



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

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, MARCH 16, 2022 - 6:30 P.M.

AGENDA

SAFETY ALERT – NOTICE REGARDING COVID-19

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

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

- Attend in person and complete and submit a request to speak card to the Planning Commission Chair.
- E-mail your comments to CommunityDevelopment@StantonCA.gov with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" no later than 5:00 p.m. before the meeting (Wednesday, March 16, 2022). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting; however, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the Planning Commission Meeting, please contact the Community Development Department at (714) 890-4243.

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) 890-4243. Notification 48 hours prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

None.

6. **PUBLIC COMMENTS**

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

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

7. **PUBLIC HEARINGS**

7A. **PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW NO. SPDR-814 AND AMENDMENT TO CONDITIONAL USE PERMIT NO. C14-01, A REQUEST TO CONSTRUCT AN 11,083 SQUARE FOOT INDUSTRIAL BUILDING FOR STEEL FABRICATION, ASSOCIATED PARKING AND LANDSCAPING IMPROVEMENTS AT 11140 WESTERN AVENUE IN THE INDUSTRIAL GENERAL (IG) ZONE.**

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the effects of the proposed project are Categorical Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2548 to approve Site Plan and Design Review No. SPDR-814 and Amendment to Conditional Use Permit No. C14-01.

7B. PUBLIC HEARING TO CONSIDER TENTATIVE PARCEL MAP NO. 2021-110, MINOR SITE PLAN AND DESIGN REVIEW NO. MSPDR-784, AND CONDITIONAL USE PERMIT NO. C21-05 FOR THE SUBDIVISION OF AN EXISTING LOT AND CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING UNIT WITH TWO DRIVEWAYS AT 11572 COURT LANE IN THE RE RESIDENTIAL ESTATE ZONE.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project Categorical Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2549 to approve Minor Site Plan and Design Review MSPDR-784, Conditional Use Permit C21-05, and Tentative Parcel Map 2021-110.

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. PLANNING COMMISSION COMMENTS

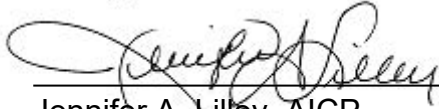
At this time Commissioners may report on items not specifically described in the agenda which are of interest to the Commission provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

11. **DIRECTOR'S REPORT**

Project Update

12. **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 10th day of March 2022.

A handwritten signature in black ink, appearing to read "Jennifer A. Lilley", is written over a horizontal line.

Jennifer A. Lilley, AICP
Community & Economic Development Director



REPORT TO THE PLANNING COMMISSION

TO: Chairperson and Members of the Planning Commission

DATE: March 16, 2022

SUBJECT: PUBLIC HEARING TO CONSIDER SITE PLAN AND DESIGN REVIEW NO. SPDR-814 AND AMENDMENT TO CONDITIONAL USE PERMIT NO. C14-01, A REQUEST TO CONSTRUCT AN 11,083 SQUARE FOOT INDUSTRIAL BUILDING FOR STEEL FABRICATION, ASSOCIATED PARKING AND LANDSCAPING IMPROVEMENTS AT 11140 WESTERN AVENUE IN THE INDUSTRIAL GENERAL (IG) ZONE.

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 15303, Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2548 to approve Site Plan and Design Review No. SPDR-814 and Amendment to Conditional Use Permit No. C14-01.

BACKGROUND

The Applicant, Sam Hana on behalf of Kindness General Contractors, is requesting approval of a new prefabricated industrial building with associated parking and landscaping improvements at 11140 Western Avenue. The subject property is located on Western Avenue, south of Katella Avenue and north of Orangewood Avenue. The Stanton storm channel immediately abuts the property to the north and the railroad runs along the east side of the site. The subject site is in the Industrial General (IG) Zone with a General Plan Land Use Designation of Industrial. The surrounding zoning is as follows:

- North: Open Space/Buffer Zone (OS), Industrial General (IG)
- South: Industrial General (IG)
- East: Open Space/Buffer Zone (OS)
- West: High Density Residential (RH), Open Space/Buffer Zone (OS)



Figure 1 – Project Site

The subject site is one of two parcels that comprise Kindness General Contractor's operations. In 2016, the Planning Commission approved Conditional Use Permit No. C14-01 to allow for the storage of a commercial fleet including large construction type vehicles, minor vehicle repair and maintenance, the installation of a propane tank, and the storage of hazardous materials associated with the operations of a construction business at 11140 and 11172 Western Avenue (Attachment C – Planning Commission Resolution No. 2355). Kindness General Contractors has been operating in this location since 2014, using the 11172 Western Avenue primarily for its operations and 11140 Western Avenue for indoor and outdoor storage.

11140 Western Avenue is currently developed with 5 prefabricated metal storage structures. The applicant has cleared all outdoor storage (Attachment D – Existing Conditions) and is proposing to demolish 4 of the storage structures, maintain the 3,400 square foot structure on the west side of the property, and construct a new prefabricated industrial building to accommodate their expanding business needs.

ANALYSIS/JUSTIFICATION

Proposed Use: The new 11,083 square foot building will be used to fabricate steel for construction projects including steel sheet cutting, shaping and preparation of roofing and siding. Ancillary offices for administrative purposes are proposed as well as a mezzanine

for storage inside the building (Attachment B – Project Plans). The hours of operations will be Monday – Saturday from 7 am to 5 pm. There are a total of 10 employees on site at any given time.

The original approval of Conditional Use Permit No. C14-01 did not consider the steel manufacturing use as part of the operations, therefore an amendment to the CUP is required to accommodate the current request. Staff has included Condition D, requiring all steel manufacturing operations and associated equipment to be contained completely within the proposed building. Any outdoor activity or storage shall require review and approval of the Community and Economic Development Director prior to commencement and shall comply with Conditional Use Permit C14-01 and SMC Section 20.400.250 Outdoor Storage and Activities. Staff does not anticipate impacts to the surrounding neighborhood but has included Condition E ensuring that any nuisance complaints received shall be immediately remedied by the Property Owner to the satisfaction of the City.

Building and Site Design: The building is proposed to be prefabricated construction with a white metal exterior (Attachment E – Color Board). The building is located approximately 210 feet from the front property line with an overall height of 30 feet. The existing building at the front of the property that faces Western that is proposed to remain is 25 feet tall at the front of the property facing Western Avenue.

Access to the site is provided from Western Avenue by an existing 25-foot-wide driveway from Western Avenue. A new access gate is proposed at the entrance to secure the property. The code requires 29 parking spaces for the existing and new industrial building and fabrication use. The project will add 32 parking spaces along the south and east property lines, in addition to 15 existing parking spaces for a total of 47 parking spaces on site. Staff does not anticipate any parking impacts for the proposed use.



Figure 2 – Existing Frontage

The existing landscaping and masonry wall along the front setback are sufficient to screen operations from Western Avenue and the adjacent residential neighborhood (Figure 2 – Existing Frontage). The business has operated in compliance with Conditional Use Permit No. C14-01 regarding screening and outdoor storage previously and these conditions are included with this request. In addition, Staff has included Condition F requiring all ground mounted and roof mounted equipment to be screened with architecturally compatible screening to minimize visual impact.

In addition to the existing landscaping provided on Western Avenue, the applicant is proposing to enhance the site with new camphor tree plantings in the interior of the property along the south and east property lines (Attachment B – Landscaping Plan). New jasmine vine plantings are proposed on the existing walls and fences on the front and rear property lines, and new lavender plantings are proposed in the existing planter area fronting Western Avenue, improving the current landscaping conditions of the property today. All plantings shall be maintained in accordance with SMC Chapter 20.315 Landscaping Standards. Additionally, Condition G requires the property owner to immediately replace any plantings that are ill, dead, or removed in kind on the site.

ENVIRONMENTAL ANALYSIS

The proposed project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 153033, Class 3 (New Construction or Conversion of Small Structures). Class 3 consists of projects consisting of a limited number of new structures, including up to 4 new commercial buildings in an urbanized area. Specifically, the project is for the construction of one prefabricated building which replaces 4 existing storage structures. All storage and industrial uses will take place in the newly proposed building. The use and development are in complete conformance with the requirements of the Zoning Code and General Plan.

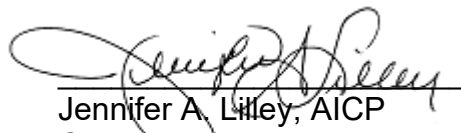
PUBLIC NOTIFICATION

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,


Paige Montojo
Associate Planner

Approved by,

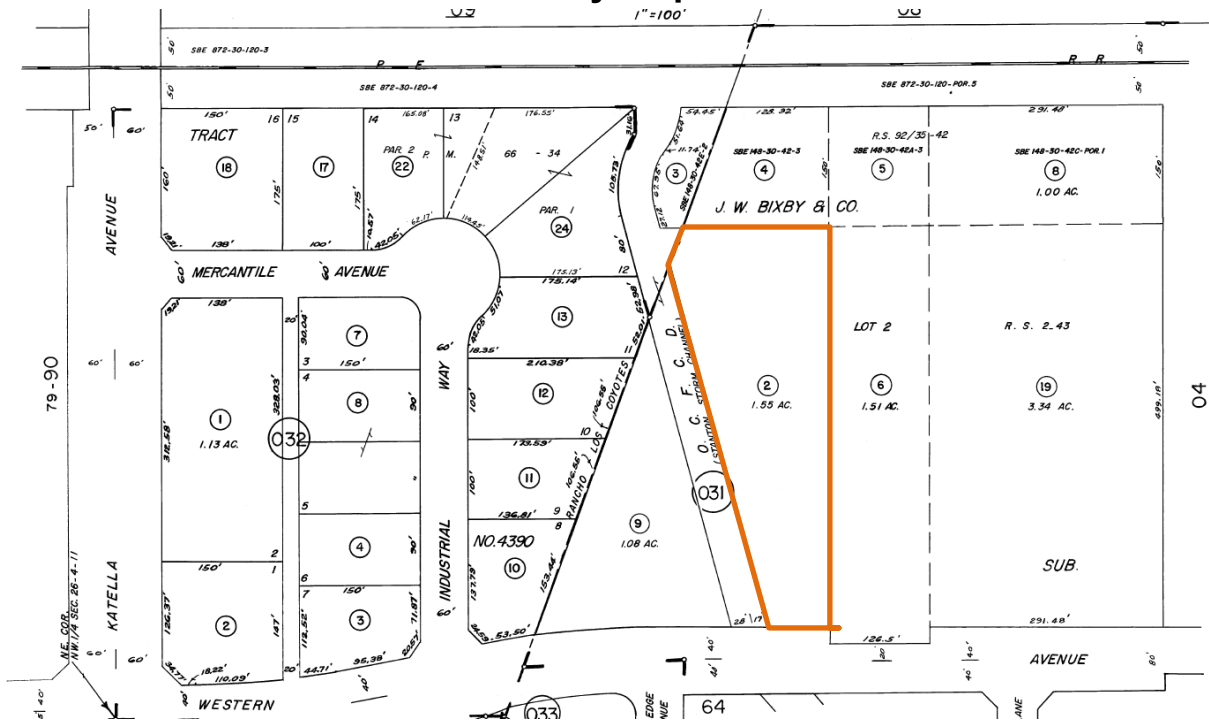

Jennifer A. Lilley, AICP
Community and Economic
Development Director

ATTACHMENTS

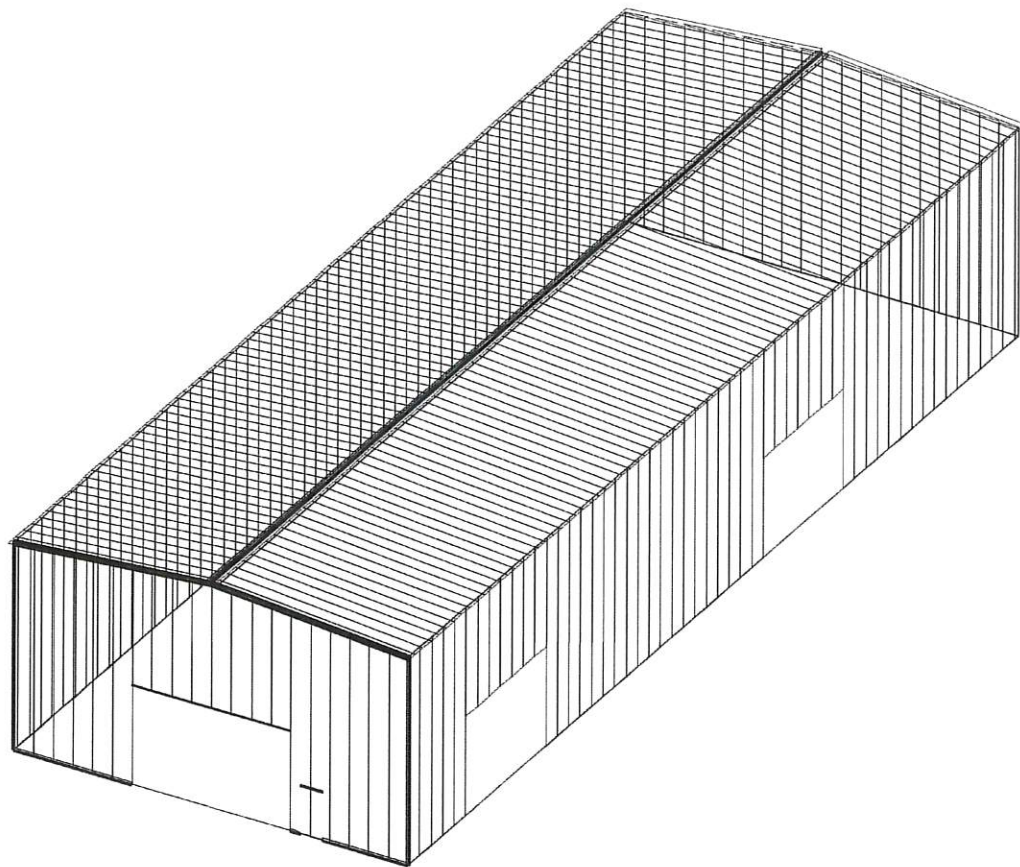
- A. Vicinity Map
- B. Project Plans
- C. Planning Commission Resolution 2355
- D. Existing Site Photos
- E. Color Board
- F. Draft Planning Commission Resolution No. 2548

11140 Western Avenue

Vicinity Map



ATTACHMENT A



STANTON YARD FABRICATION SHOP

11140 WESTERN AVENUE
STANTON, CA 90680



Stamp:

1/18/22

PLANNING REVIEW
STANTON YARD -
FABRICATION SHOP
11140 WESTERN AVENUE
STANTON, CA 90680

SYMBOL LEGEND

(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)

EXTERIOR ELEVATION TARGET

ELEVATION DESIGNATION
SHEET REFERENCE NO.

BUILDING SECTION TARGET

SHEET REFERENCE NO.
SECTION DESIGNATION

PARTIAL SECTION TARGET

DETAIL DESIGNATION
SHEET REFERENCE NO.

SECTION DETAIL TARGET

DETAIL DESIGNATION
SHEET REFERENCE NO.

MATCH LINE

MATCH LINE SE XXX
MATCH LINE SE XXX

ROOM NAME AND NUMBER TARGET

ROOM NAME
ROOM NO.

DOOR NUMBER TARGET

DOOR NUMBER

WINDOW NUMBER

WINDOW NUMBER

REVISION TARGET/ADDENDUM TARGET

REVISION NO.
OR ADDENDUM NO.

EXTERIOR ELEVATION TARGET

DETAIL DESIGNATION
SHEET REFERENCE NO.

**VIEW NUMBER
VIEW NAME**

**VIEW SCALE
SHEET NUMBER**

INTERIOR ELEVATION TARGET

SHEET REFERENCE NO.
SECTION DESIGNATION

ELEVATION REFERENCE TARGET

SECTION/
ELEVATION
DATUM

COLUMN CENTERLINE

PARTITION TYPE TARGET

PARTITION TYPE
WALL ASSEMBLY
DESIGNATION

KEY NOTE TARGET

NOTE NUMBER

NORTH ARROW

PLAN
NORTH
TRUE
NORTH

PROJECT SUMMARY

SCOPE OF WORK:
NEW PREFABRICATED METAL BUILDING & MEZZANINE 11,083 S.F. SUPPORTING WORK TO INCLUDE FOUNDATION, MECHANICAL, ELECTRICAL AND PLUMBING.

APPLICABLE BUILDING CODES:
BUILDING 2019 CALIFORNIA BUILDING CODE (CBC)
PLUMBING 2019 CALIFORNIA PLUMBING CODE (CPC)
OTHER 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
ENERGY 2019 CALIFORNIA ENERGY CODE (CEC)
FIRE 2019 CALIFORNIA FIRE CODE (CFC)
ACCESSIBILITY 2019 CALIFORNIA BUILDING CODE (CBC)

BUILDING DATA:
CONSTRUCTION TYPE: II-B
AUTOMATIC SPRINKLER SYSTEM: YES
NUMBER OF STORIES: ONE & MEZZANINE
BUILDING OCCUPANCY GROUP: B, F, W & S (ACCESSORY STORAGE)

BUILDING HEIGHT: (CBC TABLE 503)
ALLOWABLE STORIES: 3 STORIES, 55'
PROPOSED STORIES: 1 STORY, 28' - 0"

REQUIRED PARKING: PARCEL 1 - NOT A PART OF SCOPE
(E) BUILDING/ WAREHOUSE = 4,000 S.F.

TOTAL PARKING PROVIDED 25

REQUIRED PARKING: PARCEL 2
(E) BUILDINGS = 3,400 S.F.
(N) PRE-FAB. STRUCTURE = 11,083 S.F.
TOTAL S.F. = 14,483 S.F.

TOTAL VEHICLE PARKING REQ. = 31

TOTAL VEHICLE PARKING PROVIDED = 50

PROJECT DIRECTORY

OWNER:
JEFF KINDNESS
6461 GLOBAL
CYPRESS, CA 90630
TEL: (714) 231-9935

ENGINEERING TEAM (MECHANICAL):
PLUMP ENGINEERING INC.
914 E KATELLA AVENUE
ANAHEIM, CA 92807
CONTACT: TAMER LUKE
TEL: (714) 385-1835
EMAIL: TLUKA@PEICA.COM

ARCHITECT & ENGINEERING TEAM:
PLUMP ENGINEERING INC.
914 E KATELLA AVENUE
ANAHEIM, CA 92807
CONTACT: SAM HANNA
TEL: (714) 385-1835
EMAIL: SHANNA@PEICA.COM

ENGINEERING TEAM (ELECTRICAL):
PLUMP ENGINEERING INC.
914 E KATELLA AVENUE
ANAHEIM, CA 92807
CONTACT: ADEL POURSHARIF
TEL: (714) 385-1835
EMAIL: APOURSHARIF@PEICA.COM

OCCUPANCY TABULATION

OCCUPANT TABULATION (N) PRE-FAB. STRUCTURE				
FUNCTION SPACE	LOAD FACTOR	TOTAL S.F. AREA	OCC LOAD	
OFFICE	150	461	4	
LOCKERS	50	147	3	
FABRICATION/MANUFACTURING	200	3,731	19	
WAREHOUSE	500	3,731	8	
STORAGE	300	1,617	6	
AUXILIARY AREAS (BREAK RM & RESTROOMS)	0	739	0	
TOTAL		10,426	40	
NET AREA				

PLUMBING FIXTURE MIN. REQUIREMENTS (TABLE 422.1 PLUMBING CODE)
TOTAL OCCUPANTS NEW BUILDING - 40 PERSONS = 20 MEN, 20 WOMEN

WATER CLOSET REQ. 1: 1-5 = 1 MEN / 2: 16-30 = 2 WOMEN
WATER CLOSET PROVIDED = 2 MEN / 2 WOMEN
URINAL REQ. 1: 1-100 = 1 - URINALS PROVIDED 2
LAVATORIES REQ. = 1: 1-75 = 1 MEN / 1: 1-55 = 1 WOMEN
LAVATORIES PROVIDED = 1 MEN / 1 WOMEN
DRINKING FOUNTAIN REQ. 1: 1-250 / DRINKING FOUNTAIN PROVIDED = 1
SERVICE SINK REQ. 1 / SERVICE SINK PROVIDED = 1
*CALCULATIONS BASED ON MOST RESTRICTIVE USE (B)

PLUMBING FIXTURE COUNT					
	WATER CLOSET	URINAL	LAVATORY	DRINKING FOUNTAIN	SERVICE SINK
MALE	2	2	1	-	-
FEMALE	2	-	1	-	-
WAREHOUSE AREA	-	-	-	1	-
ROOM 106	-	-	-	-	1

SHEET INDEX

ARCHITECTURAL	
CVR	COVER SHEET
A001	SITE PLAN
A002	FIRE ACCESS PLAN
CIVIL	
C01	PRELIMINARY GRADING PLAN
C02	PRELIMINARY WQMP
C03	PRELIMINARY SITE SECTIONS
ARCHITECTURAL	
A100	OVERALL FLOOR PLAN AND MEZZANINE PLAN
A200	EXTERIOR ELEVATIONS
A300	PHOTOS OF CURRENT SITE CONDITIONS
L100	EXISTING AND CONCEPTUAL LANDSCAPING
MB	COPY OF MATERIAL BOARD

VICINITY MAP



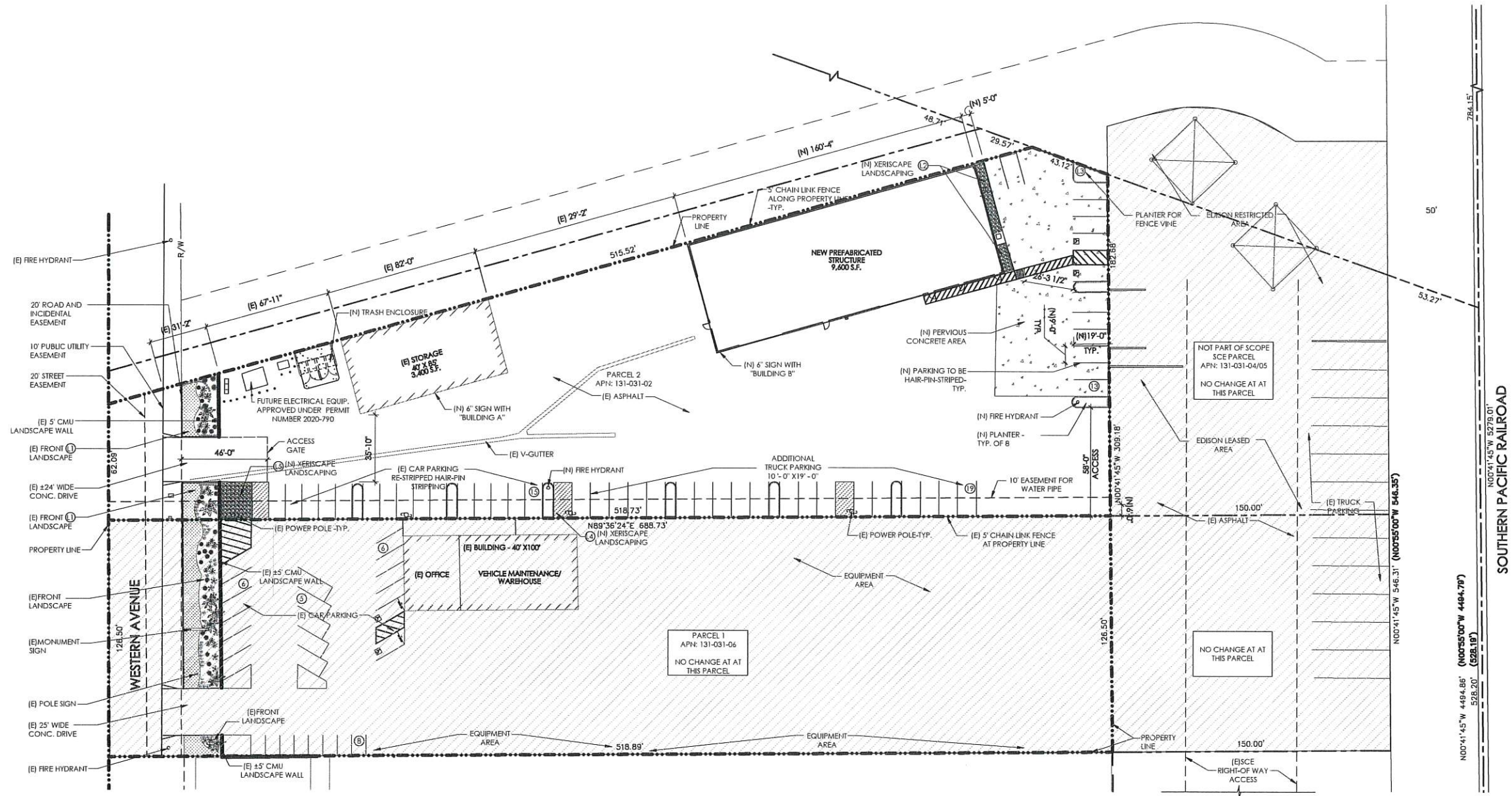
REVISIONS

1st Planning Review	05/27/2021
2nd Planning Review	07/28/2021
3rd Planning Review	12/13/2021
4th Planning Review	1-20-2022

Project Manager: RH
Date: 1/18/22
Scale:
Project Number: 2008069

SHEET NUMBER

CVR



SITE(S) DATA

PARCEL 1 - NO CHANGE NOT IN SCOPE

APN: 131-031-06

TOTAL LOT = 68,159.28 S.F.

(E) BUILDING COVERAGE = 5,474 S.F. (12%)

(E) LANDSCAPE COVERAGE = 6,082 S.F. (11%)

(E) CAR PARKING = 25
(1 ADA STALL - 1 VAN ACCESSIBLE)

PARCEL 2 - MODIFICATIONS

APN: 131-031-02

TOTAL LOT = 72,312.27 S.F.

(E) BUILDING COVERAGE = 3,400 S.F. (4.7%)

(N) BUILDING COVERAGE = 9,600 S.F. (13%)

TOTAL BUILDING COVERAGE = 13,000 S.F. (18%)

(E) CAR PARKING = 15

(N) ADDITIONAL CAR PARKING = 13

(N) ADDITIONAL TRUCK PARKING = 19

TOTAL PARKING PROVIDED = 47
(1 ADA & 1 VAN ACCESSIBLE)

TOTAL PARKING REQUIRED = 31 (47 > 31)

LANDSCAPE/ PERVIOUS CONC. CALCULATIONS - PARCEL 2

① EXISTING: 2,743 S.F.

② NEW: 202 S.F. ZERISCAPE

③ NEW: 117 S.F.

④ NEW: 8 - 15 GAL. TREES - 15 YR. GROWTH SHADE COVERAGE = 5,648 S.F.
8 - PLANTERS = 680 S.F.

⑤ NEW: 325 S.F. ZERISCAPE

⑥ NEW: PERVIOUS CONC. AREA: 7,509 S.F.

(E) LANDSCAPE COVERAGE = 2,743 S.F.

(N) LANDSCAPE/PERVIOUS CONCRETE
SURFACE AREA = 8,543 S.F.

TOTAL LANDSCAPE/PERVIOUS AREA
COVERAGE = 11,286 S.F. (15.6%)

EDISON PARCEL - NO CHANGE (NOT IN SCOPE)

APN: 131-031-04/05

TOTAL (E) TRUCK & TRAILER PARKING = 12

TOTAL SITE PARKING FOR ALL PARCELS

72 VEHICLES SPACES (1 ADA & 2 VAN)

12 TRUCK & TRAILER SPACES



SITE PLAN 1
1" = 30'-0"

Stamp:

2/17/22

PLANNING REVIEW
STANTON YARD -
FABRICATION SHOP
11140 WESTERN AVENUE
STANTON, CA 90680

REVISIONS

1st Planning Review	05/27/2021
2nd Planning Review	07/28/2021
3rd Planning Review	12/13/2021

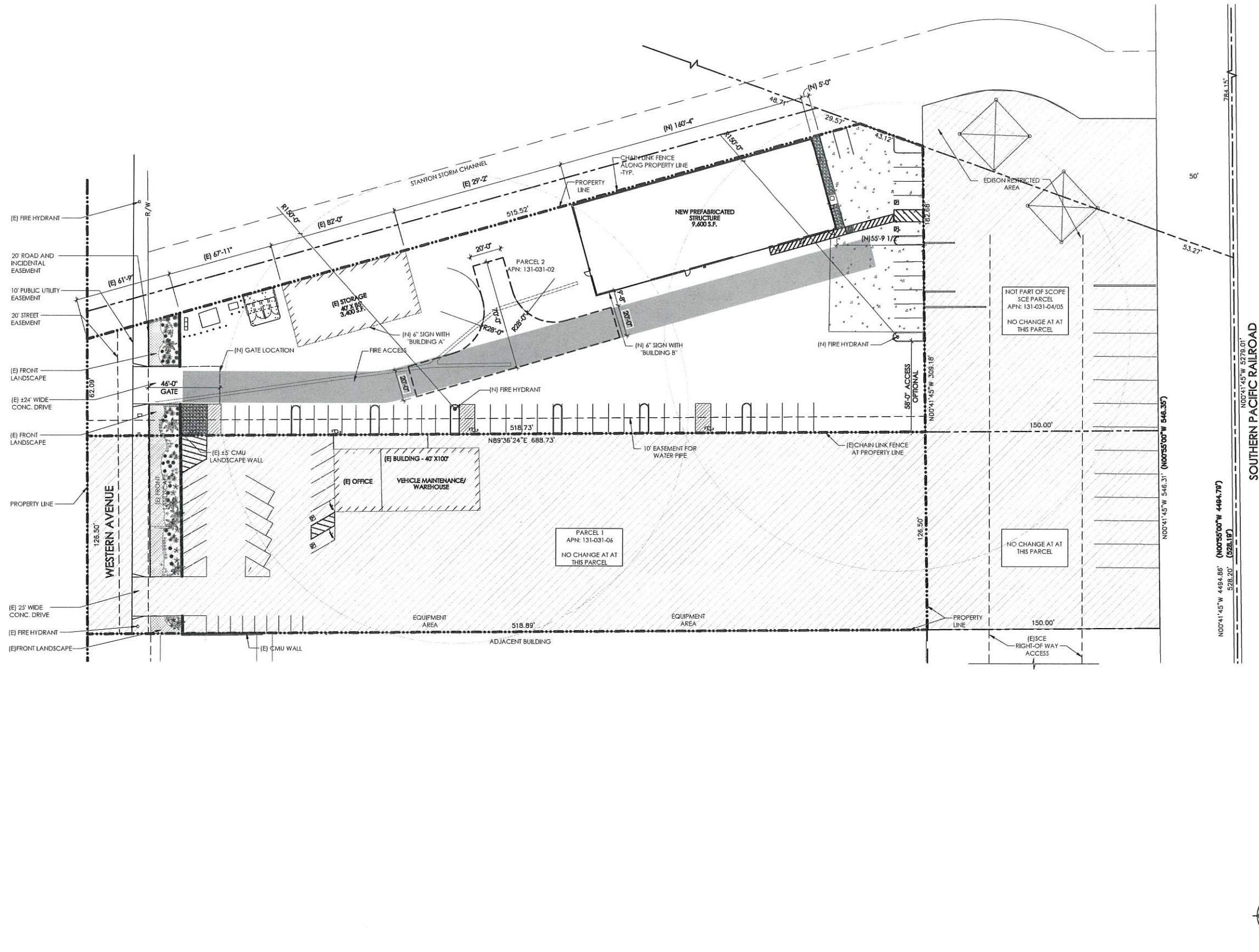
Project Manager: RH
Date: 2/17/22
Scale:
Project Number: 2008059

SHEET NUMBER

A001

SITE PLAN

EDWARD HARRY
2/17/2022 1:58 PM
131-031-02-06
STANTON YARD - FABRICATED METAL BUILDING ACCESS PLAN
THIS DESIGN AND DRAWING ARE FOR USE ON THE SPECIFIC SITE INDICATED AND IS THE EXCLUSIVE PROPERTY OF PLUMP ENGINEERING, INC. AND SHALL NOT BE USED, DUPLICATED OR ALTERED IN PART OR IN WHOLE WITHOUT WRITTEN APPROVAL OF PLUMP ENGINEERING, INC. - COPYRIGHT 2014 - ALL RIGHTS RESERVED



FIRE ACCESS PLAN

1

1" = 30'-0"

PLANNING REVIEW
STANTON YARD -
FABRICATION SHOP
11140 WESTERN AVENUE
STANTON, CA 90680

REVISIONS	
1st Planning Review	05/27/2021
2nd Planning Review	07/28/2021
3rd Planning Review	12/13/2021

Project Manager: RH
Date: 2/17/22
Scale:
Project Number: 2008069
Sheet Title: FIRE ACCESS PLAN
SHEET NUMBER

A002



CONSULTING ENGINEERS
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ELECTRICAL, CIVIL, SURVEYING,
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www.peica.com

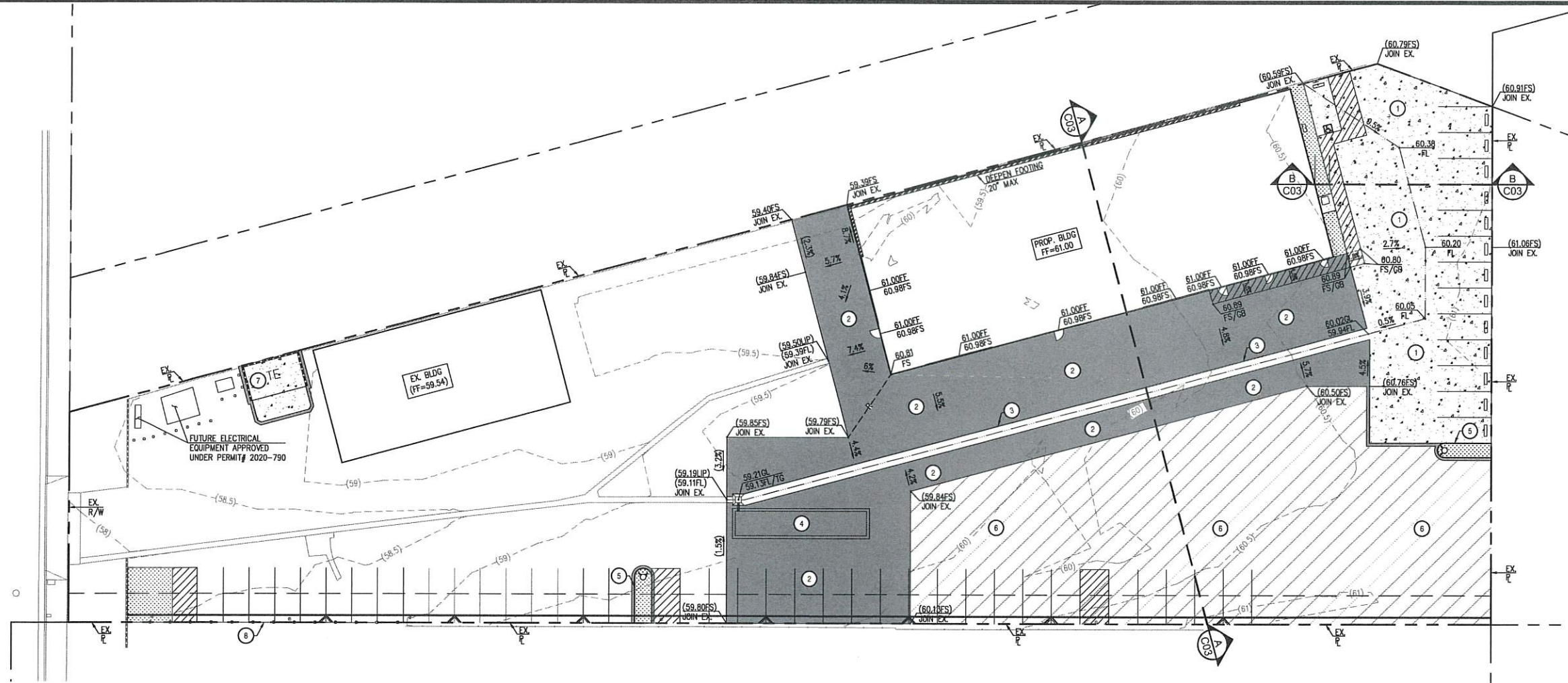


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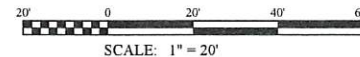
2/17/22

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WESTERN AVE



- GRADING CONSTRUCTION NOTES
1. CONSTRUCT PCC/AB PAVEMENT
 2. CONSTRUCT AC/AB PAVEMENT
 3. CONSTRUCT CONCRETE V-GUTTER
 4. FURNISH & INSTALL UNDERGROUND INFILTRATION CHAMBER
 5. CONSTRUCT 6" CONCRETE CURB
 6. GRIND AND OVERLAY EXISTING AC PAVEMENT
 7. TRASH ENCLOSURE PER ARCHITECTURAL PLAN SET
 8. RELOCATE EXISTING FENCE
- LEGEND:
- PCC/AB PAVEMENT
 - AC/AB PAVEMENT
 - LANDSCAPE AREA
 - GRIND & OVERLAY



BENCH MARK:

BASIS OF BEARINGS:

REVISIONS				
DATE	NO.	DESCRIPTION	BY	CHK/APP
1-20-2022		Planning Review		

DESIGN BY: TT

DRAWN BY: AL

CHECKED BY: TT

DATE: 10/1/2020

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL,
MECHANICAL, PLUMBING, ELECTRICAL,
CIVIL, SURVEYING, ARCHITECTURAL
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

Tryfon Tryfonopoulos
TRYFON TRYFONOPOULOS
10/1/2020
DATE

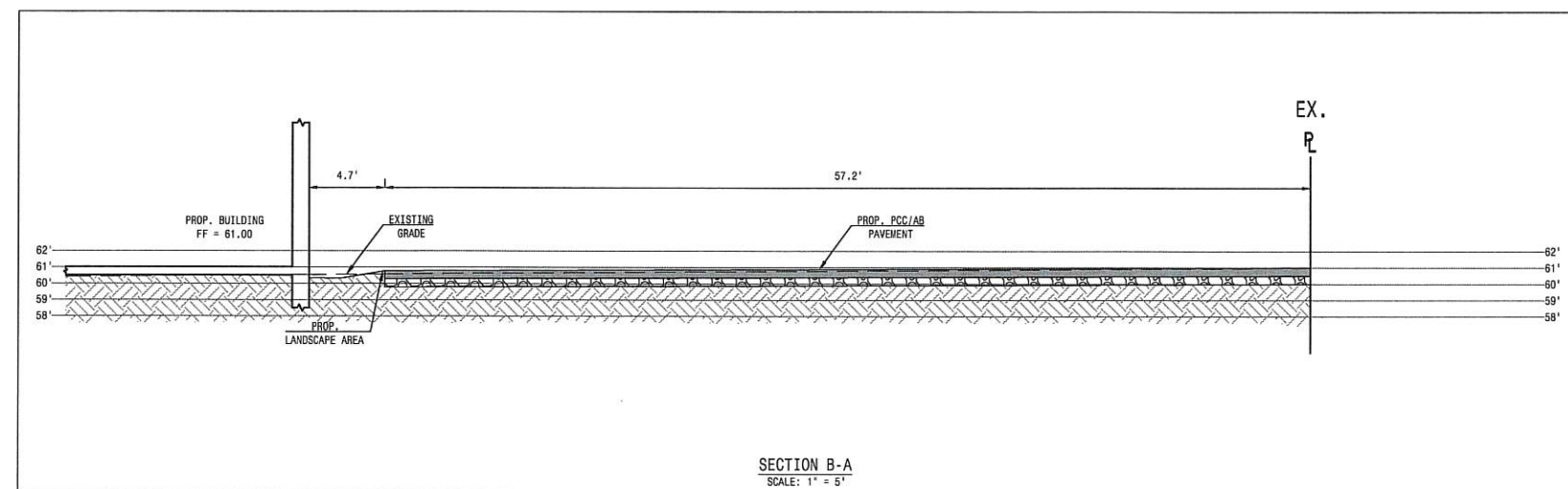
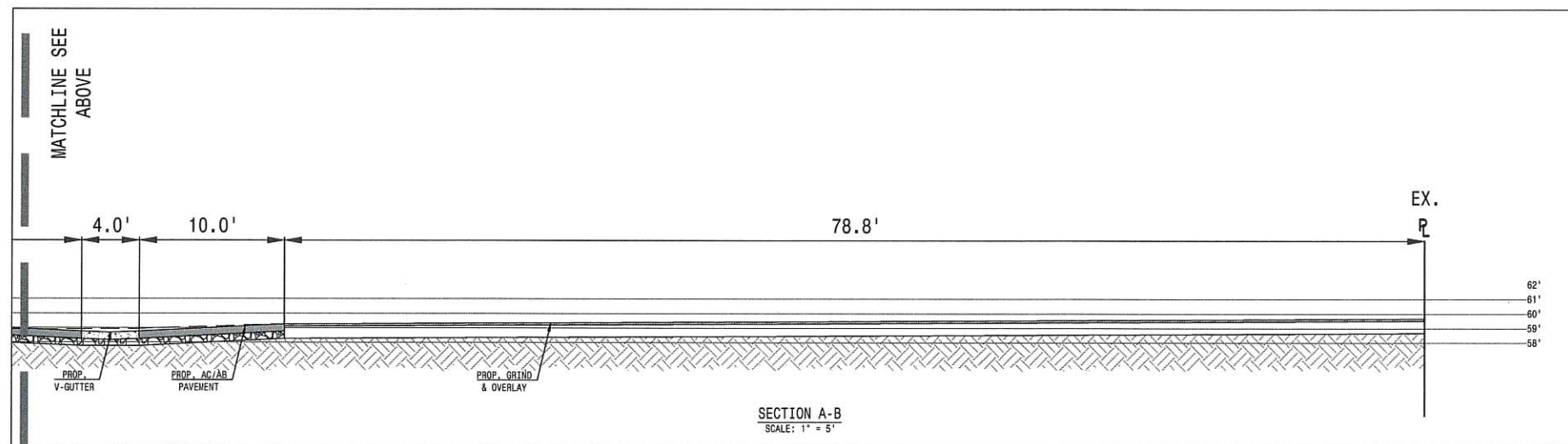
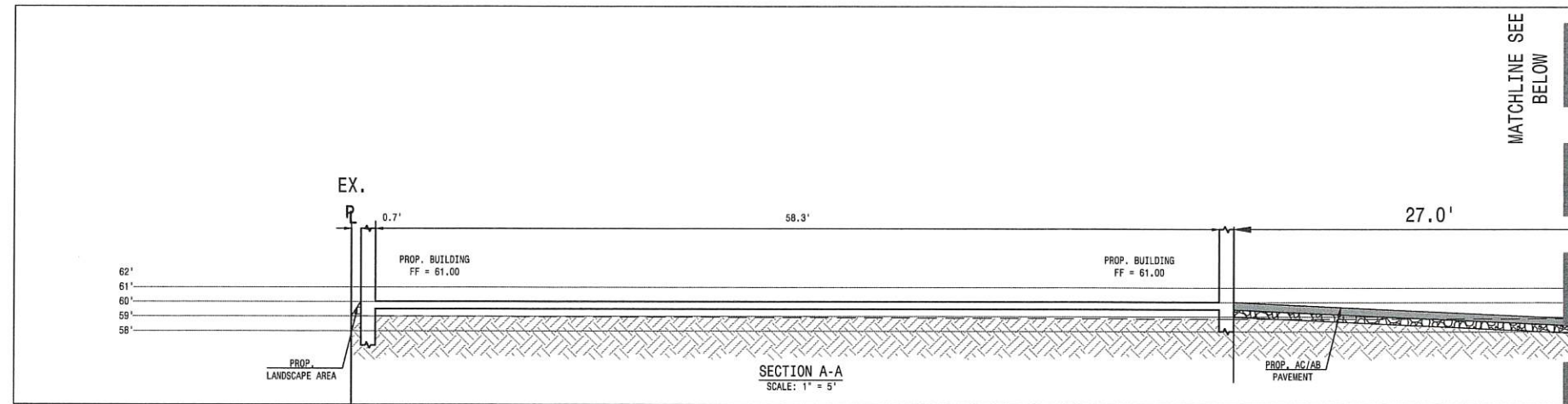
STANTON YARD
FABRICATION SHOP
11140 WESTERN AVE
STANTON, CA 90680

PRELIMINARY GRADING PLAN

DRAWING NO.
C01

SHEET: 1 OF 3

PROJECT NO.
C2008070



BENCH MARK:

BASIS OF BEARINGS:

REVISIONS				
DATE	NO	DESCRIPTION	BY	CHK/APP
1-20-2022		Planning Review		

DESIGN BY: TT

DRAWN BY: AL

CHECKED BY: TT

DATE: 10/1/2020



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL,
MECHANICAL, PLUMBING, ELECTRICAL,
CIVIL SURVEYING, ARCHITECTURAL
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

Tryfon Tryfonopoulos
TRYFON TRYFONOPOULOS

10/1/2020
DATE

**STANTON YARD
FABRICATION SHOP**
11140 WESTERN AVE
STANTON, CA 90680
PRELIMINARY SITE SECTIONS

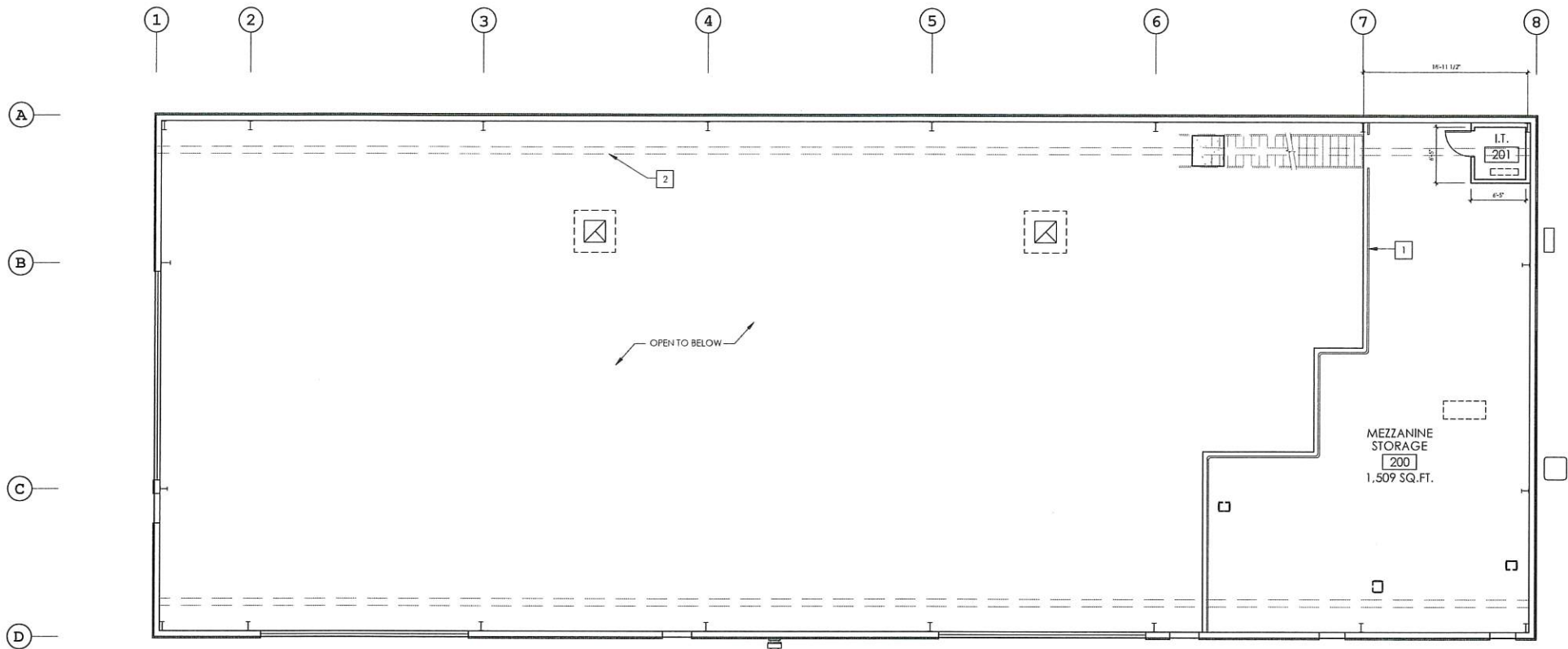
DRAWING NO.

C03

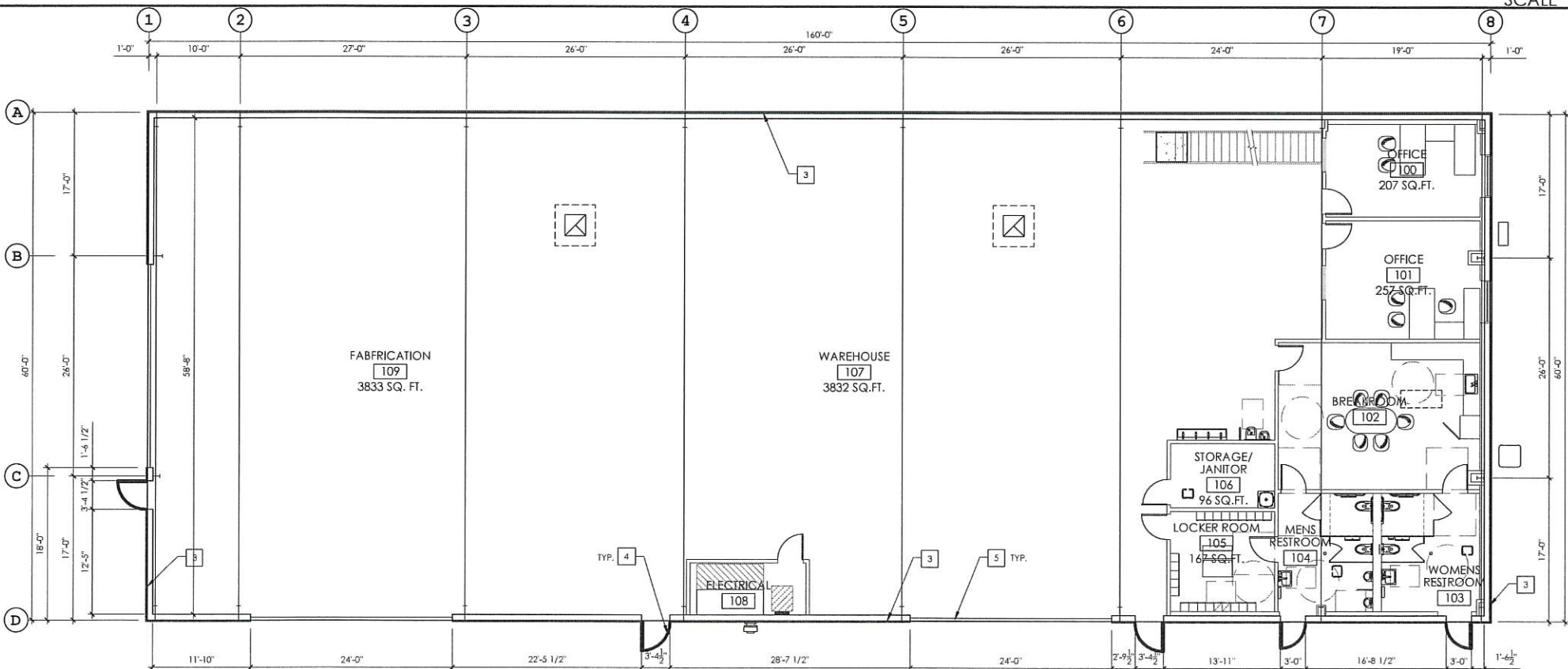
SHEET: 3 OF 3

PROJECT NO.
C2008070

STANTON YARD - FABRICATION SHOP
11140 WESTERN AVENUE
STANTON, CA 90680
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MEZZANINE PLAN 2
SCALE 1/8"=1'-0"



OVERALL FLOOR PLAN 1
SCALE 1/8"=1'-0"

KEYNOTES

- 1 (N) GUARDRAIL +42" A.F.F. SEE STRUCTURAL DETAILS.
- 2 (N) CRANE RAILS BY OTHERS.
- 3 (N) EXTERIOR METAL PRE FABRICATED WALL.
- 4 (N) H.M.DOOR
- 5 (N) GAVANIZED MTL. DOOR

PARKING

(N) BUILDING	DESCRIPTION OF USE	PARKING RATE	TOTAL S.F. AREA	NUMBER OF REQUIRED PARKING SPACES
(N) BUILDING	OFFICE AREA	1/250	464	2
	STORAGE - MAIN FLOOR	1/500	96	1
	FABRICATION/WAREHOUSE	1/500	7,665	16
	LOCKER ROOM	1/500	167	1
	MEZZANINE STORAGE	1/500	1,509	4
TOTAL REQUIRED PARKING SPACES				24

(E) BUILDING			
DESCRIPTION OF USE	PARKING RATE	TOTAL S.F. AREA	NUMBER OF REQUIRED PARKING SPACES
STORAGE	1/500	3,400	7
TOTAL REQUIRED PARKING SPACES			7

TOTAL PARKING REQUIRED PER BOTH STRUCTURES = 31

CONSTRUCTION NOTES

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- 2. (E) - INDICATES EXISTING CONSTRUCTION.
- 3. (N) - INDICATES NEW CONSTRUCTION.



Stamp:

12/10/21

Project: PLANNING REVIEW
STANTON YARD -
FABRICATION SHOP
11140 WESTERN AVENUE
STANTON, CA 90680

REVISIONS

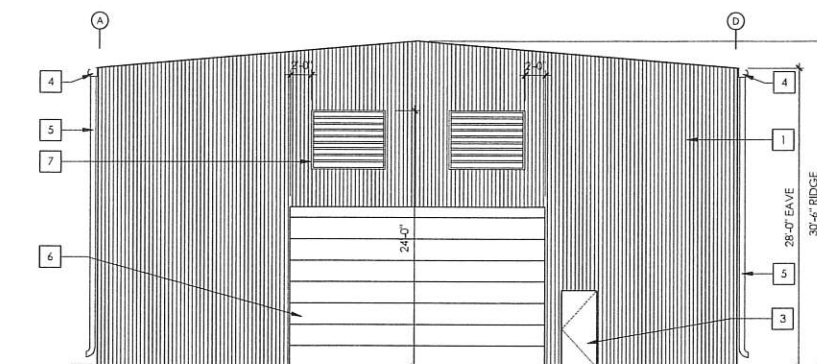
1st Planning Review	05/27/2021
2nd Planning Review	07/28/2021
3rd Planning Review	12/13/2021
4th Planning Review	1-20-2022

Project Manager: RH
Date: 12/10/21
Scale:
Project Number: 20060609

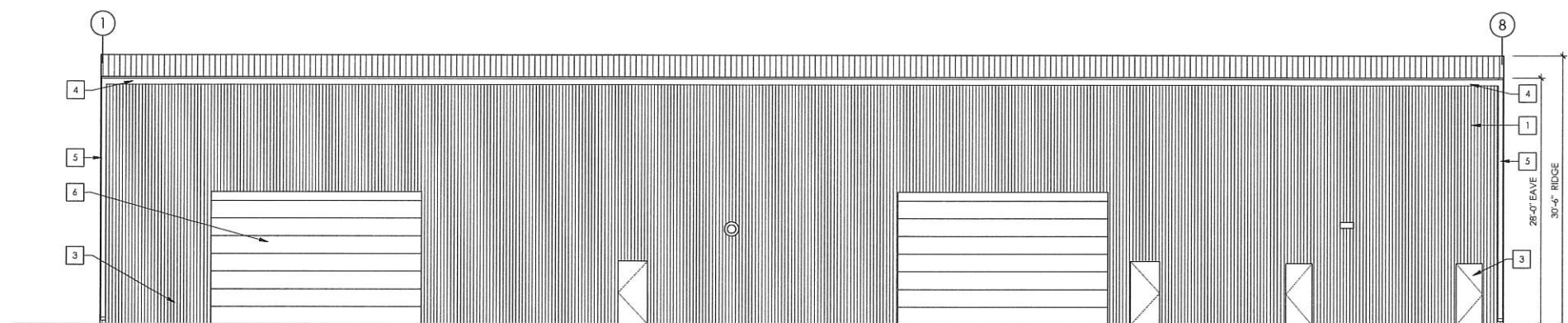
OVERALL FLOOR PLAN
MEZZANINE PLAN

SHEET NUMBER

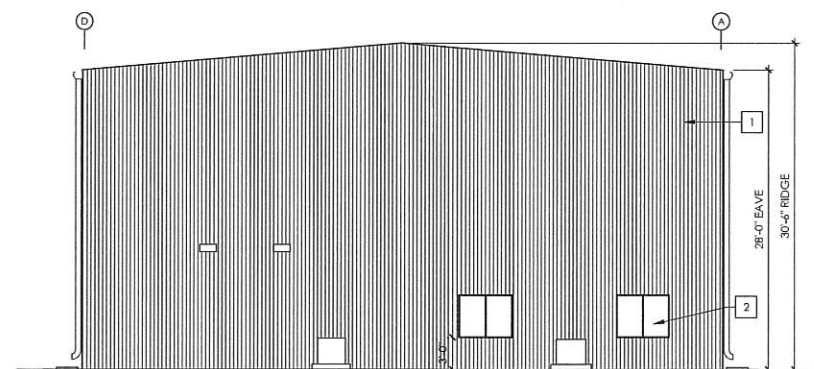
A100



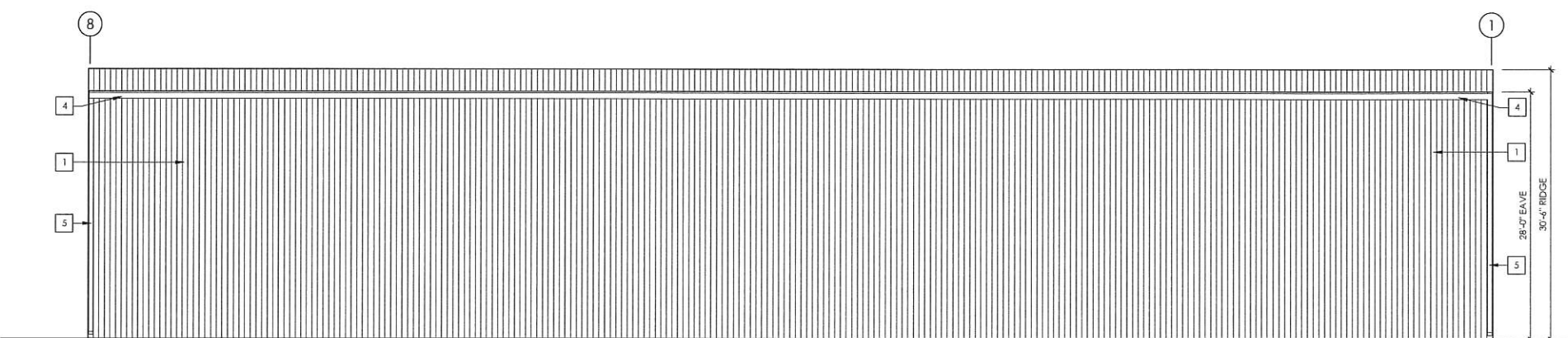
WEST ELEVATION	4
SCALE	1/8"=1'-0"



SOUTH ELEVATION	3
SCALE	1/8"=1'-0"



EAST ELEVATION	2
SCALE	1/8"=1'-0"



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

KEYNOTES

- | | |
|---|--|
| 1 | CORRUGATED METAL WALL/ROOF SIDING - COOL WHITE COTTON |
| 2 | TYP. WINDOW |
| 3 | H.M. DOOR COLOR TO MATCH ADJACENT WALL |
| 4 | RAIN GUTTER COLOR TO MATCH ADJACENT WALL |
| 5 | DOWNSPOUT COLOR TO MATCH ADJACENT WALL |
| 6 | TYP. GALV. MTL. ROLL UP DOOR CORNER ROLLING DOOR - ESD TO COLOR TO MATCH ADJACENT WALL |
| 7 | MTL. LOUVER - COLOR TO MATCH ADJACENT WALL |



Stamp:

12/10/21

CONSTRUCTION NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. (E) - INDICATES EXISTING CONSTRUCTION.
3. (N) - INDICATES NEW CONSTRUCTION.

PLANNING REVIEW
STANTON YARD -
FABRICATION SHOP
11140 WESTERN AVENUE
STANTON, CA 90680

REVISIONS	
1st Planning Review	05/27/2022
2nd Planning Review	07/28/2022
3rd Planning Review	12/13/2022
4th Planning Review	1-20-2022

EXTERIOR ELEVATIONS

Project Manager:	RH
Date:	12/10/
Scale:	
Project Number:	200606

SHEET NUMBER

A200

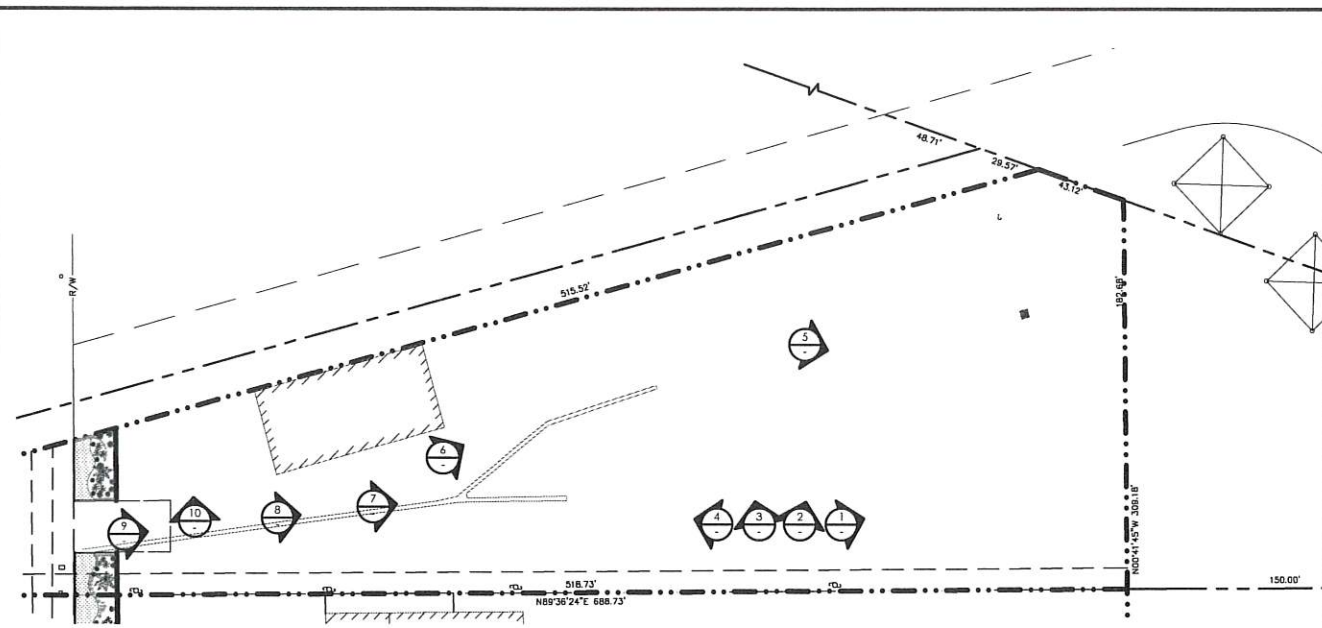
EDWARD HARDY
DATE: 12/10/21
TIME: 11:00 AM
LOCATION: STANTON YARD - FABRICATION SHOP
PROJECT: STANTON YARD - FABRICATION SHOP
DRAWING: PLANNING REVIEW
SHEET: 19 OF 20
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10



9



KEY MAP



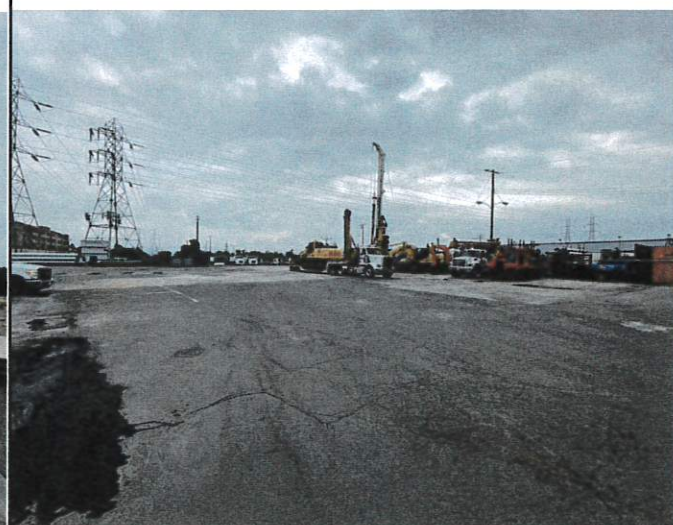
8



7



6



5



4



3



2



1

Plumf Engineering, Inc.
PLUMF ENGINEERING, INC.
CONSULTING ENGINEERS
STRUCTURAL, MECHANICAL, PLUMBING,
ELECTRICAL, CIVIL, SURVEYING,
ARCHITECTURAL
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
P (714) 385-1835, F (714) 385-1834
www.peica.com

Kindness General Contractors, Inc.
KGC
Industrial & Commercial Construction

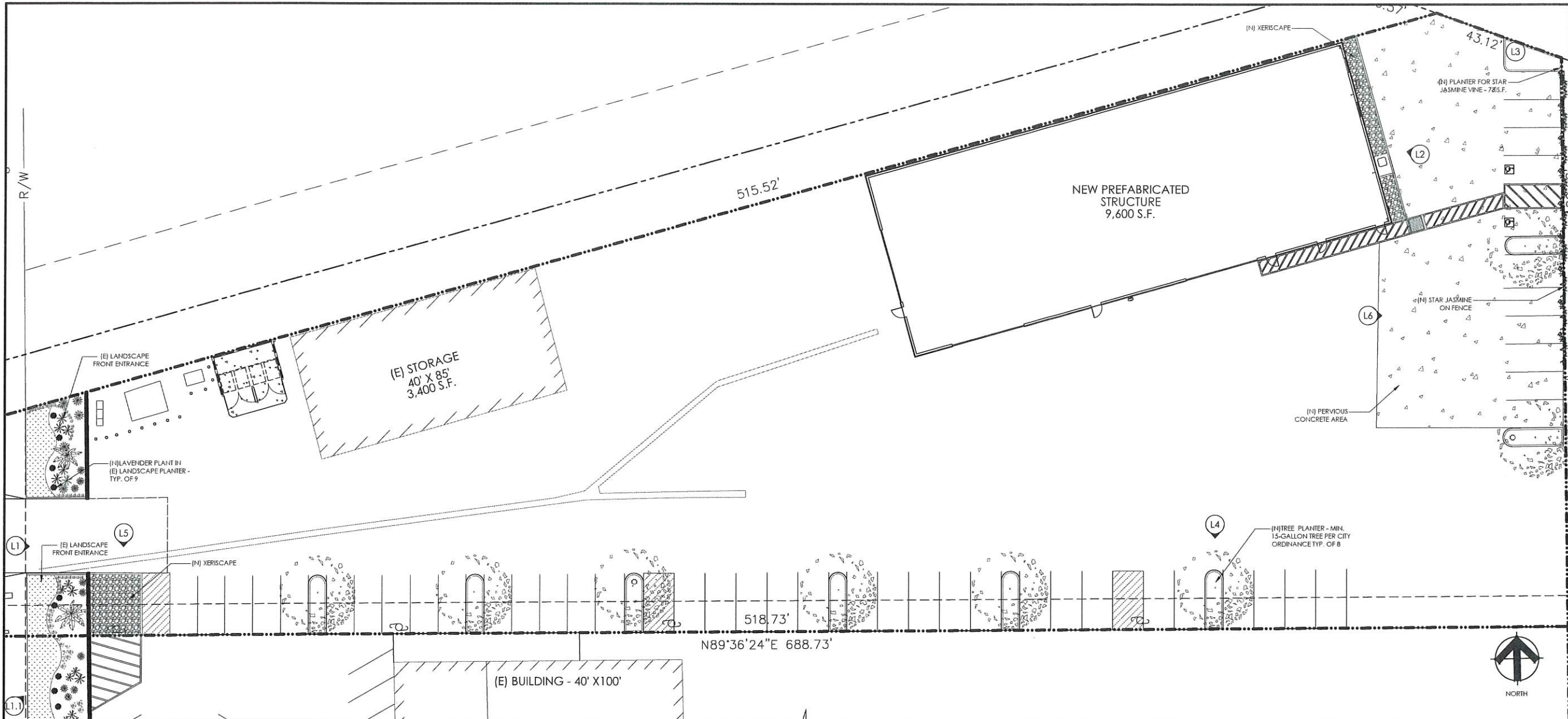
Stamp:

12/10/21

Project: **PLANNING REVIEW**
STANTON YARD -
FABRICATION SHOP
111140 WESTERN AVENUE
STANTON, CA 90680

REVISIONS	
1st Planning Review	05/27/2021
2nd Planning Review	07/28/2021
3rd Planning Review	12/13/2021
4th Planning Review	1-20-2022
CURRENT SITE CONDITIONS	
Project Manager:	RH
Date:	12/10/21
Scale:	
Project Number:	2008069
SHEET NUMBER	

A300



EXISTING AND CONCEPTUAL LANDSCAPE PLAN 1
1" = 30'-0"



L1 NEW WALL VINE



L1.1 EXISTING: 2,743 S.F.



L2 NEW ZERISCAPE: 202 S.F.



L3 STAR JASMINE
Trachelospermum Jasminoides



L4 CAMPHOR TREE
Cinnamomum Camphora



L5 NEW ZERISCAPE: 325 S.F.



L6 NEW PERVIOUS CONCRETE: 7,509 S.F.



L6 NEW PERVIOUS CONCRETE: 7,509 S.F.



LAVENDER
lavendula Angustifolia

LANDSCAPE/ PERVIOUS CONC. CALCULATIONS - PARCEL 2

- L1 EXISTING: 2,743 S.F.
- L2 NEW : 202 S.F. ZERISCAPE
- L3 NEW : 117 S.F.
- L4 NEW : 8 - 15 GAL. TREES - 15 YR. GROWTH SHADE COVERAGE = 5,648 S.F.
8 - PLANTERS = 680 S.F.
- L5 NEW : 325 S.F. ZERISCAPE
- L6 NEW: PERVIOUS CONC. AREA: 7,509 S.F.

(E) LANDSCAPE COVERAGE = 2,743 S.F.
(N) LANDSCAPE /PERVIOUS CONCRETE SURFACE AREA = 8,543 S.F.
TOTAL LANDSCAPE /PERVIOUS AREA COVERAGE = 11,286 S.F. (15.6%)

EXISTING LANDSCAPE PLAN & XERISCAPE EXHIBITS 2
N.T.S.

Stamp:

2/17/22

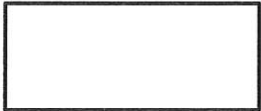
PLANNING REVIEW
STANTON YARD -
FABRICATION SHOP
11140 WESTERN AVENUE
STANTON, CA 90680

REVISIONS	
1st Planning Review	05/27/2021
2nd Planning Review	07/28/2021
3rd Planning Review	12/13/2021
Project Manager: RH	
Date: 2/17/22	
Scale:	
Project Number: 2008009	
SHEET NUMBER	

EXISTING AND CONCEPTUAL
LANDSCAPE PLAN

L100

Pg. 21



"COOL COTTON WHITE"



Stamp:

12/10/21

PLANNING REVIEW
STANTON YARD -
FABRICATION SHOP
11140 WESTERN AVENUE
STANTON, CA 90680

REVISIONS	
1st Planning Review	05/27/2021
2nd Planning Review	07/28/2021
3rd Planning Review	12/13/2021
4th Planning Review	1-20-2022

MATERIAL BOARD

Project Manager:	RH
Date:	12/10/2
Scale:	
Project Number:	2008069

SHEET NUMBER

MB

RESOLUTION NO. 2355

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON APPROVING CONDITIONAL USE PERMIT C14-01 TO ALLOW THE STORAGE OF A COMMERCIAL FLEET INCLUDING LARGE CONSTRUCTION TYPE VEHICLES, MINOR VEHICLE REPAIR AND MAINTENANCE, THE INSTALLATION OF PROPANE TANK, AND STORAGE OF HAZARDOUS MATERIALS ASSOCIATED WITH THE OPERATION OF A CONSTRUCTION BUSINESS AT 11140 AND 11172 WESTERN AVENUE AND ASSESSOR'S PARCEL NUMBERS (APN) 131-031-04 & 05 (SOUTHERN CALIFORNIA EDISON PROPERTY) IN THE IG (INDUSTRIAL GENERAL) ZONE.

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

WHEREAS, on December 7, 2016, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Conditional Use Permit C14-01 to allow for the storage of a commercial fleet including large construction type vehicles, minor vehicle repair and maintenance, the installation of a propane tank, and storage of hazardous materials associated with the operation of a construction business at 11140 and 11172 Western Avenue and APN 131-031-04 & 05 (Southern California Edison Property) within the IG (Industrial General) zone; 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 15301, Class 1 (Existing Facilities); 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 15301, Class 1 (Existing Facilities).

SECTION 3: That in accordance with the findings as set forth in Chapter 20.550.060 of the Stanton Municipal Code:

- A. The proposed use is consistent with the General Plan, including Economic Development Goal ED-4.1. to attract new businesses to the city while supporting and promoting those already located in Stanton. Kindness General Contractors, Inc. is an existing general contracting firm that has expanded their business into Stanton and is requesting a Conditional Use Permit (CUP) to bring their existing business into compliance. Approval of CUP C16-01 will allow Kindness General Contractors to store commercial fleet and hazardous materials associated with the operation of their construction business in addition to minor vehicle repair and maintenance for the commercial fleet.
- B. The proposed use is allowed within the applicable zone and complies with all other provisions of this Zoning Code and the Municipal Code. The IG (Industrial General) zone permits a construction contractor base. The IG Zone also permits the storage of commercial fleet vehicles and hazardous waste, as a conditionally permitted use.
- C. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity. The proposed land use would allow for the storage of a commercial fleet including large construction type vehicles, minor vehicle repair and maintenance, the installation of a propane tank, and storage of hazardous materials associated with the operation of a construction business. The property is located in the IG (Industrial General) zone and is adjacent to other construction and manufacturing businesses. Based on the proposed operations, site design, and existing surrounding uses, the proposed use would be considered compatible with existing and future anticipated land uses.
- D. The site is physically suitable in terms of its design, location, shape, size, and operating characteristics of the proposed use; the provision of public and emergency vehicle access; public protection services; the provision of utilities; and served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate. The site is located in the IG (Industrial General) zone, provides sufficient parking to accommodate the use, is currently used for a construction contractor base, and is consistent with all the requirements of the municipal code. The storage of commercial fleet, minor vehicle repair and maintenance, and storage of hazardous materials will not result in a significant change in the operating characteristics of the business and the site is already being serviced by all required utilities and public protection services.
- E. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located. The site is currently used as a construction contractor base which is a permitted use in the IG zone. All outdoor use would be sufficiently screened from public view by extensive landscaping and any equipment or materials taller than the landscape screening would be stored in the rear of the lot. All vehicle

repair work would be conducted indoors within the existing warehouse. Hazardous materials will be contained in double walled tanks and sealed drums and would be labeled properly in accordance with State law. The proposed storage, collection and disposal of the hazardous material will be in compliance with the requirements of the Orange County Fire Authority, California Occupational Health and Safety Agency, and California Department of Toxic Substances Control insuring that hazardous materials are used in a manner that is safe to employees and members of the public.

- F. The requirements of the California Environmental Quality Act (CEQA) have been satisfied.

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

A. That all conditions of the Planning Division be met, including, but not limited to, the following:

1. The applicant(s)/owner(s) shall comply with all requirements of the City of Stanton Municipal Code, as it pertains to the application for this proposed project, and such requirements shall be made a condition of permit approval.
2. 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.
3. Any deviations to the approved plans must first be approved by the Planning Division. Any approval by the Building Division does not constitute approval by the Planning Division.
4. The applicant(s)/owner(s) shall agree and consent in writing within 30 days to the conditions of approval as adopted by the Planning Commission. In addition, the applicant(s)/owner(s) shall record the conditions of approval in the Office of the County Recorders. Proof of recordation shall be provided to the Planning Division prior to final of the building permit.
5. Outdoor storage of vehicles and materials shall comply with Section 20.400.250 (Outdoor Storage and Activities) of the Stanton Municipal Code, to the satisfaction of the Community Development Director.
6. Materials and equipment stored outside shall not exceed the height of the screening element. If storing equipment or materials taller than the allowed screening materials, the materials must be stored in the rear one-third of the lot at a height no greater than 12 feet.
7. The 16 required parking spaces shall not be used for storage of vehicles or materials.

8. Loading and unloading of trucks and parking and storage of vehicles used in connection with the business shall be prohibited on adjoining streets.
9. Vehicle repair shall comply with Section 20.440.050 (Vehicle Repair) of the Stanton Municipal Code, to the satisfaction of the Community Development Director.
10. The business shall be limited to light automotive repair of fleet equipment which includes routine maintenance, oil changes, tire rotations and replacement of engine fluids. All repairs and installations shall be conducted within the enclosed building. All repair activities shall be limited to those identified as light repair in accordance with Chapter 20.700 of the Stanton Municipal Code.
11. Fleet vehicles shall be stored on the Southern California Edison property (Assessor Parcel Numbers 131-031-04 & 05), and the rear one-third properties located on Western Ave. The storage of permanently disabled or junked/wrecked vehicles is prohibited.
12. The applicant shall comply with all applicable regulations, licensing, permitting and certification requirements for the use, storage, transportation and disposal of hazardous material as required by the California Department of Toxic Substance Control, the California Occupational Health and Safety Administration, and all other County, State or Federal agencies exercising authority over hazardous materials.
13. The hazardous materials shall be properly stored and removed from the premises in a timely manner. Storage, use, and removal of toxic substances, solid waste pollution, and flammable liquids, shall conform to all applicable Federal, State, and local regulations before issuance of a certificate of occupancy.
14. The applicant shall comply with all requirements of the City of Stanton Municipal Code, as it pertains to this use, and such requirements shall be made a condition of permit approval.
15. Approval for modifications of the proposed use shall be obtained from the Planning Commission, subject to an amended Conditional Use Permit.
16. Graffiti on the property shall be removed at the property owner's expense within 24 hours.
17. In accordance with policies adopted by the City, the applicant(s)/owner(s) shall be responsible for any cost incurred as a result of local law enforcement or code enforcement investigations/inspections, which result in a finding of violation of any applicable laws and/or conditions of approval. The applicant/owner shall have 30 days from the date of receipt of invoices to make payment to the City of Stanton.
18. As a condition of issuance of this approval, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought

by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the applicant of any such claim filed against the City and fully co-operate in the defense of any such action. The City may, at its sole cost and expense, elect to participate in the defense of any such action under this condition.

B. That all requirements of the Building Division be met.

C. That all requirements of the Engineering Division be met.

D. That all requirements of the Orange County Fire Authority be met including:

1. Prior to issuance of a building permit, a fire master plan shall be approved by the Fire Chief.
2. Prior to issuance of a building permit, a gate plan shall be approved by the Fire Chief.
3. Prior to issuance of a building permit, a tank storing hazardous materials plan shall be approved by the Fire Chief.
4. Prior to issuance of a building permit, a fire sprinkler system plan shall be approved by the Fire Chief.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on December 7, 2016 by the following vote, to wit:

AYES: **COMMISSIONERS:** Ash, Grand, Greer, Moua, Taylor

NOES: **COMMISSIONERS:** None

ABSENT: **COMMISSIONERS:** None



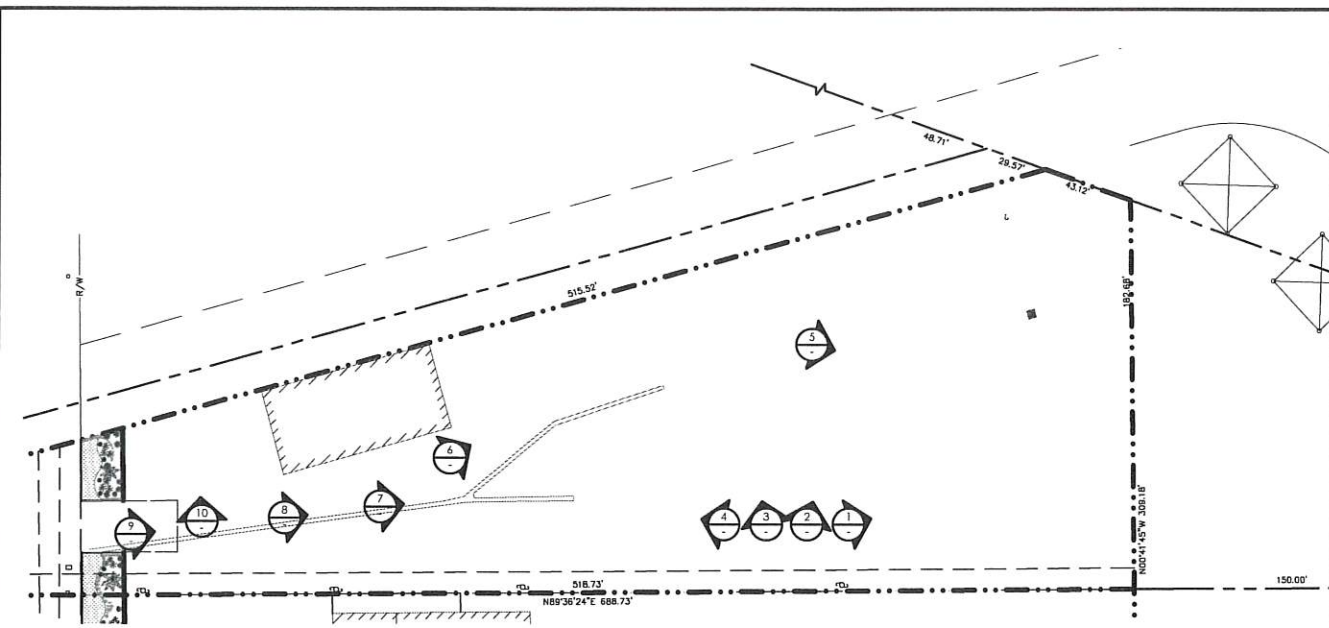








ABSTAIN: **COMMISSIONERS:** None


Joel Greer, Chairman
Stanton Planning Commission


Kelly Hart
Planning Commission Secretary

Resolution No. 2355
December 7, 2016
Page 5

EDWARD HARDY
DATE: 12/10/21
PROJECT: STANTON YARD - FABRICATION SHOP
DRAWING: PLANNING REVIEW
SHEET: 27 OF 28
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10	9	KEY MAP	
			
8	7	6	5
			
4	3	2	1

 PLUMF ENGINEERING, INC. CONSULTING ENGINEERS STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, SURVEYING, ARCHITECTURAL 914 E. KATELLA AVENUE ANAHEIM, CALIFORNIA 92805 P (714) 385-1835, F (714) 385-1834 www.peica.com	
 Kindness General Contractors, Inc. Industrial & Commercial Construction	
Stamp:	
12/10/21	
Project: PLANNING REVIEW STANTON YARD - FABRICATION SHOP 111140 WESTERN AVENUE STANTON, CA 90680	
REVISIONS 1st Planning Review 05/27/2021 2nd Planning Review 07/28/2021 3rd Planning Review 12/13/2021 4th Planning Review 1-20-2022	
CURRENT SITE CONDITIONS	
Project Manager: RH	Sheet Title:
Date: 12/10/21	
Scale:	
Project Number: 2008069	
SHEET NUMBER	
A300	

ATTACHMENT E



STANDARD WALL, TRIM & ROOF COLORS

WALL PROFILES: PANEL RIB WALL, RPR & VEE RIB • ROOF PROFILES: SSR, HWR & PANEL RIB ROOF

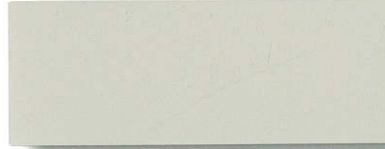
Cool Arctic White



Cool Cotton White



Cool Egyptian White



Cool Sierra Tan



Cool Granite Gray



Cool Zinc Gray



Cool Straw Gold



Cool Dark Bronze



Cool Colonial Red



Cool Hemlock Green



Cool Leaf Green



Cool Bermuda Green



Cool Cobalt Blue



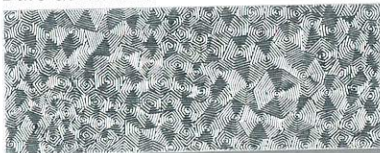
Cool Imperial Blue



Cool Ebony (trim only)



Bare Galvalume*



* Available for liners, SSR & Panel Rib Roof

Colors available for Tech Four, ImpressaClad, ThermalClad insulated and Tuffwall insulated panels are shown on the product information cards. See the SLR II Color selection card, item # 6020 for available colors. See the TextureClad Color selection card, item # 6023 for available colors.

This card provides an approximation of actual paint colors and Galvalume appearance. Variations may occur between sample materials and finished product. For actual paint color, ask for a metal sample chip.

Long-Term Beauty, Unmatched Protection and Superior Quality – You Get All Three

PAINT FINISHES

Varco Pruden uses high quality paint systems designed to provide long-term performance and protection. Each coating is formulated with thoroughly researched, tested and field proven pre treatments, primers, resins and pigments that can meet your design and performance requirements. All colors shown approximate actual paint colors as accurately as possible. Actual paint colors may vary. Colors in this guide are for reference only. VP Buildings reserves the right to change color offerings shown here without notice. Metal samples with paint are available.

VP's KXL™ FINISH on Hot Dipped Galvanized & Galvalume® Panels

This paint system combines ceramic pigmentation with polyvinylidene fluoride for superior, long-lasting performance. PVDF finishes are respected for their durability, resistance and color retention. Our KXL finishes are warranted for up to 25 years.

70% PVDF finishes meet both Kynar 500 and Hylar 5000 specifications. Kynar 500® is a registered trademark of Arkema. Hylar 5000® is a registered trademark of Solvay Solexis. Galvalume® is a registered trademark of BIEC International, Inc.

Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material and is not cause for rejection

VP's KXL paint finishes are formulated to meet owners and specifiers needs for "Cool Roof" applications including LEED certified and Title 24 projects. Please refer to the information chart for Solar Reflectivity Values, Emissivity ratings and calculated Solar Reflectivity Index. Low slope values apply to roof slopes 2:12 or lower; Steep slope applies to roof pitches greater than 2:12.

PHYSICAL AND PERFORMANCE PROPERTIES

Specular Gloss at 60	ASTM D 523 ⁽¹⁾	Typical: 20-35
Pencil Hardness	ASTM D 3363	HB to 2H
T-Bend	ASTM D 4145	OT to 3T ⁽²⁾ No loss of adhesion
Cross Hatch Adhesion	ASTM D 3359	No loss of adhesion
Reverse Impact	ASTM D 2794	HDG or Galvalume: 3x metal thickness inch-pounds, no loss of adhesion
Humidity Resistance 100% RH 2,000 hours	ASTM D 2247	HDG or Galvalume: No field blisters
Salt Spray Resistance 2,000 hours	ASTM B 117	HDG or Galvalume: creep from scribe no more than 1/16" (2mm) no blisters
South Florida Exposure	ASTM D 2244 ASTM D 4214	Color: No more than 5ΔE Hunter units at 25 years Chalk: Rating no less than 8 at 25 years. Film integrity: 30 years
Flame Test	ASTM E 84	Class A coating
Water Immersion 500* Hours 110F	ASTM D 870	No loss of adhesion
Drew Cycle Weatherometer 1000 Hours	ASTM D 3361	Color change: No more than 5Δ Hunter units. Chalk: Rating no less than 8
Abrasion Resistance	ASTM D 968 Method A	65 +/- 10 liters

1. American Society for Testing and Materials. 2. KXL is not designed to bridge cracks in the substrate. Due to variability of heavy gauge and HDG metal, some fracturing or rupturing of the substrate is possible with subsequent rupturing of the coatings.

COOL ROOF INFORMATION — Consult specifier or agencies to meet specific requirements

Solar Reflective Analysis as of December 2009 ASTM - E-903, C-1549, C-1371, E-1980					LEED 3.0 Low Slope	LEED 3.0 Steep Slope	Energy Star Low Slope	Energy Star Steep Slope
VP's COLOR FINISH NAME WITH COLOR CODE	Initial SRV	Radiative Emissivity	Results SRI*	Minimum 78 SRI	Minimum 29 SRI	Minimum .65 SRV	Minimum .25 SRV	
Bare Galvalume none	.68	.10	56	NO	YES	YES	YES	
Cool Arctic White 451R810	.63	.86	75	NO	YES	NO	YES	
Cool Bermuda Green 455R1101	.29	.87	29	NO	YES	NO	YES	
Cool Cobalt Blue 456R1384	.30	.86	30	NO	YES	NO	YES	
Cool Colonial Red 454R1016	.33	.87	35	NO	YES	NO	YES	
Cool Cotton White 451R838	.75	.87	92	YES	YES	YES	YES	
Cool Dark Bronze 457R1089	.34	.87	36	NO	YES	NO	YES	
Cool Ebony (Trim Only) 458R645	.30	.85	30	NO	YES	NO	YES	
Cool Egyptian White 451R809	.63	.86	75	NO	YES	NO	YES	
Cool Granite Gray 452R1633	.54	.87	63	NO	YES	NO	YES	
Cool Hemlock Green 455R1102	.30	.86	30	NO	YES	NO	YES	
Cool Imperial Blue 456RZ1385	.30	.85	30	NO	YES	NO	YES	
Cool Leaf Green 455R1198	.29	.86	29	NO	YES	NO	YES	
Cool Sierra Tan 453R1154	.50	.87	57	NO	YES	NO	YES	
Cool Straw Gold 453R1160	.60	.86	71	NO	YES	NO	YES	
Cool Zinc Gray 452R1583	.36	.87	39	NO	YES	NO	YES	

* Solar Reflectivity Index includes Solar Reflectivity Values and Emissivity calculations. Values are for initial installation.



6021 Revised 10/10
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RESOLUTION NO. 2548

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW NO. SPDR-814 AND AMENDMENT TO CONDITIONAL USE PERMIT NO. C14-01, A REQUEST TO CONSTRUCT AN 11,083 SQUARE FOOT INDUSTRIAL BUILDING FOR STEEL FABRICATION, ASSOCIATED PARKING AND LANDSCAPING IMPROVEMENTS AT 11140 WESTERN AVENUE IN THE INDUSTRIAL GENERAL (IG) ZONE

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

WHEREAS, on March 16, 2021, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning Site Plan and Design Review No. SPDR-814 and an amendment to Conditional Use Permit No. C 14-01 for the construction of an 11,083 square foot industrial building for steel fabrication and associated parking and landscaping improvements at 11140 Western Avenue in the Industrial General (IG) Zone; 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) Guidelines, Section 15302, Class 3 (New Construction or conversion of small structures) 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) Guidelines, Section 15303, Class 3 (New Construction or conversion of small structures) Specifically, the project is for one new industrial and the removal of four structures in the IG Industrial General Zone.

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 existing construction contractor's yard was originally approved by Conditional Use Permit No. C14-01. The proposed building addition and steel fabrication use is permitted within the IG Industrial General Zone with a Site Plan and Design Review and a Conditional Use Permit.

2. Designed so that:

- a) The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent properties.

The Project consists of the construction of a new industrial building in an existing industrial neighborhood for an existing construction contractor's yard. The Project will be required to adhere to all life safety requirements and will not be detrimental to the public health, safety or general welfare of adjacent property.

- b) Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments.

The renovation of the site and the new prefabricated metal building will be consistent with the existing structures on the property. The project has been designed so the building is in the rear of the property and includes fencing and landscaping to screen all operations.

- 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 meets all development standards and has been designed to be compatible with the surrounding neighborhood and improve the conditions of the existing property.

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

The City does not have adopted design guidelines. However, the Project is designed to improve the existing property and is in keeping with the existing industrial neighborhood.

3. Designed to address the following criteria as applicable:

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

The project is consistent with the General Plan Land Use designation of Industrial. Steel manufacturing is permitted in the IG Industrial General zone subject to a Conditional Use Permit.

b) Efficient site layout and design.

The project has been designed to efficiently use available space on the lot while remaining compatible with the neighborhood. The new building proposed to house the steel manufacturing operations is located to the rear of the site, farthest away from the street frontage and adjacent residential neighborhoods.

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

The project has been designed to safely accommodate passenger and service vehicles used for the business and provides sufficient emergency vehicle access. All existing walls and fences along the front and rear of the property are proposed to be enhanced with jasmine vine plantings. The proposed building exceeds setback requirements, and the project proposes to substantially increase the existing landscaping.

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 impact. The use of the site will remain industrial, 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 is compatible with the existing industrial neighborhood and will improve the landscaping quality. The existing building on site proposed to remain is approximately 25 feet tall, and the surrounding industrial buildings are of similar or greater height. The proposed building has an overall height of 30 feet and is situated to the rear of the property to minimize visual impact. The Project's design is in keeping with structures on neighboring properties and improves the existing conditions on the site.

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

The project meets the parking requirements of the zoning code and can accommodate up to 6 cars on the property. The project has been reviewed by Staff to ensure safe pedestrian and vehicle access.

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

The project is consistent in design with the neighboring properties. The building location has been designed to be least visible from Western Avenue and neighboring properties yet consistent with the industrial nature of the zone.

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

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 an industrial neighborhood. 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 is designed to efficiently use the available space and is of appropriate scale in relation to surrounding properties.

- 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 existing industrial neighborhood. The building proposed is in keeping with the existing structures on site and in the surrounding area.

- k) 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.

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

All exterior lighting will be kept at a reasonable level of intensity appropriate for a construction contractors yard and directed away from adjacent properties and public streets to minimize glare.

- m) Compatible in scale and aesthetic treatment of proposed structures with public areas.

The Project improves the existing conditions of the site with increased landscaping and compatible architecture to enhance the overall aesthetic quality of the neighborhood.

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

The project provides maintains and enhances the existing landscaping buffer along the street frontage. Additionally, the project includes landscaping and shade trees, improving the existing landscaping conditions.

- o) 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 LU-2.1 Encourage Land Uses which provide employment opportunities for Stanton Residents.* The proposed improvements and expansion of a long-standing local business can increase the success of the industrial and service businesses that are located there providing employment opportunities for Stanton Residents;
- *Goal ED-1.3 Improve the quality of industrial uses located within the city.* The project provides enhanced landscaping and exceeds the parking requirements for industrial uses. The project also improves the quality and use of the existing property, removing any outdoor storage and activity and enclosing all operations within a structure.
- *Goal ED-1.4 Attract new businesses to the city while supporting and promoting those already located in Stanton.* The project is supporting Kindness General Contractors, which has been operating in Stanton since 2014 by accommodating business growth and assisting in the permitting process.

SECTION 4: That in accordance with the findings set forth in Section 20.550.060 of the Stanton Municipal code:

1. The proposed use is consistent with the General Plan and any applicable specific plan.

The land use will remain a contractor's yard with added industrial manufacturing, compliant with the property's General Plan Land Uses Designation Industrial. Additionally, the project meets General Plan Land Use Goals LU-2.1, ED-1.3 and ED 1.4

2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the zoning code and the municipal code.

The existing use is a contractor's yard and was originally approved under CUP No. C14-01. The proposed steel fabrication use is conditionally permitted in the IG Industrial General Zone.

3. The design, location, size and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

The project is located as part of an existing contractor's yard in an industrial neighborhood. The lot can accommodate the proposed improvements and fabrication use as designed and deep enough to provide sufficient screening, circulation, and parking for the proposed use.

4. The site is physically suitable in terms of its design, location, shape, size, and operating characteristics of the proposed use; b. the provision of public and

emergency vehicle access; c. public protection services; d. the provision of utilities; and e. served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The project is in an existing industrial neighborhood and functioning business that receives utility service, public protection service, and emergency service. The project has been reviewed by the Orange County Fire Authority to ensure emergency vehicle access. Access to the site is provided by an existing driveway from Western Avenue. The project is designed to provide safe vehicular and emergency access and does not impact the circulation patterns of the surrounding street network.

5. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

The site will remain as an industrial use, and the density and intensity will not be altered or increased by the project. Rather, the project reduces impacts by removing existing outdoor storage and activity and providing a structure to house all operations.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit.

The applicant has received the conditions of approval prior to this public hearing and has agreed to comply with the conditions.

SECTION 5: That based upon the above findings, the Planning Commission hereby approves Minor Site Plan and Design Review MSPDR-783 and 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. This approval amends Conditional Use Permit No. C14-01 to add steel fabrication as an approved use subject to the conditions contained herein in addition to all conditions contained in Planning Commission Resolution No. 2355, which shall be upheld with this approval.
- C. 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.

- D. All operations shall be contained completely within the proposed structure. Outdoor activity and outdoor storage are not part of this approval. Any outdoor activity or storage shall comply with Stanton Municipal Code Section 20.400.250 and shall be consistent with C14-01 and/or require review and approval with the Community and Economic Development Director prior to commencement.
- E. The Property Owner shall immediately remedy any nuisance complaints received by the City to the satisfaction of the Community and Economic Development Director. Remedies may include but are not limited to changes in operations in loading and unloading, visual or noise screening, or adjusting operating hours.
- F. All ground mounted and roof mounted equipment on site shall be screened with architecturally compatible screening to minimize visual impact and shall be included within the building plan check. Adequate screening of equipment shall be reviewed and approved upon final inspection by the Planning Division prior to building permit final.
- G. A landscape plan in substantial conformance with the conceptual landscape plan shall be submitted for the review and approval by the Building Official and Planning Division prior to the issuance of the grading permit.
 - i. The landscape plan shall include all plant materials, species, sizes, irrigation and demonstrate compliance with the City of Stanton's Water Efficiency Ordinance and 2019 California Green Building Code Section 5.106.12.
 - ii. All trees shall have a minimum trunk height at the time of installation. All shrubs shall be a minimum of 10 gallons.
 - iii. Upon final inspection, staff may require replacement and/or addition of landscaping material to ensure a high-quality planting and sufficient cover and spread.
 - iv. All landscaping shall be installed prior to the building permit final and shall be maintained throughout the life of the project. Should any plantings become diseased, damaged, or require removal due to field conditions, said plantings shall be replaced in kind on site to the satisfaction of the Community Development Director.
- H. The applicant shall submit the plans listed below to the Orange County Fire Authority for review prior to the issuance of a grading permit:
 - i. Fire Master Plan (service code PR 145)
 - ii. High-piled storage (service code PR145)
 - iii. Hazardous equipment, process, operations (service codes PR345-PR360)
 - iv. Underground piping for private hydrants and fire sprinkler systems (service code PR470-475)
 - v. Fire sprinkler system (service codes PR400-PR465)
- I. The applicant shall submit a sprinkler monitoring system prior to concealing interior construction.

- J. Prior to the start of any work, a grading plan for on-site improvements prepared by a California licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule.
- K. Prior to the start of any off-site work, if any, an improvement plan for off-site improvements prepared by a California-licensed civil engineer shall be submitted to the Public Works Department and approved by the City Engineer. Plan check and inspection fees shall be paid in advance according to the City's fee schedule. Off-site improvement plans may be incorporated in the grading plan.
- L. Prior to the start of any work in the City's public right-of-way, if any, a separate encroachment permit shall be obtained from the Public Works Department. All work shall be done in accordance with Orange County Public Works Standard Plans or the Standard Plans for Public Works Construction.
- M. All required geotechnical testing services required for improvements in the public right-of-way, if any, will be based on time and materials, to be invoiced at the completion of the project. These fees are in addition to any other fees paid to the City. These fees must be paid in full prior to release of any bonds.
- N. Prior to the issuance of a grading permit or an encroachment permit, a bond or surety device shall be posted with the City in an amount and type sufficient to cover the cost of off-site and on-site work in an amount specified by the City Engineer.
- O. Perimeter fencing shall be installed during construction that has green screen material or approved equal. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.
- P. Prior to the issuance of a precise grading permit, the applicant shall prepare a plan for the placement and installation of traffic signing, pavement delineation, and other traffic devices subject to the review of the City Engineer. Parking stalls shall meet City development code standards and stop signs with stop legend bars shall be provided at all locations as specified by the City Engineer.
- Q. Prior to the demolition of any existing on-site improvements, a demolition plan shall be submitted and approved by the City Engineer, and a grading permit shall be obtained in addition to any building permits required prior to demolition of any existing structures. The demolition plan shall include an erosion control plan.
- R. Grading and improvements shall be in accordance with the City's grading manual and grading code and to the satisfaction of the City Engineer. Any work outside of the project boundaries will require easements or right-of-way entry letters from adjacent property owners.

- S. The applicant and his/her contractor shall comply with all requirements of the Orange County Stormwater Program "Construction Runoff Guidance Manual" during the construction of the project. This document is available for downloading from www.h2oc.org.
- T. All structural pavement sections, including all new and reconstructed parking lots, shall be submitted to and approved by the City Engineer. The soils engineer shall submit pavement section recommendations based on "R" Value analysis of the subgrade soils, and approved City traffic indices.
- U. Handicap access ramps must be installed and/or retrofitted in accordance with current American Disabilities Act (ADA) standards throughout the project. Access ramps shall be provided at all intersections and driveways.
- V. No construction materials or construction equipment shall be stored on public streets.
- W. Hours of 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.
- X. Prior to the issuance of any building permit, the applicant shall pay sewer connection fees to the City for connection to the sanitary sewer system, if applicable.
- Y. Grading and improvement plans shall be prepared and submitted to the City Engineer for approval. Plans shall be 24" X 36", ink on mylar, with elevations to nearest 0.01 foot, and scaled at 1" = 10'. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
- Z. Prior to the issuance of a building permit, pad certification by the project civil engineer and project geotechnical engineer is required and a building pad compaction report must be submitted to and approved by the City Engineer. Separate review fees may apply.
- AA. Prior to the issuance of a grading permit, a hydrology and hydraulic study (including off-site areas affecting the development) shall be prepared by a California-licensed civil engineer and approved by the City Engineer. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pad(s) to be safe from inundation from rainfall runoff which could be expected from all storms up to and including the theoretical 100-year flood. Methodology, criteria, and sizing of storm drainpipe and facilities shall adhere to the Orange County Hydrology Manual.

- BB. The maintenance of any landscaping between the curb and the right-of-way line of any street abutting the parcel shall be the responsibility of the owner of that parcel, unless a recognized association or district has assumed responsibility for said maintenance.
- CC. No above ground utility structures, cabinets, pipes, or valves shall be constructed within the public right-of-way.
- DD. Any above ground valve assemblies or back-flow devices shall be placed on private property and an easement dedicated to the water district.
- EE. Water improvement plans shall be approved by Golden State Water Company and the City's Building Department. All facilities shall be constructed in accordance with the appropriate agency's specifications, with all incidental fees paid by the applicant. These facilities shall be dedicated to the water company by the applicant to the satisfaction of the City Engineer.
- FF. Sewer improvement plans shall be approved by the appropriate sewer agencies and the City Engineer. All facilities shall be constructed in accordance with the City's specifications, with all incidental fees paid by the applicant.
- GG. Prior to the issuance of a grading permit, the applicant shall submit a water quality management plan (WQMP) incorporating best management practices (BMPs) in conformance with the requirements of the MS4 Permit issued to the City by the Santa Ana Regional Water Quality Control Board. This Permit requires PART of the project to be classified as a priority development project which requires source control BMPs to be proposed, installed, and implemented prior to the issuance of a certificate of occupancy. The applicant is advised there are additional plan check fees for the review of this document. Treatment control devices will not be permitted in the public right-of-way. The applicant/owner will be responsible for the costs of the construction or installation and maintenance of any BMPs. Construction of these BMPs shall be permitted under a grading plan and grading permit.
- HH. All roof drains shall be routed to a landscaped area or an on-site structural treatment BMP prior to draining into the City storm drain system.
- II. Prior to the issuance of a grading permit, the applicant shall identify in the WQMP the parties responsible for the long-term maintenance and operation of the structural treatment control BMPs for the life of the project and a funding mechanism for operation and maintenance.
- JJ. Any newly constructed on-site or off-site storm drains shall be inspected by the County of Orange Underground Inspection Team if larger than 24" in diameter. The City will arrange for the inspection. There will be additional fees for this inspection.

- KK. Prior to building permit final, all existing and proposed catch basin inlets on the site shall be fitted with trash capture devices on the State Water Resources Control Board's "Track 1" approved device list.
- LL. Prior to the issuance of a certificate of occupancy permit, the applicant/owner shall furnish a recorded copy of the City's Water Quality Best Management Practices Implementation Agreement. The Agreement outlines post-construction maintenance requirements for on-site water quality related best management practices that will be required to be implemented by the owner, and all subsequent owners. The text of this Agreement shall not be modified except as determined by the City Manager, City Attorney, or City Engineer.
- MM. Prior to the issuance of any precise grading permit, the applicant shall provide plans and supporting documentation for the review and approval of the City Engineer showing that areas requiring regular washing/cleaning (including dumpster areas) are isolated from the storm drain system. No discharge from such areas shall be allowed into the storm drains.
- NN. Prior to the issuance of a grading permit, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the State of California incorporating Best Management Practices (BMP) in conformance with the requirements of NPDES and shall obtain a Waste Discharge Identification Number (WDID) and provide the WDID to the City.
- OO. Prior to the issuance of a grading permit, the applicant shall provide for review and approval by the City Engineer a trash and recycling plan detailing the expected trash, recyclable materials, and organic waste from the project. The applicant shall comply with the requirements of AB1826 and SB1383, mandatory commercial organics recycling (food waste), and AB341, mandatory commercial recycling.
- PP. Any existing or new trash bin enclosures shall be sized to accommodate the required number of trash and recycling bins as required by the approved trash and recycling plan. Bins shall be housed in trash bin enclosures. At a minimum, any trash bin enclosure shall include a solid roof to prevent rain water intrusion, and, at a minimum, shall accommodate one three-yard trash dumpster and one three-yard recycling dumpster (each with approximate dimensions of 40" wide x 82" long), and one 96-gallon organics recycling cart (approximate dimensions of 30" wide x 34" deep) plus enough room for personnel to access the trash bins and cart. A larger sized trash enclosure may be necessary based upon the approved trash and recycling plan. No trash bin or cart shall be located outside an enclosure approved by the Director of Community Development. If, at any time in the future it is determined by the City Engineer that the trash enclosure is inadequate, the owner at his expense shall expand the trash enclosure to accommodate extra bins as evidenced by operations or shall order more frequent trash and recycling bin pick-ups. All trash, storage of cartons, containers, and other discarded items shall be screened from public view at all times.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on March 16, 2022 by the following vote, to wit:

AYES: **COMMISSIONERS:** _____

NOES: **COMMISSIONERS:** _____

ABSENT: **COMMISSIONERS:** _____

ABSTAIN: **COMMISSIONERS:** _____

Elizabeth Ash, Chair
Stanton Planning Commission

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: March 16, 2022

SUBJECT: PUBLIC HEARING TO CONSIDER TENTATIVE PARCEL MAP NO. 2021-110, MINOR SITE PLAN AND DESIGN REVIEW NO. MSPDR-784, AND CONDITIONAL USE PERMIT NO. C21-05 FOR THE SUBDIVISION OF AN EXISTING LOT AND CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING UNIT WITH TWO DRIVEWAYS AT 11572 COURT LANE IN THE RE RESIDENTIAL ESTATE ZONE.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures); and
- Adopt Resolution No. 2549 to approve Minor Site Plan and Design Review MSPDR-784, Conditional Use Permit C21-05, and Tentative Parcel Map 2021-110.

BACKGROUND

The applicant, Truong Dong, is requesting approval of a subdivision of an existing lot and construction of a new 6,367 square foot single-family residence at 11572 Court Lane. The subject property is located on the southeast corner of Hynes Road and Court Lane in the RE Residential Estate Zone (Figure 1 – Aerial Image). The existing property is a 42,821 square foot lot developed with one, single-family residence and an accessory dwelling unit on the east portion of the lot. The west portion of the property remains substantially unimproved except for an existing 800 square foot barn. The site is surrounded by single family residential properties to the north, south, east, and. The Stanton Municipal Code applies the Residential Estate Zone to areas appropriate for detached, single-family

residential dwellings on large lots, and associated residential uses including noncommercial agricultural activities, accessory dwelling units, and other accessory facilities.



Figure 1 – Aerial Image

ANALYSIS/JUSTIFICATION

TENTATIVE PARCEL MAP – The Applicant is requesting to subdivide an existing 42,821 square foot lot resulting in two new parcels (Attachment A – Tentative Parcel Map). Parcel 1 is proposed to be 20,061 square feet in size and contains the existing single-family residence and accessory dwelling unit. To the east, Parcel 2 is proposed to be 22,760 square feet and to be developed with a new single-family residence. The new lot sizes are consistent with the development pattern in the neighborhood.

Staff has reviewed the proposed subdivision for conformance with the lot development standards found in Stanton Municipal Code Section 20.210 Residential Zones. The proposed subdivision does not create any nonconforming conditions, and the existing development meets all required development standards including setbacks, parking, and lot coverage. Both proposed lots meet or exceed the minimum required lot standards as seen below in Table 1.

Table 1 – Required Lot Standards

	Parcel 1 Required	Parcel 1 Proposed	Parcel 2 Required	Parcel 2 Proposed
Lot Area	20,00 sf	20,061 sf	20,000 sf	22,760
Lot Depth	100 ft	140.29 ft	100 ft	140.29 ft
Lot Width	80 ft	143 ft	75 ft	164.24 ft



Figure 2 – Existing Street Frontage

ARCHITECTURE AND SITE DESIGN – The Applicant is proposing to construct a new 5-bedroom, single-family home on Parcel 2 (Attachment B – Project Plans). The first floor features a living room, dining room, and kitchen, as well as three bedrooms and three bathrooms. An attached one-car garage is proposed on the east end of the home and an attached three-car garage is proposed on the west end. The second-floor features 2 bedrooms, 2 bathrooms and a roof deck, and is mostly open to the first floor below. The rear yard includes a California room overlooking a large lawn. The existing barn in the

rear yard is proposed to remain to be used as a workshop but will be reduced to 640 square feet in compliance with Stanton Municipal Code Chapter 20.410 Accessory Structures.

The two-story home features a contemporary architectural style with flat roof lines and rectangular building faces at varying planes. The building is proposed to have a smooth stucco finish in neutral shades of white and gray. To add variety in materials, the building is accented with wood siding in both a painted and natural finish as well as black trim along windows and doors. The front elevation features plane changes amongst the walls and windows creating a dynamic building frontage and adding architectural interest to the flat lines and sharp edges. Large glass openings and a natural finish wood privacy screen are featured on the building frontage breaking up the building.

The surrounding properties feature dense vegetation. The project proposes a substantial landscaping plan to ensure compatibility with the neighborhood. The design considers the existing vegetation and proposes to maintain several of the trees, including the large trees that front Hynes Road (Figure 2 – Existing Street Frontage) and the mature trees along the east and south property lines. In addition to maintaining the mature plantings, the project proposes two additional trees in the front yard planter, as well as 5 new trees and several shrubs along the building frontage. This plan will soften the building face and creating a significant green space buffer between the proposed structure and the road.

CONDITIONAL USE PERMIT (CUP) - The request includes the installation of a dual driveway (Attachment B – Project Plans, Site Plan). Chapter 20.320 of the Stanton Municipal Code allows for Single Family Residential properties to have more than one driveway with the approval of a Conditional Use Permit. The project proposes to pave the half circle driveway in decorative pavers, enhancing the street frontage of the property. Dual driveways are a common feature in the surrounding neighborhood and can be found on the majority of the homes on this block. The proposed driveways do not interfere with the circulation pattern of the surrounding neighborhood and provide safe and efficient passenger and emergency vehicle access. Staff does not anticipate any impacts from the installation of the dual driveway.

ENVIRONMENTAL IMPACT

The proposed project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15315, Class 15 (Minor Land Divisions). Class 3 consists of projects consisting of a limited number of new structures, including up to three single-family residences in any residential zone. Class 15 consists of the division of property for residential uses into 4 or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does

not have an average slope greater than 20%. The project is for the construction of a one single family home, and the subdivision allows Parcel 1 to maintain compliance with the Zoning Code and Parcel 2 to be developed with a permitted land use in compliance with the zoning code without the need for a variance or exception. The subject property can be serviced by all required utility and emergency services and has not been involved in a subdivision action within the last 2 years.

PUBLIC NOTIFICATION

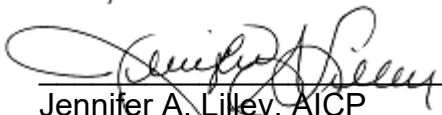
Notice of Public Hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and made public through the agenda-posting process.

Prepared by,



Paige Montojo
Associate Planner

Approved by,



Jennifer A. Lilley, AICP
Community and Economic
Development Director

ATTACHMENTS

- A. Tentative Parcel Map
- B. Project Plans
- C. Vicinity and Parcel Map
- D. Draft Planning Commission Resolution No. 2549

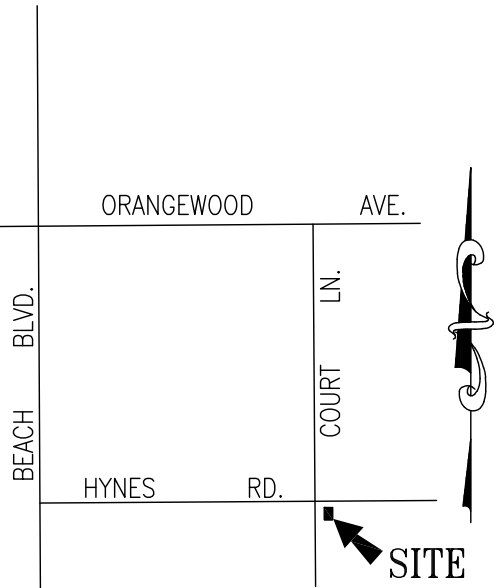
TENTATIVE PARCEL MAP NO. 2021-110

IN THE CITY OF STANTON, COUNTY OF ORANGE,
STATE OF CALIFORNIA

THIS MAP CORRECTLY REPRESENTS A
FIELD SURVEY MADE BY FELIX NGAN
TRAM ON NOVEMBER 12, 2020.

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF LOT 12 IN SECTION 25, AS SHOWN
ON THE MAP SHOWING RESURVEY OF J.W. BIXBY & CO.'S SUBDIVISION OF A PART OF THE RANCHO LOS ALAMITOS, IN
THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA.

FELIX NGAN TRAM R.C.E 33642. EXP: JUNE 6, 2022



VICINITY MAP
(NO SCALE)

OWNER

NAM VAN NGUYEN
7701 GONZAGA PLACE
WESTMINSTER, CA. 92683

LEGEND:

ASPH	ASPHALT
CONC.	CONCRETE
C/L	CENTERLINE
DIA	DIAMETER
DN	DOWN
(E)	EXISTING
EG	EDGE OF GUTTER
FD	FOUND
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
IP	IRON PIPE/PIN
NG	NATURAL GRADE
PROP	PROPOSED
P/L	PROPERTY LINE
R/W	RIGHT-OF WAY
SFN	SEARCHED, FOUND & SET NOTHING.
	SIGN W/POST
	TREE
	EXISTING PROPERTY LINE, RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPERTY LINE
	CENTER LINE
	BLOCK WALL
	WOOD FENCE

TRUONG DONG
R.C.E 75466
PREPARED: FEBRUARY 22, 2022

LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF LOT 12 IN SECTION 25, AS SHOWN
ON THE MAP SHOWING RESURVEY OF J.W. BIXBY & CO.'S
SUBDIVISION OF A PART OF THE RANCHO LOS ALAMITOS, IN
THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF
CALIFORNIA, FILED IN BOOK 2, PAGE 43 OF RECORD OF
SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

AREA:

THE GROSS AREA OF THE EXISTING PARCEL IS 42,821 SQUARE FEET, 0.983 ACRES
THE GROSS AREA OF PROPOSED PARCEL 1 IS 20,061 SQUARE FEET, 0.523 ACRES
THE GROSS AREA OF PROPOSED PARCEL 2 IS 22,760 SQUARE FEET, 0.593 ACRES

BASIS OF BEARINGS:

THE CENTER LINE OF COURT LANE,
SHOWN AS N00°50'11"W PER PMB 95/6.

BENCHMARK:

COUNTY OF ORANGE BENCHMARK 1G-137-69
ELEVATION 77.337FT, NAVD 88 (2005 ADJ)

FLOOD ZONE STATEMENT:

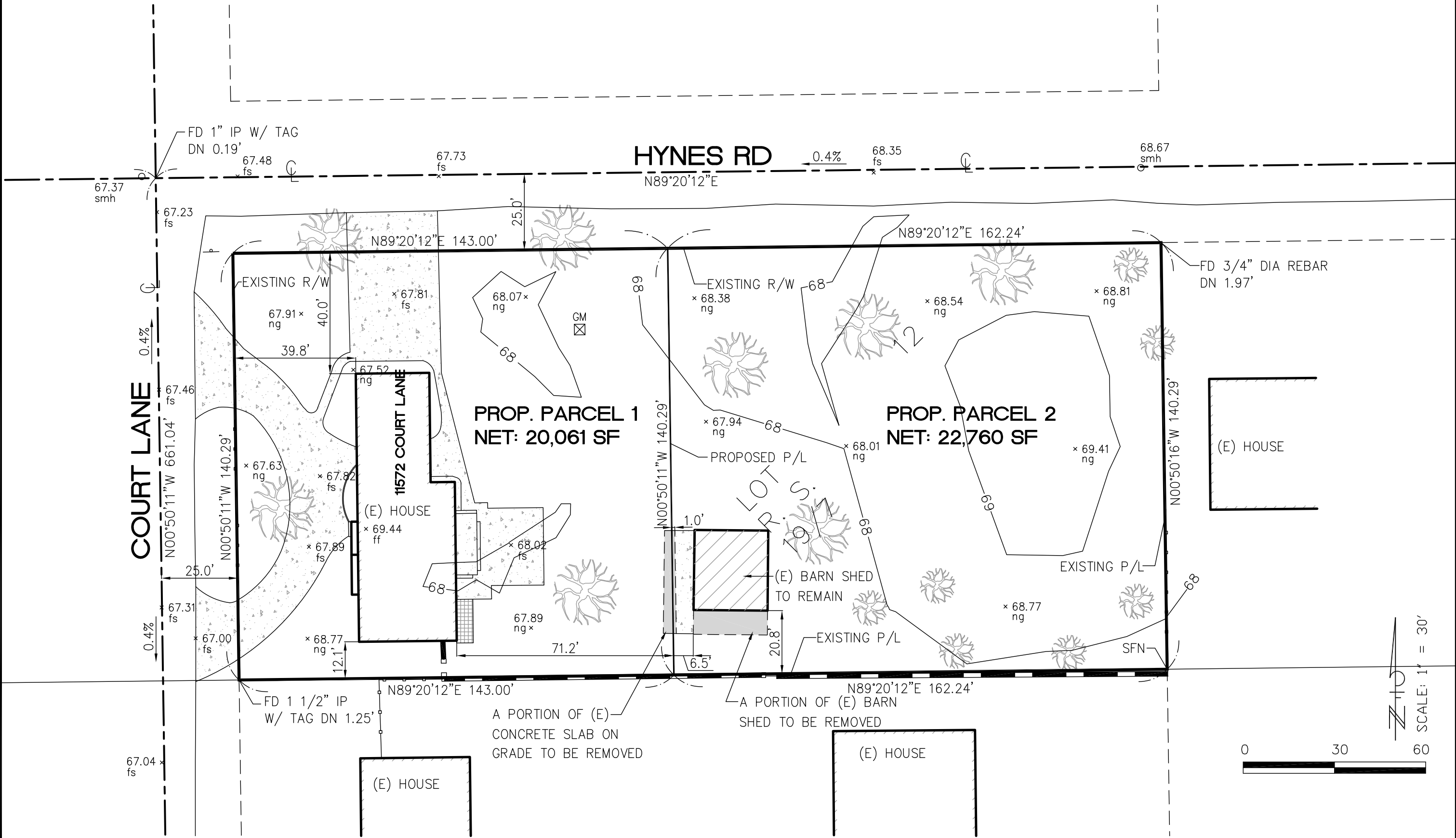
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS DESIGNATED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06059C0136J, MAP
REVISED DECEMBER 3, 2009.
ZONE X: AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

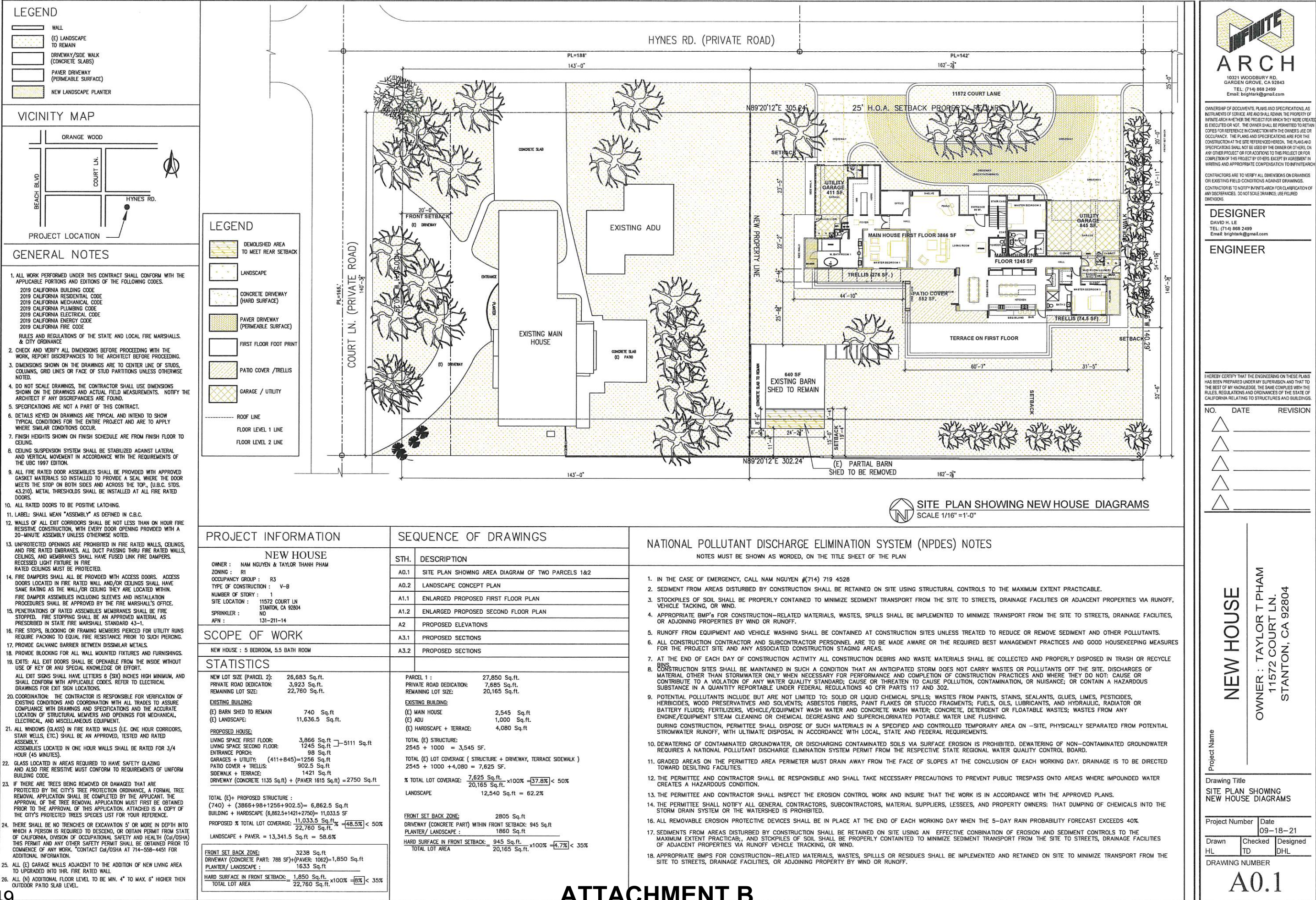
ASSESSORS PARCEL NUMBER:

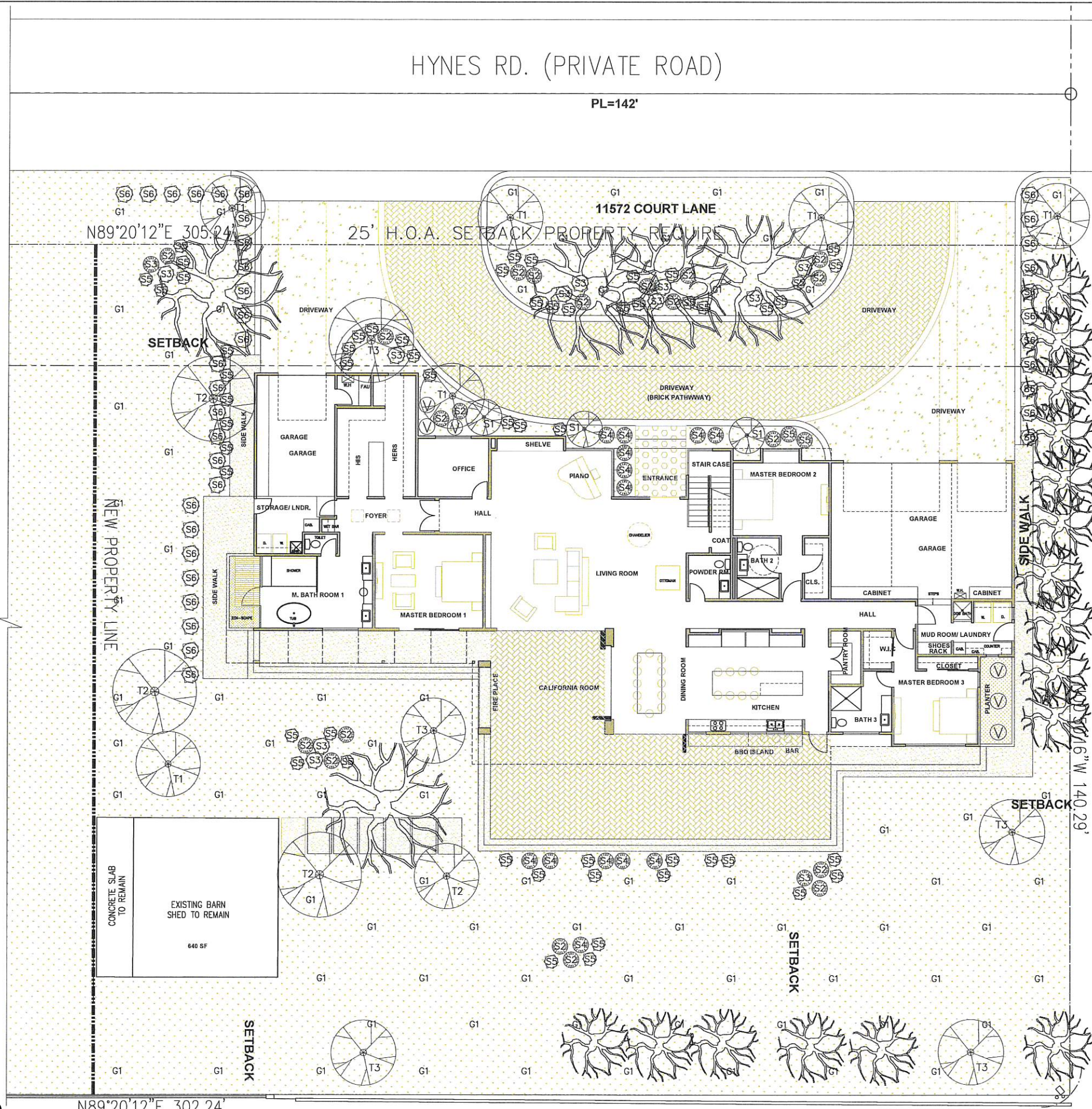
APN: 131-211-14

ZONING DESIGNATION:

NOTE: INDICATED ZONING INFORMATION IS FROM THE CITY OF STANTON
ZONING MAP IN EFFECT AS OF THE DATE OF THIS SURVEY.
ZONE (EXISTING AND PROPOSED): RE-RESIDENTIAL ESTATE







PLANTING SCHEDULES:

KEY	PLANT SIZE	BOTANICAL NAME	COMMON NAME	QUANT.
TREE	T1	24" BOX CROCODIUM FLORIDUM	PARKINSONIA FLORIDA	8
	T2	36" BOX SCHINUS MOLLE	CALIFORNIA PEPPER	4
	T3	24" BOX OLEA EUROPAEA	OLIVE TREE	5
	S1	16 GAL. PYRROSPORUM TENUIFOLIUM	SILVER SHEEN	3
	S2	8 GAL. ALOE VENUS	ALOE VENUS	20
	S3	8 GAL. AGAVE GEMINIFLORA	TWIN FLOWERED AGAVE	10
	S4	5 GAL. LAVADULA INTERMEDIA 'PROVENCE'	MEXICAN LAVENDER	13
	S5	1 GAL. GRASS STIPA TENUISSIMA 'PONY TAIL'	PONY TAIL MEXICAN FEATHER GRASS	58
	S6	8 GAL. BUXUS MICROPHYLLA	GREEN PILLOW	37
VINE	V	2 GAL. FICUS PUMILA	CLIMBING FIG	8
GROUND COVER	G1	1 GAL. DYMONDIA MARGARTAE	SILVER CARPET	60 FLATS

LAWN

STONE SLATE TILES
ENTRANCE/LANDING

PAVER WALKWAY/ PATIO

TYP. CONCRETE SURFACE
(DRIVEWAY, TERRACE, SIDEWALK)

EXISTING TREES

NEW TREE

ARCH
10321 WOODBURY RD.
GARDEN GROVE, CA 92643
TEL: (714) 868 2499
Email: brightark@gmail.com

OWNERSHIP OF DOCUMENTS, PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF INFINITE ARCH WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE IN CONNECTION WITH THE OWNER'S USE OR OCCUPANCY. THE PLANS AND SPECIFICATIONS ARE FOR THE CONSTRUCTION AT THE SITE REFERENCED HEREON. THE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHERS, ON ANY OTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO INFINITE ARCH.

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DESIGNER
DAVID H. LE
TEL: (714) 868 2499
Email: brightark@gmail.com

ENGINEER

I HEREBY CERTIFY THAT THE ENGINEERING ON THESE PLANS HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLIES WITH THE RULES, REGULATIONS AND ORDINANCES OF THE STATE OF CALIFORNIA RELATING TO STRUCTURES AND BUILDINGS.

NO.	DATE	REVISION
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NEW HOUSE
OWNER : TAYLOR T PHAM
11572 COURT LN.
STANTON, CA 92804

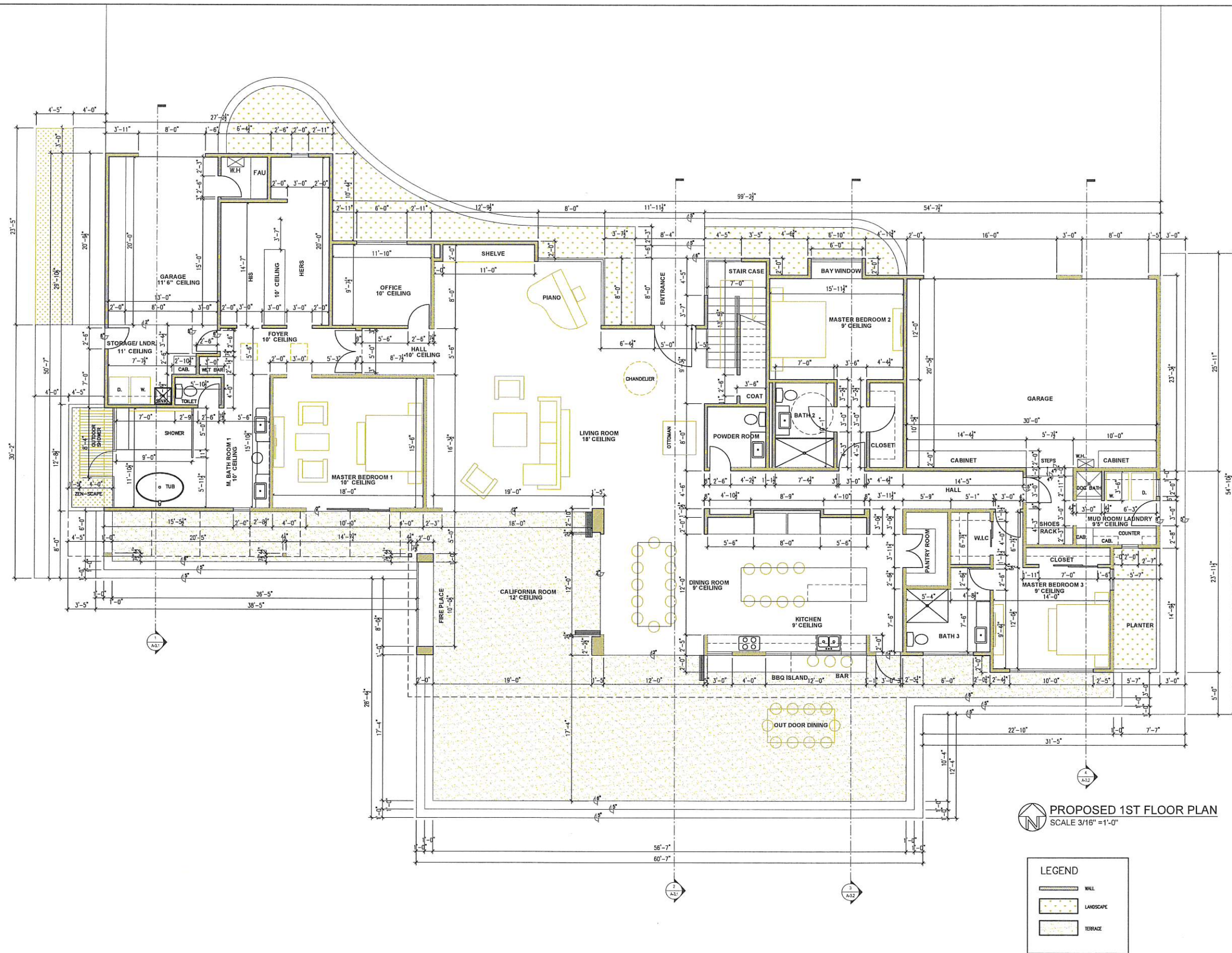
Project Name

Drawing Title
LANDSCAPE CONCEPT SITE PLAN

Project Number	Date
	09-18-21

Drawn	Checked	Designed
HL	TD	DHL

DRAWING NUMBER
A0.2



10321 WOODBURY RD.
GARDEN GROVE, CA 92843
TEL: (714) 868 2499
Email: brightark@gmail.com

OWNERSHIP OF DOCUMENTS, PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN, THE PROPERTY OF INFINITEARCH WHETHER THE PROJECT FOR WHICH THEY WERE CREATED IS EXECUTED OR NOT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE IN CONNECTION WITH THE OWNER'S USE OR OCCUPANCY. THE PLANS AND SPECIFICATIONS ARE FOR THE CONSTRUCTION AT THE SITE REFERENCED HEREON. THE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHERS, ON ANY OTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO INFINITEARCH.

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NO.	DATE	REVISION
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△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

NEW HOUSE

OWNER: TAYLOR T PHAM
11572 COURT LN.
STANTON, CA 92804

Project Name

Drawing Title
ENLARGED 1ST FLOOR PLAN

Project Number	Date
	09-18-21

Drawn	Checked	Designed
HL	TD	DHL

DRAWING NUMBER

A1.1

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NO.	DATE	REVISION
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NEW HOUSE

OWNER : TAYLOR T PHAM
 11572 COURT LN.
 ANAHEIM, CA 92804

Project Name

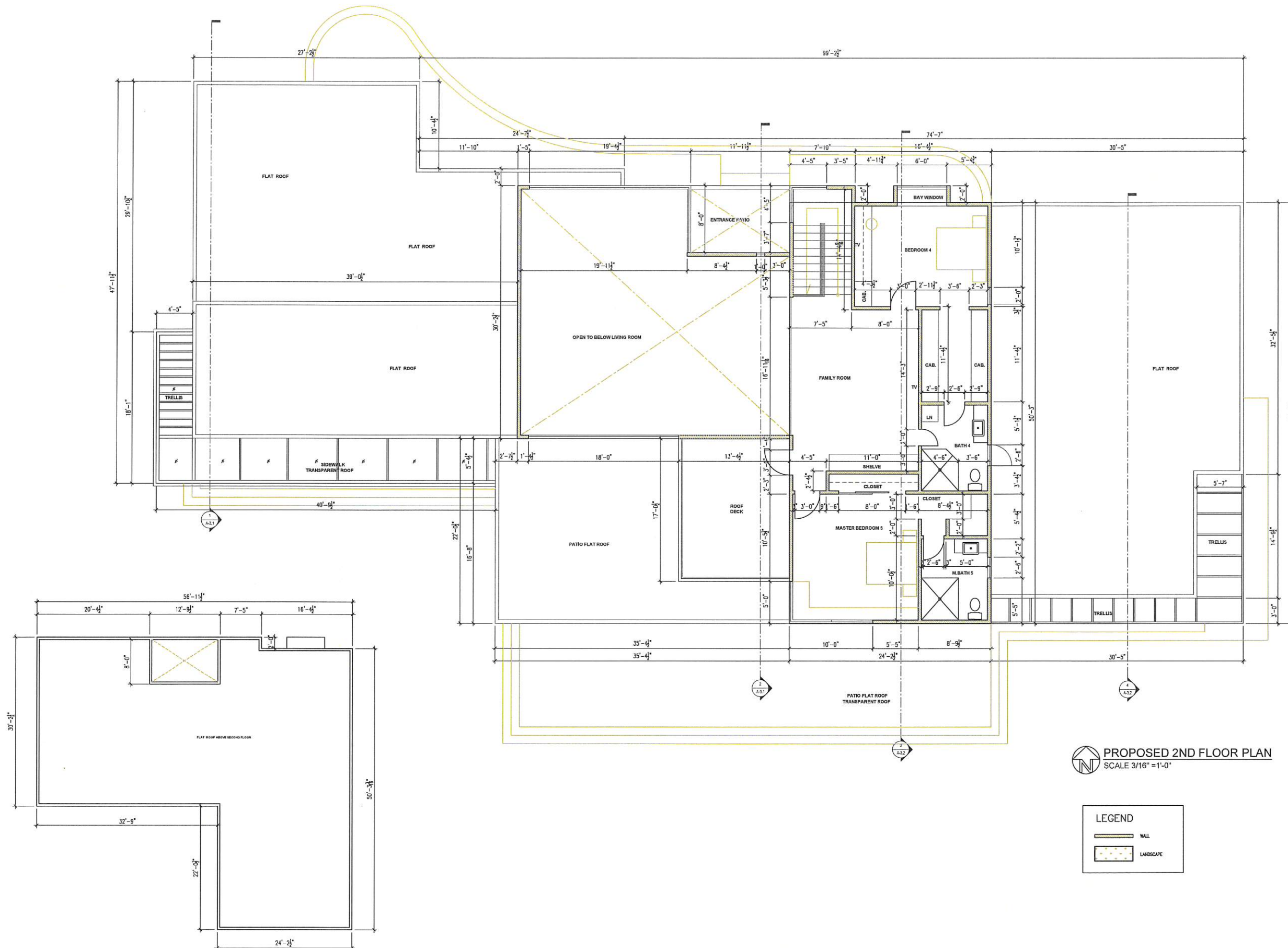
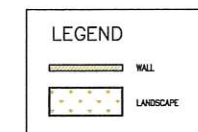
Drawing Title
 ENLARGED 2ND FLOOR PLAN
 AND ROOF PLAN

Project Number	Date
HL	11-15-20
Drawn	Checked
HL	TD
	Designed
	DHL

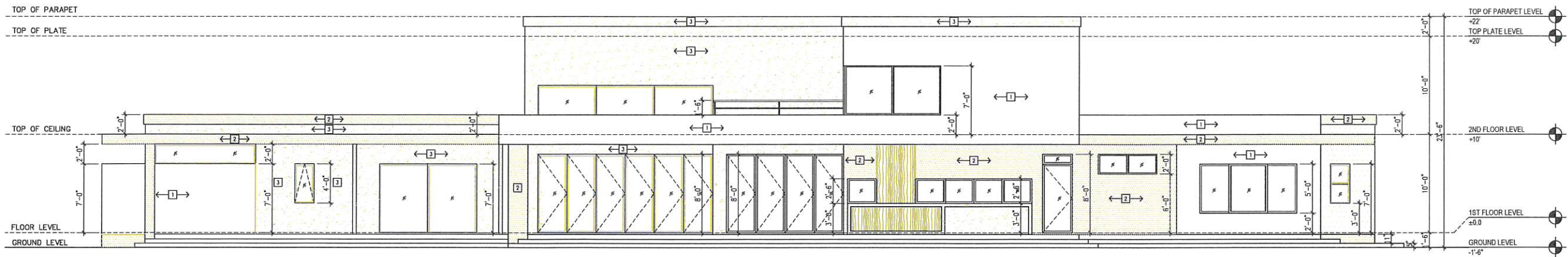
DRAWING NUMBER

A1.2

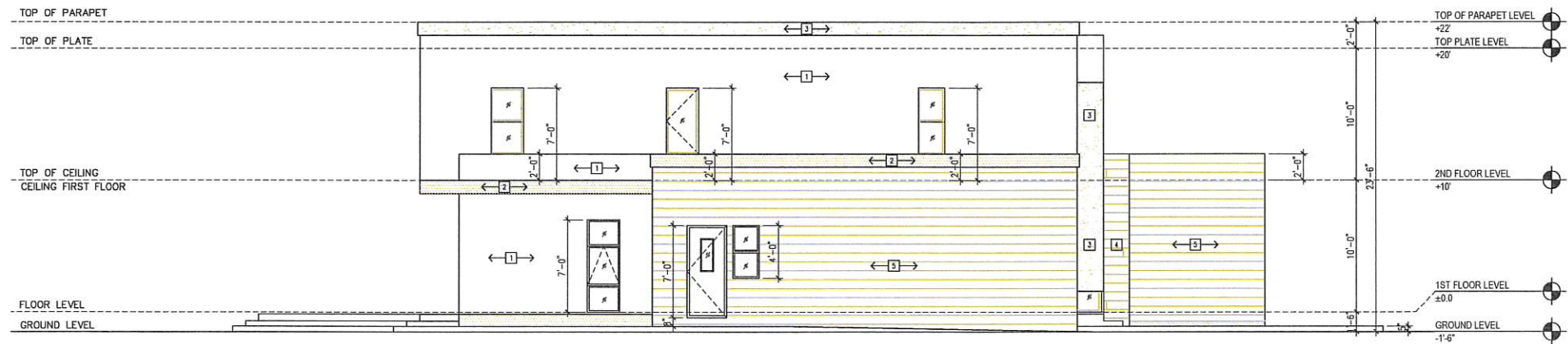
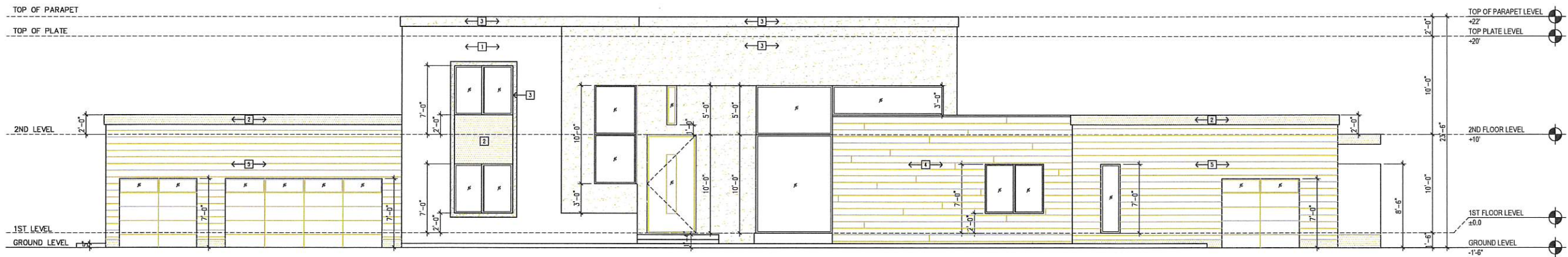
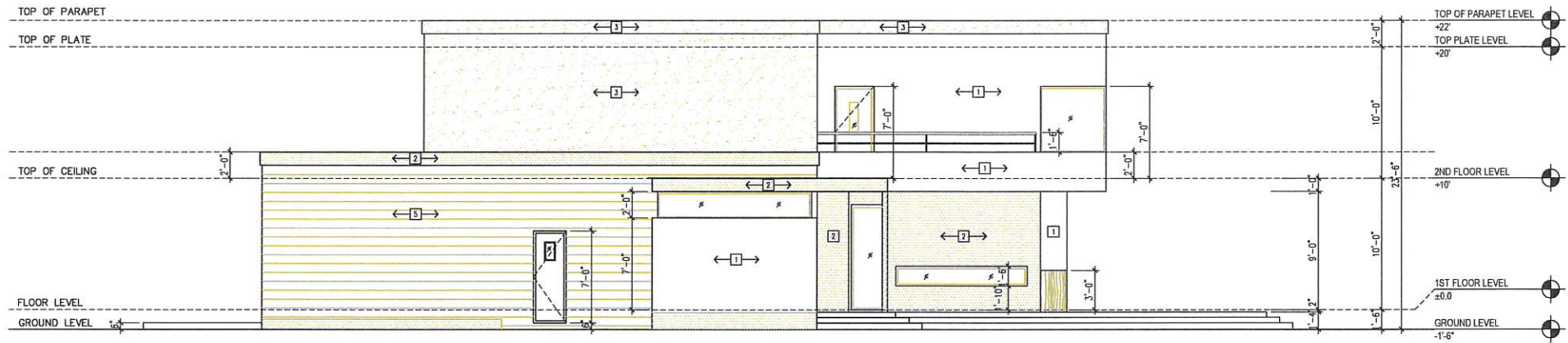
PROPOSED 2ND FLOOR PLAN
 SCALE 3/16" = 1'-0"



PROPOSED ROOF PLAN
 SCALE 1/8" = 1'-0"



ELEVATION NOTES & LEGEND	
(1) STUCCO WALL 1	
(2) STUCCO WALL 2	
(3) STUCCO WALL 3	
(4) WOOD SIDING 1	
(5) WOOD SIDING 2	



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NEW HOUSE

OWNER : TAYLOR T PHAM
11572 COURT LN.
STANTON, CA 92804

Project Name

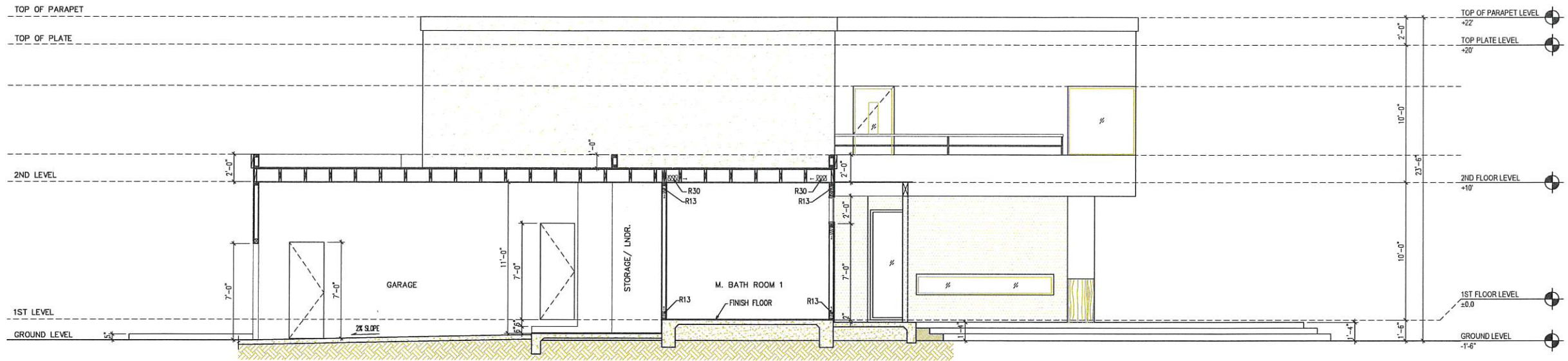
Drawing Title
PROPOSED ELEVATIONS

Project Number	Date
HL	09-18-21

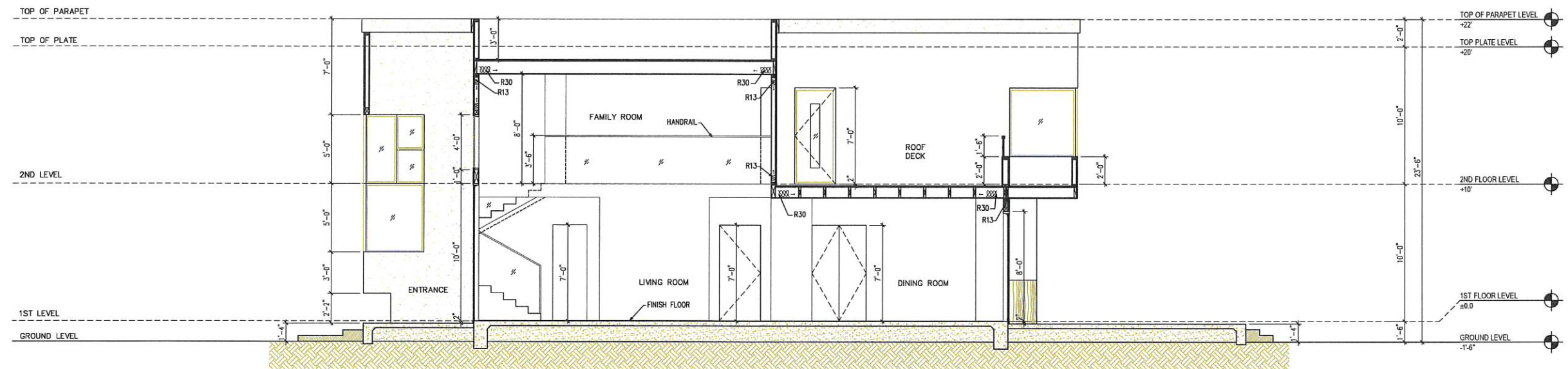
Drawn	Checked	Designed
HL	TD	DHL

DRAWING NUMBER

A2



1 PROPOSED SECTION
SCALE 1/4" = 1'-0"



2 PROPOSED SECTION
SCALE 1/4" = 1'-0"

ELEVATION NOTES & LEGEND	
	STUCCO WALL 1
	STUCCO WALL 2
	STUCCO WALL 3
	WOOD SIDING



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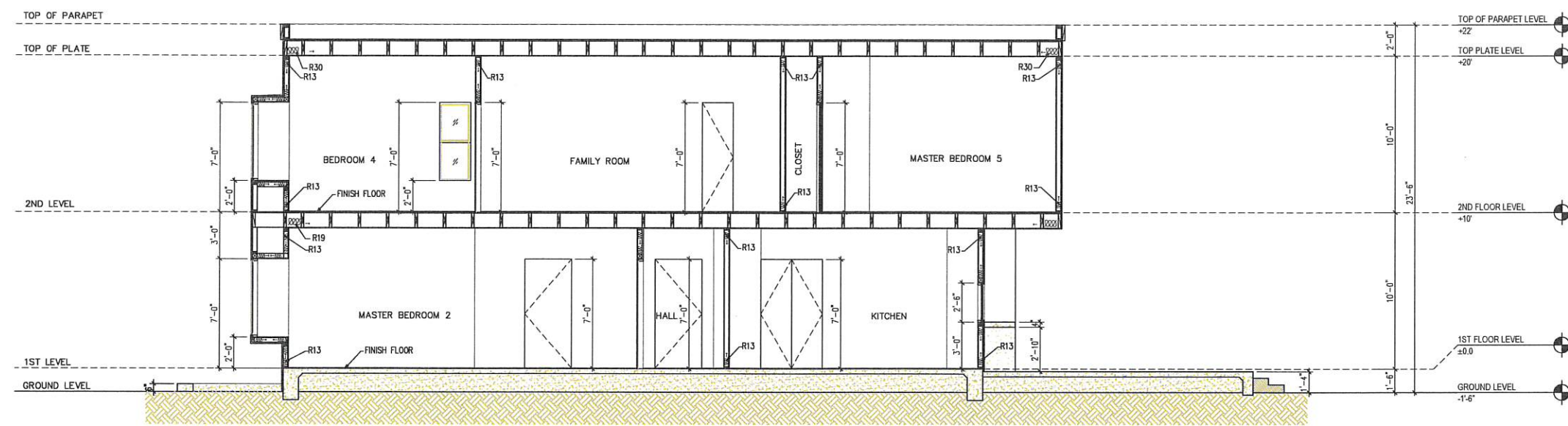
ENGINEER

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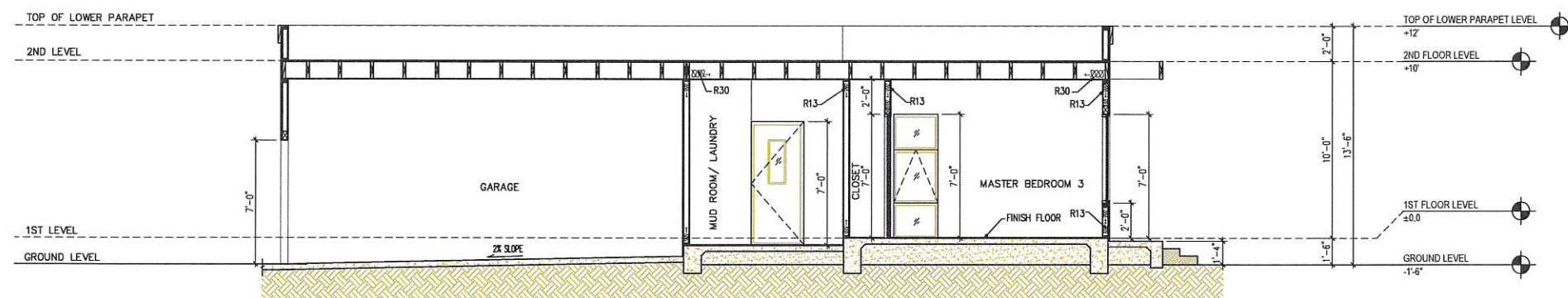
NEW HOUSE
OWNER : TAYLOR T PHAM
11572 COURT LN.
STANTON, CA 92804

Project Name	
Drawing Title PROPOSED SECTIONS	
Project Number	Date 09-18-21
Drawn HL	Checked TD
Designed DHL	
DRAWING NUMBER A3.1	



3 PROPOSED SECTION
SCALE 1/4" = 1'-0"

ELEVATION NOTES & LEGEND	
	STUCCO WALL 1
	STUCCO WALL 2
	STUCCO WALL 3
	WOOD SIDING



4 PROPOSED SECTION
SCALE 1/4" = 1'-0"



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NO.	DATE	REVISION
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NEW HOUSE
OWNER : TAYLOR T PHAM
11572 COURT LN.
STANTON, CA 92804

Project Name

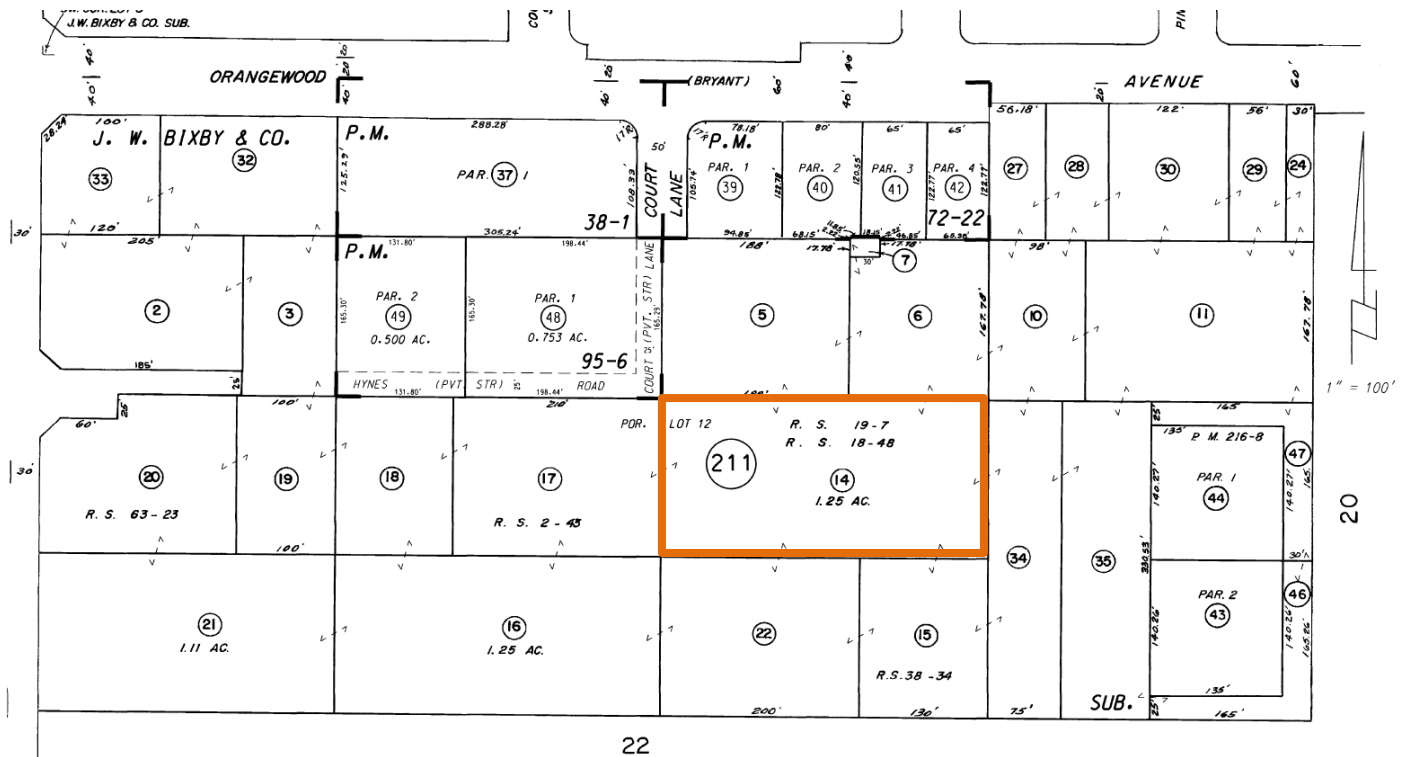
Drawing Title
PROPOSED SECTIONS

Project Number	Date
HL	09-18-21
Drawn	Checked
TD	TD
	Designed
	DHL

DRAWING NUMBER
A3.2

11572 Court Lane

Vicinity Map



RESOLUTION NO. 2549

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 2021-110, MINOR SITE PLAN AND DESIGN REVIEW NO. MSPDR-784, AND CONDITIONAL USE PERMIT NO. C21-05 FOR THE SUBDIVISION OF AN EXISTING LOT AND CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING UNIT WITH TWO DRIVEWAYS AT 11572 COURT LANE IN THE RE, RESIDENTIAL ESTATE ZONE

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

WHEREAS, on March 16, 2022, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning Tentative Parcel Map No. 2021-110, Minor Site Plan and Design Review No. MSPDR-784, and Conditional Use Permit No. C21-05 for the construction of a new single-family dwelling with two driveways at 11572 Court Lane in the RE, Residential Estate Zone: 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 15303, Class 3 (New Construction or Conversion of Small Structures); 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 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15315, Class 15 (Minor Land Divisions). Specifically, the project would subdivide one parcel into two parcels and allow for the construction of a one single-family home on the newly created parcel. The subdivision allows Parcel 1 to maintain compliance with the Zoning Code and Parcel 2 to be developed with a permitted land use in compliance with the zoning code without the need for a variance or exception. The

subject property can be serviced by all required utility and emergency services and has not been involved in a subdivision action within the last 2 years.

SECTION 3: That in accordance with the findings set forth in Section 19.10.100 of the Stanton Municipal code:

1. The proposed map is consistent with the General Plan.

The proposed map is consistent with the goals and objectives outlined in the Land Use and Community Development chapters of the General Plan and allows for development consistent with the property's land use designation of Low Density Residential.

2. The design and improvement of the proposed subdivision is consistent with the City's General Plan.

The proposed subdivision is consistent with the goals and objectives outlined in the Land Use and Community Development chapters of the General Plan and allows for development consistent with the property's land use designation of Low Density Residential.

3. The site is physically suitable for the proposed type of development.

The proposed subdivision results in two parcels that conform with the requirements of the Zoning Code and that can accommodate development consistent with the property's zone of RE, Residential Estate.

4. The requirements of the California Environmental Quality Act have been satisfied.

The subdivision is categorically exempt from further environmental analysis under Section 15315, Class 15 (Minor Land Divisions) of the California Environmental Quality Act. The project is for the construction of a one single family home, and the subdivision allows Parcel 1 to maintain compliance with the Zoning Code and Parcel 2 to be developed with a permitted land use in compliance with the zoning code without the need for a variance or exception. The subject property can be serviced by all required utility and emergency services and has not been involved in a subdivision action within the last 2 years.

5. The site is physically suitable for the proposed density of development.

The site is proposed to be a single-family residential use and complies with the density requirements of the Zoning Code. The proposed subdivision results in two parcels that conform with the requirements of the Zoning Code and that can accommodate development consistent with the property's zone of RE Residential Estate.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The subdivision has been reviewed in accordance with the Subdivision Map Act, California Environmental Quality Act and the applicable local ordinances including the Stanton Zoning Code. The subdivision will not result in any public health impacts and is in keeping with the surrounding established lots.

7. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

The subdivision has been reviewed in accordance with the Subdivision Map Act, California Environmental Quality Act and the applicable local ordinances including the Stanton Zoning Code. The subject property is not a significant habitat for fish and wildlife and is within an established single family residential neighborhood.

8. The design of the subdivision and the proposed improvements will not conflict with easements of record or established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

The subdivision maintains established easements in the neighborhood for dedicated private roads and reciprocal access and does not propose any changes to the existing private street network.

9. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations pursuant to Section 19.10.090.

The design and improvement of the proposed subdivision and proposed development has been reviewed for conformance with established zoning regulations. The subdivision will not result in any nonconforming conditions for the existing and proposed development and does not create any inconsistencies that warrant the approval of variances or exceptions.

SECTION 4: 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 project is for the subdivision of an existing residential lot and development of a new single-family residence. Single family homes are permitted within the RE, Residential Estate Zone.
2. Designed so that:
 - a) The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent properties.

The Project will not be detrimental to the public health, safety, or general welfare or to adjacent property. The Project consists of the construction of a single-family residence and site improvements including paving and landscaping, consistent with surrounding existing development.

- b) Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments.

The new construction is proposed in a contemporary architectural style enhancing the aesthetic quality of the neighborhood. The project features substantial landscaping including maintenance of mature trees, ensuring compatibility with the surrounding neighborhood.

- 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 are for a single-family residence within an existing single-family neighborhood. The lot size, placement of structures and design meet all the development standards and is consistent with the surrounding neighborhood. The Project has been designed to improve the conditions of the existing property.

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

The City does not have any adopted design guidelines for this use, and there is no overall architectural theme in the surrounding area. However, the Project is designed improve the existing property and enhance the aesthetic quality of the neighborhood.

3. Designed to address the following criteria as applicable:

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

The project is consistent with the General Plan Land Use designation of Low Density Residential. Single Family Dwellings are a permitted use in the RE Zone, and the project meets all the development standards required by the Municipal Code.

- b) Efficient site layout and design.

The project has been designed to efficiently use available space on the lot while meeting all required development standards and remaining consistent with the development pattern of the neighborhood.

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

The project includes two attached garages to enclose up to 4 vehicles and substantial driveway space. The project proposes significant landscaping along the project boundaries, building frontage, and proposes to maintain most mature trees on the property.

- 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 impact. 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 is compatible with existing residential neighborhood and will enhance its aesthetic quality. The neighborhood is a mix of single-story and two-story homes. The Project is proposed to be a two-story home featuring a contemporary architectural style and utilizes site design consistent with the existing surrounding development.

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

The project meets the parking requirements of the zoning code and can accommodate more than 6 cars on the property. The project has been reviewed by Staff to ensure safe pedestrian and vehicle access.

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

The project's architecture enhances the surrounding neighborhood aesthetic site and design is consistent with the development pattern of the surrounding area. The project utilizes substantial landscaping design to ensure a harmonious relationship with existing properties in the neighborhood.

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

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 residential neighborhood, and 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 is designed to efficiently use the available space and is of appropriate scale in relation to surrounding properties.

- 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 in a contemporary architectural style, providing variety to the building styles of the existing single-family homes in the neighborhood. The existing neighborhood has no predominant architectural style but features a variety of custom homes designed for large lots. The design is not repetitive of existing structures but is designed to blend in with the surrounding area and maintain a relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition.

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

The Project's color, material, and composition of the exterior elevations to neighboring visible structures enhances the aesthetic quality of the neighborhood while integrating a site design that is compatible with the surrounding area. The building is proposed to have a smooth stucco finish in clean, neutral shades of white and gray. To add variety in materials, the building is accented in wood siding in both a painted and natural finish as well as black trim along windows and doors.

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

All exterior lighting will be kept at a reasonable level of intensity appropriate for a single-family residence and directed away from adjacent properties and public streets to minimize glare.

- m) Compatible in scale and aesthetic treatment of proposed structures with public areas.

The Project improves the existing conditions of the site with increased landscaping and compatible architecture to enhance the overall aesthetic quality of the neighborhood. The surrounding neighborhood is a mix of single- and two-story homes and the project is design to be of a consistent scale.

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

The project provides a private yard for the residents and proposes landscaping improvements to the existing conditions of the front yard in accordance with Chapter 20.315 of the Stanton Municipal Code.

o) 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 LU-3.1 A range and balance of residential densities which are supported by adequate city services.* The project is consistent with the existing single-family neighborhood and adds to existing housing stock for long term use. The project site has been underutilized with vacant land for several years. The rehabilitation of the residential lot will improve the overall conditions of the existing neighborhood
- *Goal CD-1.1 Promote quality development and design that preserves and enhances a positive and unique image of Stanton and fosters a sense of community pride.* The project utilizes high quality contemporary architecture and thoughtfully designed landscaping, adding variety and interest to the existing housing stock and elevating the design quality of the neighborhood.
- *Goal CHS-4.4 Provide safe communities by discouraging criminal activity and encouraging safety through design.* The property exists as a partially vacant lot that can potentially attract unwanted activity. The project and its associated improvements will increase the security of the property as well as the overall safety of the neighborhood.

SECTION 5: That in accordance with the findings set forth in Section 20.550.060 of the Stanton Municipal code:

1. The proposed use is consistent with the General Plan and any applicable specific plan.

The land use is proposed to be Single Family Residential, compliant with the property's General Plan Land Uses Designation of Low Density Residential. Additionally, the project meets General Plan Goals LU-3.1, CD-1.1 and CHS-4.4 as stated in Section 3.

2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the zoning code and the municipal code.

The proposed land use of the property is Single Family Residential, a permitted use under the RE, Residential Estate Zone.

3. The design, location, size and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

The project is located within an existing single-family neighborhood that is designed to support low density residential uses. The proposed subdivision maintains conformity with the requirements of the zoning code while allowing for sufficient space for the development of a new single-family home. The resulting

lots are still of a large lot size consistent with the development pattern of the neighborhood.

4. The site is physically suitable in terms of its design, location, shape, size, and operating characteristics of the proposed use; b. the provision of public and emergency vehicle access; c. public protection services; d. the provision of utilities; and e. served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

The project is in an existing residential neighborhood that is able to receive utility service, public protection service, and emergency service. The project has been reviewed by the Orange County Fire Authority to ensure emergency vehicle access. Both driveways to the site are designed to provide safe vehicular access and do not impact the circulation patterns of the surrounding streets or alley.

5. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

The site is proposed to be a single-family residential use, and the density and intensity will not be altered or increased by the project.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit.

The applicant has received the conditions of approval prior to this public hearing and has agreed to comply with the conditions.

SECTION 6: That based upon the above findings, the Planning Commission hereby approves Tentative Parcel Map No. 2021-110, Minor Site Plan and Design Review MSPDR-784 and Conditional Use Permit No. C21-05 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. The Applicant shall submit a final landscaping plan for review and approval by the Planning Division prior to the issuance of building permits.
 - i. Said landscaping plan shall be in substantial conformance with the approved conceptual landscaping plans.

- ii. Said landscaping plan shall demonstrate the maintenance of existing trees consistent with the approved conceptual landscaping plans. Any removal of trees shall be depicted on the final landscaping plans for review and approval by the Planning Division.
 - iii. Should any trees (existing to remain or newly proposed) be removed due to illness, damage or field conditions, said tree shall be replaced in kind on site to the satisfaction of the Community Development Director.
- D. Prior to the issuance of any building permits, the applicant shall submit the following items to the City Building Official or their designee:
 - i. Soils Report.
 - ii. SCAQMD Rule 140 demolition notice.
 - iii. Asbestos Report
 - iv. Separate Site Plan showing BMP during demolition and new construction for the property.
- E. Prior to the issuance of any building permits, the Applicant shall obtain approval from the Orange County Fire Authority for the following items:
 - i. Residential site plan (service code PR160)
 - ii. Fire sprinkler system plan (service codes PR400)
- F. The Applicant shall submit final architectural elevations for review and approval by the Planning Division prior to building permit issuance. Said elevations shall show the use of a minimum of 20/30 smooth stucco finish in keeping with the architectural style.
- G. Prior to the start of any work on-site or off-site, the applicant shall obtain a grading permit.
- H. Prior to the issuance of any grading permit, the applicant shall submit a grading and erosion control plan prepared by a California registered civil engineer for review and approval in conformance with the City's grading code and grading manual. Separate plan check and inspection fees apply.
- I. Prior to the issuance of any grading permit, the applicant shall submit for review and approval by the City Engineer and/or Building Official a geotechnical report with recommendations for pavement structural sections, foundations, walls, buried utilities, etc.
- J. Prior to the issuance of any grading permit, the applicant shall submit for review and approval by the City Engineer a hydrology and hydraulics report with calculations demonstrating adequate site drainage conforming to the Orange County Hydrology and Hydraulics Manual, prepared by a registered civil engineer.
- K. Prior to the issuance of a grading permit, the applicant shall post bond(s) or surety device(s) with the City in an amount and type sufficient to cover the amount of on-

site work (grading bond) and off-site sewer work required for connection to the City's work system.

- L. Prior to the issuance of a precise grading permit, the applicant shall submit for review and approval by the City Engineer a "Non-Priority" Water Quality Management Plan prepared by a California registered civil engineer incorporating best management practices (BMPs) for construction in conformance with the City's Municipal Separate Storm Sewer System (MS4) Permit issued by the Santa Ana Regional Water Quality Control Board. Separate plan check and review fees apply. The applicant is notified construction of on-site storm water runoff treatment, infiltration, and hydromodification (detention) BMPs may be required to address storm water and irrigation water runoff.
- M. Prior to the issuance of a building permit, a final map parcel shall be approved by the City and the County and recorded with the County. Consequently, the applicant shall process a final parcel map with the Public Works Department ahead of completion of the project.
- N. Prior the issuance of a certificate of occupancy, all on-site grading work and all off-site work shall be completed. Completion will be determined by the City Engineer.
- O. Prior to the issuance of a building permit, the applicant's contractor shall grade the building pad, verify elevation, and control points, and provide a compaction report prepared by a California registered geotechnical engineer for review and approval by the City Engineer prior to the release of the pad to the Building Division for permit issuance.
- P. Prior to the issuance of a building permit, water improvement plans shall be approved by the water company and the City's Building Official. All water facilities shall be constructed in accordance with the water company's and the City's specifications and standard plans with all incidental fees paid by the applicant.
- Q. Prior to the issuance of a building permit, sewer improvement plans shall be approved by the City Engineer. All sewer facilities shall be constructed in accordance with the City's specifications and standard plans with all incidental fees paid by the applicant.
- R. Prior to the issuance of a building permit, the applicant shall pay sewer connection fees to the City for connection to the City/County sewer system, if applicable.
- S. Prior to the issuance of a building permit, all on-site water and sewer facilities not maintained by the water company and by the City, respectively, shall be plan checked and inspected by the City's Building Department. All fees shall be paid in accordance with the City's fee schedule.

- T. That prior to the issuance of a certificate of occupancy, any above ground valve assemblies, or back-flow devices, if any or required, shall be placed on private property and an easement dedicated to the appropriate agency.
- U. That during construction activities, the applicant and any contractor(s) shall comply with all requirements of the Orange County Stormwater Program "Construction Runoff Guidance Manual" during the construction of the project. The requirements contained in this document shall be incorporated into the grading plans.
- V. That prior to the issuance of a building permit, the applicant shall pay applicable traffic impact fees.
- W. That during the prosecution of all work, all work shall follow all applicable City codes.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on March 16, 2022, by the following vote, to wit:

AYES:	COMMISSIONERS:	_____
NOES:	COMMISSIONERS:	_____
ABSENT:	COMMISSIONERS:	_____
ABSTAIN:	COMMISSIONERS:	_____

Elizabeth Ash, Chair
Stanton Planning Commission

Jennifer A. Lilley, AICP
Community & Economic Development Director