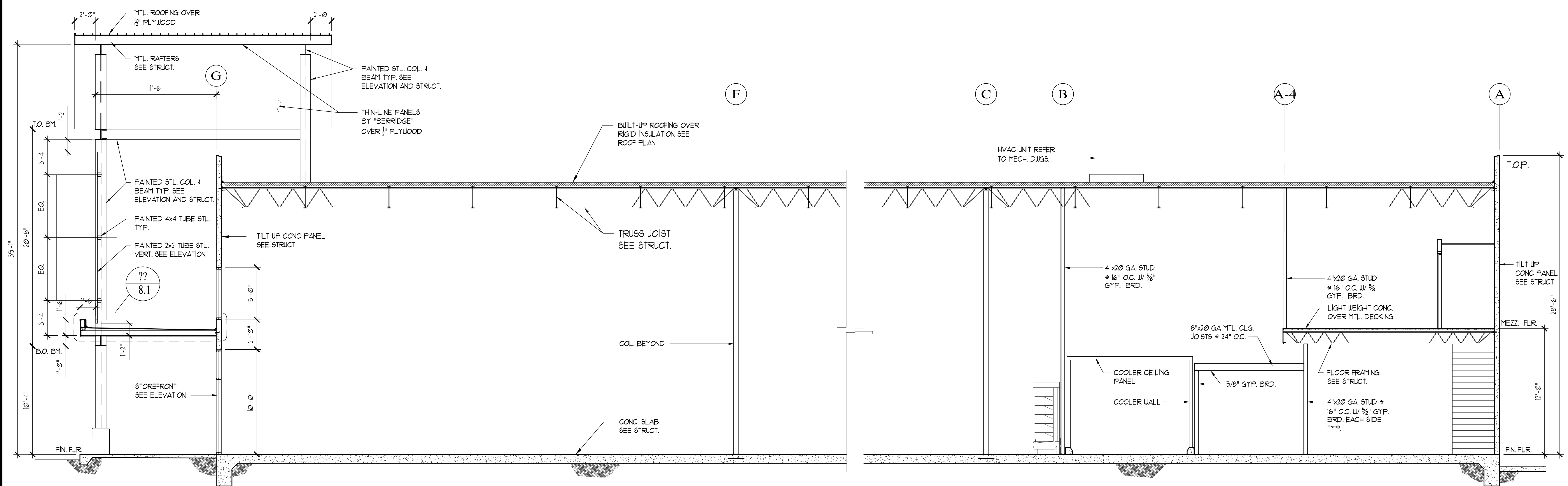
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KVM #

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JOB NO. 4

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10 BRISTOL STREET SUITE 270
NEWPORT BEACH, CA 92660
TEL. (949) 833-3240
FAX (949) 833-1145
MAIL HP@PETROSSIASSOC.COM

PROJECT

SUPER KING MARKET

STANTON, CALIFORNIA, 92804

KEY PLAN

DRAWING:

SECTIONS

CHECKED BY:

DATE: 12-17-2020

ISSUED FOR:

REVIEW

PLAN CHECK
BIDDING

PERMIT

CONSTRUCTION

DRAWN BY : _____

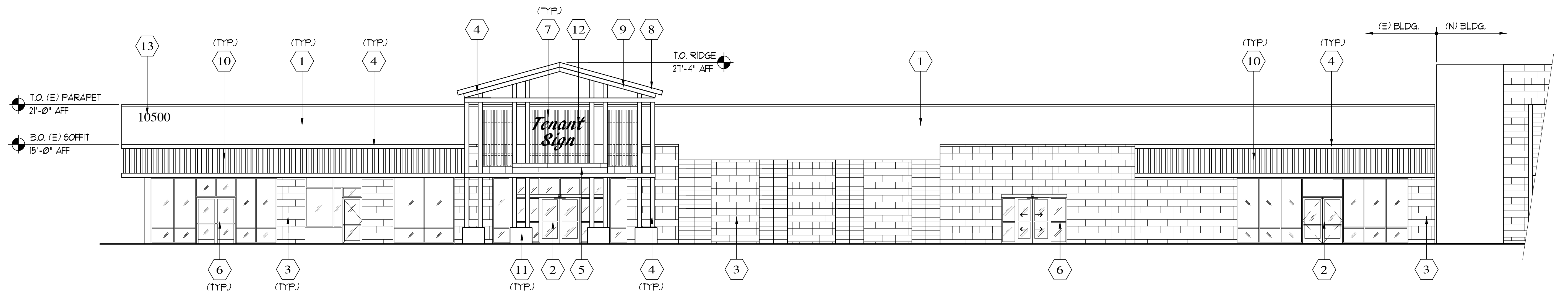
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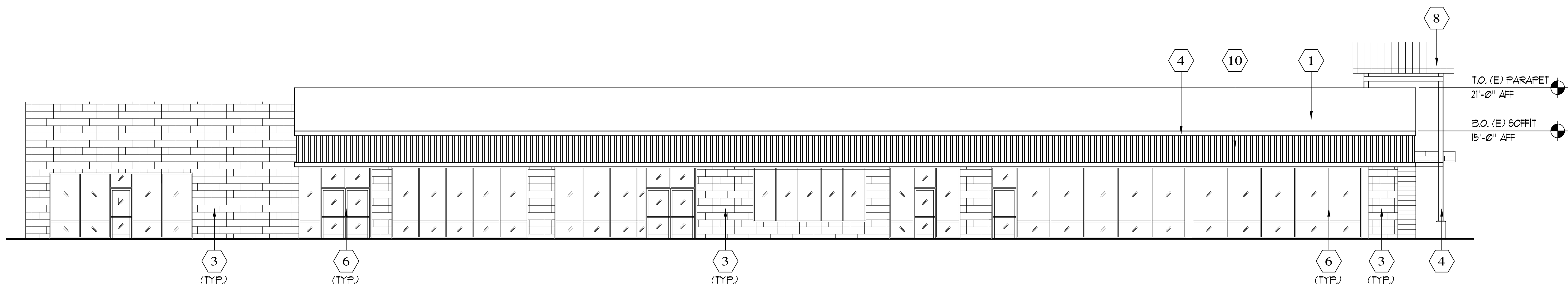
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CAD FILE

JOB NO. 419P-0720



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND :

- | | | | |
|---|---|----|--|
| 1 | PAINTED WALL TO MATCH "DUNN-EDWARDS"
* DET625 RECLAIMED WOOD | 10 | 1x4 TUBE STEEL AT 10" O.C. INSTALLED
45 DEGREE DIAGONAL PAINTED
COLOR TO MATCH "DUNN-EDWARDS"
* DET625 RECLAIMED WOOD |
| 2 | NEW STOREFRONT/GLIDING DOOR TO
MATCH EXISTING | 11 | CONCRETE PIER OR CURB |
| 3 | 12x12 AND 12x24 ETERNITY TILES COLOR BLACK | 12 | STORE SIGN UNDER SEPARATE PERMIT |
| 4 | PAINT BLACK COLOR OVER PRIME ON ALL
STEEL COLUMNS AND BEAMS | 13 | ADDRESS NUMBERS PER CITY AND FIRE CODE |
| 5 | TREX DECKING PLANKS T4 G MISTY ISLAND | | |
| 6 | EXISTING STOREFRONT | | |
| 7 | 2x2 TUBE STEEL AT 4" O.C. PAINTED COLOR BLACK | | |
| 8 | STANDING SEAM ROOFING BY "BERRIDGE"
COLOR SHASTA WHITE SEE ROOF PLAN | | |
| 9 | FASCIA BY "BERRIDGE" THIN-LINE PANELS
COLOR SHASTA WHITE | | |

REVISIONS: BY :

DEBLOCCI ASSOCIATES

100 BRISTOL STREET SUITE 20
NEWPORT BEACH, CA 92660
TEL: (949) 833-3240
FAX: (949) 833-1145
E-MAIL: HB@PETROSSIASSOC.COM

PROJECT

EXISTING SUPER KING MARKET

10500 MAGNOLIA AVE.
STANTON, CALIFORNIA, 92804

KEY PLAN

DRAWING:

EXISTING BUILDING
ELEVATIONS

CHECKED BY:

DATE: 12-17-2020

ISSUED FOR:

REVIEW

PLAN CHECK

BIDDING

PERMIT

CONSTRUCTION

DRAWN BY:

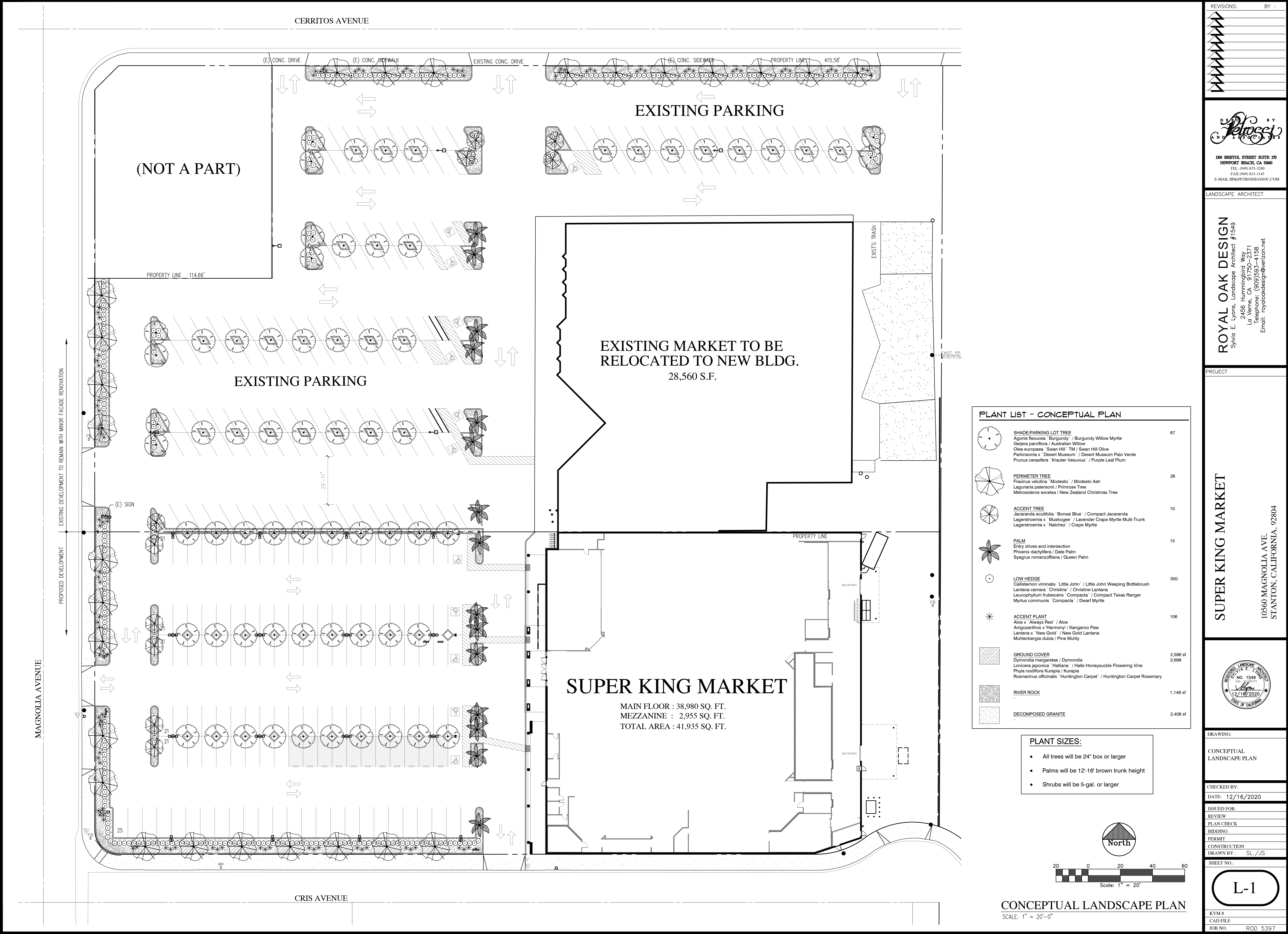
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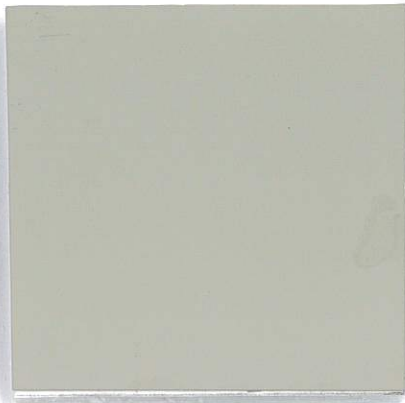
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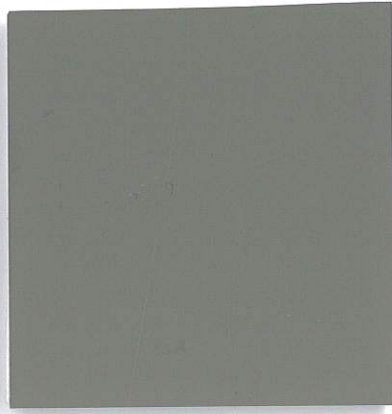




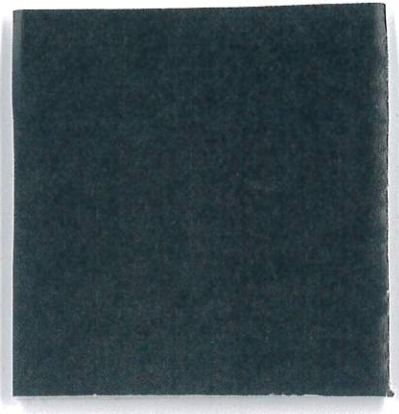




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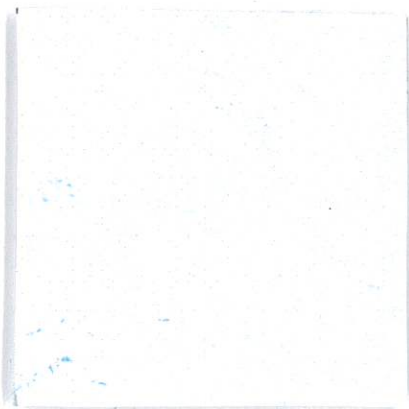


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5



8 9

SUPER KING MARKET

10560 MAGNOLIA AVE.
STANTON, CALIFORNIA, 92804

DESIGNED BY
Petrocci
AND ASSOCIATES
INC.

1300 BRISTOL ST. NORTH, SUITE 270
NEWPORT BEACH, CA 92660

TEL. (949) 833-3240
FAX (949) 833-1145

FINISH MATERIAL LEGEND :

- ① PAINTED CONCRETE WALL TO MATCH
"DUNN-EDWARDS" # DET625 RECLAIMED WOOD
- ② PAINTED CONCRETE WALL TO MATCH
"DUNN-EDWARDS" # DET626 METAL FRINGE
- ③ 12x12 AND 12x24 ETERNITY TILES COLOR BLACK
- ④ PAINT BLACK COLOR OVER PRIME ON ALL
STEEL COLUMNS AND BEAMS
- ⑤ TREX DECKING PLANKS T&G ISLAND MIST
- ⑥ ALL WINDOW / DOOR FRAMES BLACK TO
MATCH RAL 9017
- ⑦ 2x2 TUBE STEEL AT 4" O.C. PAINTED
COLOR BLACK
- ⑧ STANDING SEAM ROOFING BY "BERRIDGE"
COLOR SHASTA WHITE SEE ROOF PLAN
- ⑨ FASCIA BY "BERRIDGE" THIN-LINE PANELS
COLOR SHASTA WHITE
- ⑩ 1x4 TUBE STEEL AT 10" O.C. INSTALLED
45 DEGREE DIAGONAL PAINTED
COLOR TO MATCH "DUNN-EDWARDS"
DET625 RECLAIMED WOOD

SUPER KING MARKET

10560 MAGNOLIA AVE.
STANTON, CALIFORNIA, 92804

DESIGNED BY
Petrocci
AND ASSOCIATES
INC.

1300 BRISTOL ST. NORTH, SUITE 270
NEWPORT BEACH, CA 92660

TEL. (949) 833-3240
FAX (949) 833-1145

**CITY OF STANTON
INITIAL STUDY
ENVIRONMENTAL INFORMATION FORM**

Information Required as Part 1 of Initial Study of Environmental Impacts.

----- For Office use -----

Application Number and Title: _____

Date Submitted: _____

The following information is required for all projects, which are subject to review pursuant to the California Environmental Quality Act (CEQA). Complete disclosure of environmental data is required. NOTE: THIS INFORMATION MUST RELATE TO THE DEVELOPMENT AS DESCRIBED IN SECTIONS 11 & 12. Reference materials needed to complete this application are available at the Community Development Department at City Hall, 7800 Katella Avenue, Stanton, CA 90680. If necessary, answers may be continued on additional pages. Please print or type.

I. General Information

1. Name, address, telephone number, fax number and email of person to be contacted concerning this project: HANNIBAL PETROSSI
1300 BRISTOL ST. N. #270 NEWPORT BEACH, CA 92660
(949) 833-3240 / HPC@PETROSSIASSOC.COM
2. Name and address of legal property owner as shown on tax statement:
FERMANIAN PROPERTIES-ANAHEIM II, LLC
791 S. MISSION RD. LOS ANGELES, CA 90023
3. Address of project and/or description of location: _____
10560 MAGNOLIA AVE. STANTON, CA 92804
4. Assessor's Parcel Number(s) of project site: 127-461-03 & 04
5. Indicate the project application which accompanies this form: SPDR,

USE PERMIT FOR PARKING, VARIANCE,
SUBDIVISION/CONSOLIDATION

6. Have any preliminary documents been prepared for this project (i.e. level 1, 2 or 3 soil assessment or traffic impact analysis)? If yes, please identify name and date prepared PHASE I & II
7. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state or federal agencies (i.e., Corps of Engineers, CalTrans, Air Pollution Control District or Orange County): PERMIT FOR FACADE RENOVATION OF EXISTING SHOPPING CENTER TO THE NORTH OF SUBJECT PROPERTY + OCFA + OC ENVIRONMENTAL HEALTH
8. Existing zoning district(s) of project site: C.G. W/ MIXED USE OVERLAY
9. Existing General Plan Designation(s) GENERAL MIXED USE
10. Existing Specific Plan Designation(s) —
11. Fully describe the nature and purpose of the proposed project including the ultimate use of the property: TO BUILD A NEW BUILDING FOR EXISTING SUPER KING MARKET ALREADY IN OPERATION TO BE RELOCATED INTO THE NEW BUILDING
12. Community benefits to be derived from the project: COMMUNITY HAVE BEEN BENEFITING FROM THIS MARKET FOR MORE THAN 3 DECADES AND NOW THEY WILL MORE SO FROM THE STATE OF THE ART FACILITY

II. Project Description

1. Project Description
- a. Site size in acres or square footage: 104,420 SQ. FT. (2.4 AC)
- b. Highest and lowest elevations on site: 82.08 - 84.41'
- c. Number of floors of proposed construction: 1
- d. Number of proposed off-street parking spaces provided: 130

- e. Anticipated project schedule (timeline): TO START CONSTRUCTION ON MARCH OF 2021
- f. Is this project dependent on an existing or future project? If yes, please explain: NO
- g. Anticipated future phases: N/A
- h. If RESIDENTIAL, include the number of units, unit sizes, range of sale prices or rents, and gross density (units) acre:
- i. If COMMERCIAL and/or OFFICE, indicate the square footage of each type (i.e., office, sales area, restaurant); whether neighborhood, city or regionally oriented; and total square footage of building area: 25,820 SQ. FT. SALES AREA + 3,020 SQ. FT. PREP AREA + 2,418 SQ. FT. OFFICE/RESTROOM + 9,745 SQ. FT. WAREHOUSE AREA + 850 SQ. FT. MECHANICAL ROOM
- j. If INDUSTRIAL, indicate type, estimated employment per shift, loading facilities, square footage of office area and total square footage of building area:
- k. If INSTITUTIONAL, indicate the major function, estimated employment per shift, estimated occupancy, and total square footage of building:
- l. If the project involves a variance, conditional use permit or rezoning application, state this and explain clearly why it is required: VARIANCE FOR REQUIRED 5' SETBACK TO BE WAIVED AND REQUEST OF 7% REDUCTION IN PARKING
- m. Number and species of existing trees that are six (6) inches or larger in diameter: 19 CUPANIOPSIS ANACARDIODES (LARGE ST. TREES) 3 CHITOLPA TASHKENTENSIS, 4 WASHINGTONIA ROBUSTA, 2 PHOENIX DACTYLIFERA

- n. Number, size, and species of trees to be removed: 3 CHITAL PA (6" CALIPER, POOR FORM) 3 WASHINGTONIA (6" I)
- o. Describe any power lines, water, sewer or storm drain mains, pipelines or other transmission lines which are located on or adjacent to the property: POWER LINE TO THE EAST, SEWER RUNS ON BOTH MAGNOLIA & CRIS, WATER LINE ON THE DRIVE ISLE WEST OF EXISTING BUILDING, GAS MAIN ON CRIS AVE.
- p. Name of creeks and natural or man-made drainage channels through or adjacent to the property: NONE
- q. Primary vehicle access to property comes from which street(s): MAGNOLIA AVE.
- r. Are any easements known to traverse the site? If yes, explain the type and purpose: 25' EASEMENT FOR THE INGRESS AND EGRESS TO THE EAST FOR NORTH PROPERTY
2. Provide details on existing uses of the site. Are there existing structures on the site? If yes, describe uses and whether they will be demolished or relocated; if residential, give the number of current occupants: EXISTING STRUCTURE ON THE EAST IS VACANT AND WILL BE DEMOLISHED, ANOTHER BLDG. IS A SMOG SHOP WHICH WILL BE DEMOLISHED AS WELL
3. Is site within water and sewer service areas? YES
4. Is any portion of the site within the 100-year/500-year floodplain? NO
5. Is the site within an Airport Land Use Plan? If yes, what airport plan(s) is it within and do restrictions affect the proposal? NO
6. Is the site listed on California EPA's Hazardous Site List? NO

III. ENVIRONMENTAL ANALYSIS

1. Are the following items applicable to the project or its effects? Discuss at end all items checked yes or maybe (attach additional sheets as necessary).

Yes	Maybe	No	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Change in existing features of any lakes, reservoirs or hills, or substantial alteration of ground contours.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Change in scenic views or vistas from existing residential areas or public lands or roads.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Change in character of general area of project.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Produce or involve large amounts of solid waste or litter.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Disrupt or adversely affect a historic or archaeological site.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Change in dust, ash, smoke, fumes or odors in vicinity.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Substantial change in existing noise or vibration levels in the vicinity.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Site on filled land or on slope of 10 percent or more.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	J. Use or disposal of potentially hazardous material such as toxic substances, flammable or explosives.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Substantial change in demand for public services (police, fire, water, sewage, schools, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Substantially increase fuel or energy consumption (electricity, oil, natural gas, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	M. Relationship to a larger project or series of projects.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N. Substantially diminish habitat for fish, wildlife or plants.

2. Provide copies of photographs, either on a disc or printed, that provide thorough coverage of the site. Include photographs of the surrounding properties to

illustrate type(s) of land use and intensity of development. Snapshots or Polaroid® photos will be accepted.

3. Provide site plan showing buildings, parking, landscaped areas, easements, adjacent streets, driveways, paved areas, public and private utilities and other distinguishing characteristics of the site. The site plan must be accurately drawn to an appropriate scale to adequately depict the required information. All features or structures shown should be accurately labeled. Failure to properly reflect existing and proposed conditions may result in rejection of the initial statement and delay processing of the application.
4. Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that requests may be made for additional information to complete the application.

DATE: 12-17-2020

HANNIBAL PETROSSI

(Name – print)



(Signature)

Reviewed by Community Development Staff

DATE: _____

(Name – print)

(Signature)

Materials that will assist you in answering the above questions include: The City General Plan, Flood Zone Maps, Assessor Parcel Books, the City Zoning Map and Stanton Plaza Specific Plan.

RESOLUTION NO. 2530

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW SPDR-812, A REQUEST BY SUPER KING MARKET FOR RENOVATION AND AN ADDITION TO THE BUILDING LOCATED AT 10560 MAGNOLIA AVENUE TO ALLOW FOR THE RELOCATION OF SUPER KING MARKET, INTERIOR AND EXTERIOR RENOVATIONS FOR THE BUILDING LOCATED AT 10568 MAGNOLIA AVENUE AND IMPROVEMENTS TO THE PARKING LOT LOCATED IN THE CG (COMMERCIAL GENERAL) ZONE WITH GENERAL MIXED-USE OVERLAY

THE PLANNING COMMISSION OF THE CITY OF STANTON HEREBY RESOLVE AS FOLLOWS:

WHEREAS, on January 20, 2021, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning Site Plan and Design Review Permit NO. SPDR-812 to allow the renovation and an addition to the building located at 10560 Magnolia Avenue to allow for the relocation of Super King Market, interior and exterior renovations for the building located at 10562 Magnolia Avenue and improvements to the parking lot located in the CG (Commercial General) zone with General Mixed-use (GMU) overlay; and

WHEREAS, the Commission has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, staff has reviewed the environmental form submitted by the applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, the project has been determined to be Categorically Exempt pursuant to the California Environmental Quality Act (CEQA), Section 15332, Class 32 (Infill Development); and

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

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

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

SECTION 2: Based upon the Initial Study, the Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15332, Class 32 (Infill Development). Specifically, the project:

- Is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations,
 - The project is consistent with the General Plan Land Use Designation of General Mixed Use.
- Occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses,
 - The project site for new construction is 2-acres in size and located in an urbanized area, surrounded by fully developed parcels.
- The site has no value as habitat for endangered, rare or threatened species,
 - There are no known endangered, rare or threatened species in the City.
- Approval would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - There is no proposed change or intensification of existing uses on the site and there is no anticipated increase in the number of vehicle trips as a result of this project. The shopping center renovation and relocation of the market can be accommodated by the existing street without creating any significant impact on the traffic or level of service of the surrounding roadway network. The noise and air quality will have no significant impact as a result of this project beyond the temporary standard construction operations, and with the completion of a Water Quality Management Plan, the project will not create any significant impact to the water quality on the site and in the vicinity.
- Can be adequately served by all required utilities and public services.
 - The project site is also able to be adequately served by all required utilities and public services. As the site is located within an urbanized area, water, electrical, cable and phone, and sewer services are all established within the area, and the site will be able to connect to all services. All emergency public services are also available and able to service the site. Orange County Fire Authority (OCFA) has reviewed the plans and deemed that there is appropriate access to the site to accommodate their equipment.

SECTION 3: That in accordance with the findings as set forth in Chapter 20.530.050 of the Stanton Municipal Code, the proposed development is:

1. Allowed within the subject zone.

- a) The proposed use is allowed within the CG (Commercial General) Zone with the General Mixed-Use Overlay. Magnolia Plaza is a retail shopping center serving the surrounding neighborhood with Super King grocery market as the main anchor tenant. The project will not change the use of the property as a retail shopping center. All future uses shall comply with the Zoning Code. Magnolia Plaza was developed in 1961, predating the current zoning code. The existing site has legal nonconforming standards found to not negatively impact the site or adjacent properties. The proposed project does not expand, enlarge or intensify the legal nonconformities.

2. Designed so that

- a) The project as approved with the conditions contained herein is designed so that the it is not detrimental the public health, safety, or general welfare, and not detrimental to surrounding properties;

The Project will not be detrimental to the public health, safety or general welfare or to adjacent property. The Project includes the renovation and addition to an existing building to allow the relocation of Super King Market, renovation of an existing building to allow for future commercial tenants, and parking lot and landscaping improvements. Conditions of approval have been included to ensure appropriate measures are taken during the construction phase to minimize the impacts of construction activities on surrounding residential neighborhoods.

- b) The architectural design and functional plan of the structures greatly improve the aesthetic quality of the existing site and surrounding neighborhood;

The renovation and new construction include high quality architectural design and materials. The site incorporates landscaping to improve the street frontage and interior site conditions. The shopping center is compatible with the surround commercial uses and provides necessary services to the surrounding residential neighborhoods.

- c) Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site;

The Project and related improvements do not change the use of the property as a commercial shopping center. The Project has been designed to remain complimentary to the surrounding neighborhoods, provide flexibility for future tenants, and create a strong and vibrant street frontage.

- d) The project's site plan and design are consistent with the City's Design Standards and Guidelines, if any;

The City does not currently have any adopted design guidelines. However, the Project is designed to be compatible and provides enhanced architectural and landscaping to compliment and improve existing developments within the neighborhood and the City.

3. Designed to address the following criteria as applicable:

- a) Complaint with the Zoning Code, Municipal Code, Title 16 (Buildings and Construction), and all other applicable City Regulations;

The project with the conditions contained herein is compliant with all applicable City regulations. The site design does not intensify the existing, legal nonconforming conditions and they do not negatively impact the design or

function of the shopping center. The project meets all other development standards and compliments the neighboring properties and development.

b) Efficient site layout and design;

The Project will feature a new commercial space to allow for the relocation of Super King Market, allowing for its continued service to the City of Stanton. The site has been designed to allow for efficient operations of the market and all other retail tenants, while minimizing and potential impacts on the surrounding neighborhood. The site is comprised of parcels that are of typical size and shape for a commercial shopping center and the development would efficiently utilize the existing site.

c) Adequate yards, spaces, walls and fences, parking, loading, and landscaping that fit in within the neighboring properties and development;

The site was originally built in 1961 and has site conditions that do not conform to the current development standards. There are no anticipated impacts from the continuation of the existing legal nonconformities. The project complies with all other required development standards in the Zoning Code. The site as proposed allows for efficient circulation and use of the site.

d) Relationship to streets and highways that are adequate in width and pavement type to carry the quantity and kind of traffic generation by the proposed development;

The Project can be accommodated by the existing street network without creating any significant impact on the traffic or level of service on Cerritos, Magnolia, or Cris Avenues. The use of the site will not change nor be intensified, and surrounding streets and highways are adequate in width and pavement type to maintain the existing traffic.

e) Compatible and appropriate scale to neighboring properties and developments;

The project would be compatible with existing commercial and residential developments in the area. The Project's design includes landscape features within the center and along the street frontage to improve community appearance and the high-quality design and materials elevate the aesthetics of the surrounding neighborhood.

f) Efficient and safe public access (both pedestrian and vehicular) and parking;

There are a total of seven driveways that provide access to the site: three existing driveways on Cerritos Avenue, one existing and one new driveway on Magnolia Avenue, and one existing and one new driveway on Cris Avenue. Truck access is designated to the eastern most driveways along Cris Avenue and Cerritos Avenue, restricting deliveries, loading and unloading to the rear of the property. The project is designed to ensure safe and efficient loading and unloading for the

new Super King building, preventing any loading impacts to the public right-of-way.

- g) Appropriate and harmonious arrangement and relationship of proposed structures adjacent to one another and to other development in the vicinity, based on good standards of design.

The project will remain as a commercial shopping center, serving the surrounding neighborhood and City of Stanton. The adjacent properties consist of residential and commercial developments, including other retail shopping centers and single-family and high density residential. The Project proposes landscape buffers along the street frontage to enhance the appearance of the property and surrounding public rights-of-way. The architectural style of the building is consistent with newer commercial developments approved by the City.

- h) Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;

The construction and improvements at the Project site are consistent with the existing surrounding uses. The topography of the land and adjacent areas is generally flat, and the new development would not create a significant topographical difference in property heights. The surrounding vicinity is a mixture of residential and commercial structures. Therefore, the Project would be appropriate in relation to adjacent properties.

- i) Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;

The Project utilizes modern site planning by the consistent application of a post-modern, industrial architectural style and high-quality finishes for all existing and proposed structures.

- j) Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired;

The design features of the development are architecturally compatible with the newer development within the neighborhood and City. The building proposed high-quality, architectural design and materials. The Project is designed to complement the existing neighborhood and create high-quality development for this gateway into the City.

- k) Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;

The Project provides architectural features to avoid design repetition, including the use of industrial steel to create articulation at the main entrance and differing elevation heights to provide expressive rooflines.

- l) Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;

The Project is compatible in color, material and composition of the exterior elevations to neighboring visible structures.

- m) Appropriate exterior lighting that provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties.

The development will incorporate exterior lighting that will be appropriate in scale and will provide for public safety. All exterior lighting will be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare.

- n) Compatible in scale and aesthetic treatment of proposed structures with public areas;

The Project incorporates extensive landscaping and high-quality architecture to create a sense of place within the center, providing an aesthetically pleasing and welcoming commercial development compatible with the overall neighborhood.

- o) Appropriate open space and use of water-efficient landscaping.

The development provides landscaping to the maximum extent feasible. All landscaping will be compliant with the City's Water Efficient Ordinance.

- p) Consistent with the General Plan and any applicable Specific Plan

The project is consistent with the City's General Plan, specifically achieving the following General Plan Goals:

- *Goal ED-1.2 Grow tax revenues by attracting large scale commercial and service retail businesses.* The Project site has been underutilized for several years and the proposed improvements increase the competitiveness of Magnolia Plaza by creating an attractive retail center through façade rehabilitation and renovation.
- *Goal ED-4.1 Avoid further over-saturation of convenience uses and strip commercial centers.* The Project is an example of creative rehabilitation and reuse of an underutilized shopping center at a major intersection within the City. The Project has the potential to attract new businesses to the city while supporting and promoting the existing Super King market to continue to serve the community;
- *Goal LU-2.1 Encourage Land Uses which provide employment opportunities for Stanton Residents.* The renovation of Magnolia Plaza can increase the success of the retail and service businesses that are located there providing employment opportunities for Stanton Residents;

- *Goal CD-3.1 Provide both residents and visitors with a “sense of arrival” upon their entrance into Stanton.* The Project’s high-quality design and landscaping enhances the General Plan designated secondary gateway at the intersection of Cerritos and Magnolia Avenue, creating a sense of place;
- *Goal CHS-4.4 Provide safe communities by discouraging criminal activity and encouraging safety through design.* The Project has been reviewed by the Sheriff’s Department and the Public Safety Department in the development review process, and integrates design measures such as lighting, landscaping, and placement of buildings that encourages safety and security.

SECTION 4: That based upon the above findings, the Planning Commission hereby approves Conditional Use Permit to allow subject to the following Conditions:

- A. The proposed project will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution of Approval.
- B. The Applicant(s)/Owner(s) shall agree and consent in writing within 30 days to the Conditions of Approval. In addition, the Applicant shall record the Conditions of Approval in the office of the County Recorder. Proof of recordation shall be provided to the Planning Division prior to building permit issuance.
- C. Parking and access shall be shared amongst all uses and buildings within Magnolia Plaza. The applicant shall provide to the City a reciprocal access agreement to certify shared parking, ingress, and egress amongst all parcels within Magnolia Plaza prior to building permit final.
- D. If at any time parking issues occur, the Property Owner shall immediately remedy the situation. Remedies may include but are not limited to: the modification of mix of uses in the center (e.g. reduction of food uses, reducing leasable area, restriction of uses, parking study, etc.), acquiring additional parking, restriping, restricting business hours, site plan modification and the like. All remedies shall be to the review and approval of the Community and Economic Development Director.
- E. The Property Owner shall submit to the review and approval of the Community and Economic Development Director any new tenant prior to occupancy of any tenant space. The Director shall review for parking requirements and availability on site.
- F. The applicant shall submit a final landscaping and irrigation plan compliant with the Water Efficient Ordinance Guidelines as required by the Stanton Municipal Code for the review and approval of the Community and Economic Development Director prior to the issuance of any building permit. Said plan shall show trees

with no less than a 10-foot-tall trunk height, shrubs to create a consistent perimeter hedge and ground cover to provide full coverage. All approved landscaping shall be fully installed for the review and approval of the Community and Economic Development Director prior to final building permit.

- G. Prior to the issuance of any building permit, the property owner shall submit a lighting plan for review and approval of the Planning and Building Divisions. All exterior lighting shall be maintained at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare.
- H. The Property Owner shall submit plans for security for the area at the rear of the property along the east property line. Said plan shall detail security measures that may include, but not be limited to:
 - i. Additional security lighting
 - ii. Fencing/gates
 - iii. Secure access for the eastern most driveways along Cris Avenue and Magnolia Avenue
 - iv. Security cameras
- I. The Property Owner shall submit plans for the trash enclosure for review and approval by the prior to the issuance of any building permit. Said enclosure shall be enclosed on three sides by a solid screening wall or fence and shall be designed to be architecturally compatible with the surrounding structures.
- J. The applicant shall submit plans for the metal canopies prior to the issuance of building permits. Said plans shall show appropriate dimension and clearance to demonstrate no obstruction of the loading area.
- K. Any trash receptacles shall be properly stored, enclosed and/or screened to the satisfaction of the Community and Economic Development Director prior to final building permit.
- L. If at any time noise or nuisance complaints should occur, the Property Owner shall immediately remedy the situation to the satisfaction of the Community and Economic Development Director. Remedies may include but at not limited to changes in operations to loading and unloading, removal or relocation of the trash compactor, increased noise dampening or screening methods, installation of landscaping on the east property line or a combination thereof.
- M. The applicant shall submit a site plan identifying the location, height and size of all utilities required to be placed above ground (i.e. transformer, electrical boxes, gas meters, fire apparatus, etc.). All utilities shall be screened including but not be limited to decorative fencing or walls, camouflaging color or design treatment, artistic or creative design treatment, landscaping, or a combination thereof, subject

to the review and approval of the Community and Economic Development Director prior to the issuance of any building permit.

- N. The applicant shall submit plans identifying all existing and proposed roof mounted equipment and methods to screen equipment from view subject to the review and approval of the Planning and Building Divisions prior to the issuance of any building permit. All screening designs shall be architecturally integrated with the building, include complementary materials and colors and minimize the impact of the equipment.
- O. The Applicant shall obtain approval of a Preliminary WQMP by the City of Stanton Public Works Department prior to the issuance of grading permits
- P. The Applicant shall submit Improvement Plans prepared by a Registered Civil Engineer for public works (off-site) improvements, including driveway improvements. The Applicant shall obtain approval of said plans by the Public Works Department and Traffic Engineer prior to the issuance of any building permits. Said plans shall include the following for review by the Traffic Engineer:
 - i. Provide turning templates for access of fire and garbage trucks
 - ii. Provide turning templates for all access paths from the proposed driveway on Magnolia Avenue
 - iii. Verify appropriate dimensions and vehicle type for the driveway on the southeast side of the property along Cris Avenue.
- Q. City public works encroachment permit shall be taken out for all work in the public right-of-way including driveway improvements. All work shall be done in accordance with Orange County RDMD or APWA and City standards and to the satisfaction of the City Inspector and completed prior to occupancy.
- R. The Applicant shall pay sewer connection fees to the City for connection to City/County sewer system, if applicable, prior to the issuance of any building permits.
- S. The final WQMP shall be approved by the City of Stanton Public Works department and implemented prior final occupancy. The Applicant shall identify parties responsible for the long-term maintenance and operation of the structural treatment and control BMP's for the life of the project and a funding mechanism for operation and maintenance. This shall be identified prior to approval of the WQMP.
- T. All existing off-site improvements (including driveways, sidewalk, curb and gutter, and street paving) at the development site which are in damaged condition or

demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer prior to final occupancy.

- U. Applicant shall properly maintain all BMPs installed on the site, as listed in the approved Water Quality Management Plan (WQMP), including requirements for vector control.
- V. No construction materials or construction equipment shall be stored on public streets.
- W. All trucks hauling materials in and out of the project site shall be subject to restricted time and days of operation and truck route as determined by the City Engineer.
- X. Hours for work in the public right-of-way, including demolition and construction, shall be Monday through Friday 7:30 am to 4:30 pm with no work performed on weekends or holidays unless otherwise approved by the City Engineer.
- Y. The applicant must provide the City with access rights to the property at least once per year to perform State mandated environmental inspections.
- Z. The Applicant shall obtain approval of a Waste Management Plan by the Building Division prior to the issuance of demolition permits. All recyclable construction materials are to be taken to an approved Transfer Station. Contractors and sub-contractors shall recycle construction materials to the maximum extent possible.
- AA. Prior to the issuance of a grading permit, the applicant shall provide Fire Master Plan approval by the Orange County Fire Authority
- BB. Prior to the issuance of building permits, the applicant shall obtain Orange County Fire Authority approval of architectural plans. Said plans shall depict:
 - i. High pile storage (in compliance with service code PR330)
 - ii. refrigeration and vapor detection/alarm system (in compliance with service codes PR340 and PR500-PR520), if required by the Refrigeration Disclosure worksheet in OCFA guideline G-02 or the California Fire or Mechanical Codes
 - iii. underground piping for private hydrants and fire sprinkler systems (in compliance with service code PR470-PR475)
 - iv. fire sprinkler system (in compliance with service codes PR400-PR465)
- CC. Prior to building permit final, the applicant shall obtain Orange County Fire Authority approval for the following items:
 - i. Fire alarm system (service code PR500-PR520), if modified, provided voluntarily, or required by code.

- ii. Hood and duct extinguishing system (service code PR335)
- DD. Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.
- EE. Within forty-eight (48) hours of the approval of this project, the applicant/developer shall deliver to the Community Development Department a check payable to the County Clerk-Recorder in the amount of Fifty Dollars (\$50.00) County administrative fee, to enable the City to file the Notice of Exemption pursuant to Fish and Game Code §711.4 and California Code of Regulations, Title 14, section 753.5. If, within such forty-eight (48) hour period, the applicant/developer has not delivered to the Community Development Department the check required above, the approval for the project granted herein shall be void.
- FF. As a condition of issuance of this approval, the applicant shall indemnify, protect, defend, and hold the City and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedures Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the action.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on January 20, 2021 by the following vote, to wit:

AYES: **COMMISSIONERS:** _____

NOES: **COMMISSIONERS:** _____

ABSENT: **COMMISSIONERS:** _____

ABSTAIN: **COMMISSIONERS:** _____

Thomas Frazier, Chair
Stanton Planning Commission

Jennifer A. Lilley, AICP
Community & Economic Development Director