



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

PLANNING COMMISSION REGULAR MEETING

WEDNESDAY, MAY 15, 2024 - 6:30 P.M.

AGENDA

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) 890-4210. Notification 48 hours prior to the Commission meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

1. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF MINUTES

The Planning Commission approve minutes of the following regular meeting:

- December 20, 2023

5. 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.

6. CONSENT CALENDAR

6A. A REQUEST TO FIND THAT THE CAPITAL IMPROVEMENT PROGRAM FOR THE 2024-2025 FISCAL YEAR IS CONSISTENT WITH THE GENERAL PLAN.

RECOMMENDED ACTION

That the Planning Commission:

- Find that the Capital Improvement Program (CIP) Projects for the 2024-2025 Fiscal Year are in conformance with the General Plan; and
- Find that the project is exempt from the California Environmental Quality Act (CEQA) under sections 15061(b)(3); and
- Adopt Resolution No. 2564 finding CIP Projects for Fiscal Year 2024-2025 are consistent with the General Plan

7. PUBLIC HEARING

7A. PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT C23-03 TO ALLOW THE OPERATION OF A TATTOO ESTABLISHMENT LOCATED AT 8869 KATELLA AVENUE IN THE COMMERCIAL NEIGHBORHOOD (CN) ZONE WITHIN THE GENERAL MIXED-USE OVERLAY.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the proposed project is Categorically Exempt from CEQA, per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facility); and,
- Adopt Resolution No. 2565 approving Conditional Use Permit C23-03

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. SPECIAL PRESENTATIONS

None.

11. 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.

12. DIRECTOR'S REPORT

None.

13. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 9th day of May, 2024.



Crystal Landavazo
Community & Economic Development Director

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MINUTES OF THE PLANNING COMMISSION OF THE CITY OF STANTON
REGULAR MEETING
WEDNESDAY, DECEMBER 20, 2023, 6:30 P.M.

1. CALL TO ORDER STANTON PLANNING COMMISSION REGULAR MEETING

The members of the Planning Commission of the City of Stanton met in regular session in the City Council Chambers at 6:30 p.m., Chairperson Ash presiding.

2. PLEDGE OF ALLEGIANCE

Led by former Planning Commissioner Andrew Marques.

3. ROLL CALL

Present: Chairperson Ash, Vice Chair Frazier, Commissioner Adams, Commissioner Sanchez, Commissioner Tran

Absent: None.

Excused: None.

4. APPROVAL OF MINUTES

None.

5. PUBLIC COMMENTS

6. CONSENT CALENDAR

None.

7. PUBLIC HEARING

7A. PUBLIC HEARING TO CONSIDER REVOCATION OF PLANNING COMMISSION RESOLUTION NO. 859 (WHICH APPROVED PRECISE PLAN OF DESIGN P-435), FOR THE OPERATION OF A MOTEL AT 11632 BEACH BOULEVARD IN THE GENERAL MIXED USE OVERLAY/COMMERCIAL GENERAL (CG) ZONE, DUE TO SIGNIFICANT NEGATIVE IMPACTS CAUSED BY THE OPERATION OF THE MOTEL USE

It was noted for the record that Special Counsel Christina Talley was in attendance to assist the Planning Commission with any procedural questions concerning the subject agenda item.

A report was presented by staff, which described the item as listed in the agenda report. A PowerPoint Presentation was displayed. The matter involves consideration of the revocation of Planning Commission Resolution No. 859 due to significant negative impacts caused by the operation of the motel use.

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Over the last five years, the motel use has generated increasingly negative impacts to the community, including a significant increase in law enforcement and fire service calls relating to the property, resulting in the highest ratio of related service calls per room for all motels in the City. Since 2018, the motel use has operated as “Dixie Orange County” (Dixie). It was noted that adjacent motel uses have decreased their law enforcement calls for services over the past five years, by comparison.

Information was provided that indicated that the calls for law enforcement and fire service at the Dixie are well beyond the common disturbances typically associated with motels. Metrics were displayed which provided detail on the types of arrests and citations made at the hotel. The illegal and illicit activities at the subject site have drawn the attention of local advocacy groups, including those focusing on prostitution and human sex trafficking. Additional information was presented concerning the negative impacts to the City caused by the subject use, including financial impacts from responding to calls for service by the Orange County Fire Authority and Sheriff’s Department.

Information was presented citing the City’s work with the property owner over the past year to address the nuisances. Due to the impacts on the City, and the drain on City resources, the City can no longer be in a position to subsidize certain services that are the obligation of the property owner, including securing the property for the motel use. A site visit conducted by the City Manager resulted in the discovery of multiple improper conditions, which were reported to the property owner. The property owner was inconsistent about addressing site conditions and improperly applied one suggested security improvement without permits. Code enforcement addressed the work without permits which was appealed by the applicant but the action was upheld by the hearing officer.

The City’s Municipal Code established procedures for revocation of previously approved permits or approvals. The current conditions of the subject property support four of the seven potential findings to revoke a permit. Only one finding out of the seven is required to revoke the permit. The various findings related to the subject property were presented to describe how the property has become a public nuisance, is operating in violation of City codes, and is a detriment to the area. Staff noted that if the action to revoke the permit is approved and stands, the City does intend to seek reimbursement of attorney’s fees. All items presented, including the PowerPoint Presentations, staff report, all attachments, and the letter submitted by the Hynes Estates were incorporated into the record. Additionally, staff noted that Attachment D to the staff report, a letter from the Orange County Sheriff’s Department, was incorporated by reference as an Exhibit to Resolution Number 2562.

Commissioner Frazier noted that staff’s recommendation included a 90-day operational wind-down period and inquired if any security measures should be included in that period. Staff responded that they continue to recommend security be provided on site, regular monitoring of the parking lots, and implementation of the vehicle registration system.

The Chair opened the public hearing and public comments.

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Frank Weiser, representing the property owner, stated certain objections to the proposed revocation. He cited certain laws, indicating the revocation is subject to due process, and revocation is the last step, not the first step. He stated the government must see if there is some other way to address the property concerns, including rehabilitation of the property, or modification of the permit to comply with the property interest. He stated the property owner does not believe the record substantiates the property is operating as a nuisance. He further indicated that unredacted law enforcement reports were not provided, including the outcome of arrests on the subject property.

A request from the Commission Chair was directed to the City's Special Counsel to provide information related to the proceedings. Special Counsel stated this is not a court proceeding and while process rights are involved because this is a revocation permit and the procedures allow for testimony. The City Attorney provided further explanation and outlined the process for the revocation hearing and noted City staff and Counsel are available to answer any questions from the applicant or applicant's representatives.

Mr. Weiser continued with his public comments noting that the applicant believes that there was a problem with the City Manager and the applicant feels discriminated against and some form of retaliation. He cited certain case laws concerning First Amendment violations regarding a violation over a fence. He expressed concern that the City presented information showing an increase in law enforcement calls which was not substantial nor provided outcomes of the calls. He inquired why a permit was granted for an expansion in if the types of negative impacts were already occurring. He stated the applicant's property is being improperly singled out and referred to the property owner's work to meet the permit's requirements. He urged the Planning Commission to find a collaborative solution with the property owner and avoid costly litigation.

A question by Commissioner Frazier led to further discussion regarding the quasi-judicial nature of the Planning Commission hearing and additional guidance from Special Counsel. It was noted that the Planning Commission should include the testimony and information provided during the public hearing in making its determination on the subject property permit revocation. The City Attorney noted for the record that the hearing was being recorded and there would be an available record of the meeting.

Dr. Deepa Patel, owner of the Dixie Orange County, stated that as a hotelier she relies on law enforcement for creating a safe environment for her patrons, but fear of losing zoning compelled her to hire a 24-hour patrol company which is diverting resources from her employees and patrons to ensure safety of the property. She stated the Dixie is a provider of affordable daily rentable rooms and has a no-discrimination policy as long as proper payment and government identification is provided. Issues arising from patron's criminal backgrounds or actions outside of the property are beyond her control, as well as other criminal and nuisance behavior. She requested the Planning Commission defer their decision on this matter and work collaboratively with the motel uses in the area. She acknowledged the public safety incidents at the hotel by stating law enforcement brought unregistered guests onto the property. She stated their registration procedures include the collection of valid government identification, vehicle registration, explanation of hotel policy, and a deposit. She reiterated that they adhere strictly to an anti-discrimination principle. She referenced newspaper headlines highlighting instances of criminal activity throughout the

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City over the past year. She stated that on November 10, 2023, the hotel implemented a 24-hour guard company to actively monitor guest and vehicle traffic on site. She pointed out that since the implementation there have been no incidents on site and the property has been nicer, quieter, and cleaner. Dr. Patel stated that the hotel contributes substantial property and transient occupancy taxes. She stated the motels and hotels used as comparisons are not proper comparisons as they serve a different type of clientele. She stated concern over the inspection of the property and subsequent email from the City Manager identifying unregistered cars on the property because there is no rule mandating permits. She stated the observations made of the intoxicated individual and sleeping in vehicles are a result of homeless individuals or those involved in drug activities trespassing. She referred to an email she received from the City and expressed concerns that trash service has been delayed. Dr. Patel briefly described the hotel's vehicle registration system and explained that it was unreasonable to check that vehicles in the parking lot were permitted and the contracted tow company was not responsive and not checking the parking lot. She described communication with the local trash hauler regarding delayed service and attempted resolution. She expressed concern that they may be being treated less favorably than those who can contribute significantly to expedite their projects and referenced another development that was approved in the City. She provided some background about prior communication with council members and her requests for assurances that her project would be approved. She indicated that she has submitted plans to the City on more than ten occasions to only encounter repeated denials for frivolous reasons and described frustrations regarding process. Additionally, she alleged her email correspondence to the City Manager was blocked and she had to restore an alternative email address. She alleged there has been lack of responsiveness from the City Manager and obstacles from other City staff, including code enforcement. She described her frustration with the permit process with the installation of a gate on her property. She stated that other members of the public share significant dissatisfaction with City operations. In closing, she stated the Dixie has been unfairly treated in a series of unfortunate events beyond their control. The root cause lies at the broader issue of a mismanaged City that lacks control over disturbances and criminal activities making her hotel a victim of the blame. They urge the City to address the root cause of the issues and implement effective measures to enhance public safety. She also expressed concern with recent moratorium approved by the City. Dr. Patel went on to further express concern over weird items she has seen online regarding one council member stating she is Mayor Pro Tem then suddenly another Council member is listed as Mayor Pro Tem.

Ekta Brahmbhatt indicated she and her husband were the current managers of the Dixie Orange County and live on the property with their two-year old. She explained the motel's procedures for room reservations, including valid identification, vehicle registration, security deposit and a review of the hotel's policies. She reiterated the non-discrimination policy. Information was presented concerning the impacts of the homeless population trespassing on the subject property, including their requests to non-guests to leave the property.

Commissioner Tran asked what occurs when requests to leave the property are ignored. Mrs. Brahmbhatt stated that they make multiple requests until trespassers leave, but they often return after ten minutes. She also noted that they no longer had this problem after security was implemented.

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Commissioner Frazier sought additional clarification regarding impacts of security implementation. Mrs. Brahmhatt elaborated that she previously felt unsafe to open her door because groups of homeless people were gathered outside with a knife and threatened her husband when he asked them to leave. Now that the security is in place, she can have her door open and her child with her. She stated that the current 24-hour security is better than the previous occasional patrols.

Ali Shahid Asimi stated that he is the security supervisor at the Dixie. He stated that he has seen firsthand that the property has become a refuge for those struggling with homelessness. He indicated that this has spilled over onto the property. He clarified that his top priority was to ensure the property and guests are safe. He alleged that law enforcement lurks around the property searching for something to write up. He stated that his company's proactive patrols have stopped unwanted visitors. He stated prostitutes and homeless individuals try to come onto the property and they stop them from doing so. He feels confident the Dixie is not a property of concern as compared to others on Beach Boulevard because they have made improvements. He spoke regarding the current security protocols. He stated law enforcement has noticed progress and commended them on clearing the property from unwanted visitors.

Commissioner Frazier inquired about other hotels that the security company has provided service for. In response, the speaker identified the hotel and services they provided. He indicated that many hotels in the area experience similar negative impacts.

Commissioner Adams inquired about the length of the contract. The speaker stated that they provide 24-hour security on an ongoing basis until the property owner cancels services.

Raj Patel indicated support for the motel and stated he represents Northeast Los Angeles Hotel Owners Association. He cited SB 357 and indicated small business owners are doing the best they can.

Chirag Patel stated that he works for a hotel management company that leases a property from Dr. Patel, the Dixie Hollywood Hotel. He stated that the property is in immaculate condition and very clean despite being located in an area with different elements, but they don't have many issues because all issues are turned over to his company. He indicated she could improve the Stanton property if allowed to do so. In response to an inquiry from Commissioner Frazier, the speaker stated the other motel had 75 rooms.

Commissioner Frazier inquired if a minimum level of security was required as a condition of approval for this type of use.

Director Landavazo responded that the original approval for the use was granted in 1982. At that time, there were no concerns raised regarding safety that would have warranted the need for security to be added as a condition at that time. Staff stated that is seen as more common condition now because it is more warranted for many different uses, particularly anything related to alcohol, live entertainment, or motels. Security and public safety are a basic part of operating a motel. At the time it was approved, in 1982, security was not a condition.

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City Attorney Nguyen responded to comments made by various speakers, including notification in compliance with the Stanton Municipal Code, which provides for provisions these types of public hearings, including the publication of notices which were complied with. Additional notice and information were provided to the property owner for the purpose of transparency and to provide ample time to prepare for the hearing. She acknowledged that it takes this process very seriously, as the property has been used as a motel use for decades. This public hearing followed a year of working in cooperation with the property owner. She acknowledged that the City has been working with the applicant on an expansion request but would not discuss in detail because it has not been reviewed by the Planning Commission. She explained that application provided an opportunity for the City to partner with the property owner to address the rising criminal activity at the Dixie. There were months of working with the property owner to attempt to address the nuisances at the subject site. The recommendation for revocation came after months of exhausting alternative solutions. She noted that the 24 hour security was only recently implemented a month prior to the hearing, after more than a year of the City raising the nuisance and criminal activity issues. She explained that this was a consistent experience that staff has had. She further explained that the 24 hour security came after the City issued an administrative citation to the property owner for installing or beginning to install an illegal gate at the front of the property. She explained safety reasons as to why proper permits are required and also clarified that a notice was given before a citation was issued to the property owner. The property owner is obligated to have knowledge of applicable laws concerning their property and any uses.

The City Attorney highlighted that staff's presentation has shown starts and stops from the property owner, there is agreement then it's pulled back. She acknowledged that crime is a concern in the City, as evidenced by the City's budget which allocated over half of the City's budget to law enforcement. She also clarified that each property has a responsible to secure their own property, but the applicant has repeatedly stated there is nothing they can do; until November 10, 2023 when they hired a 24-hour security company to secure the property. The recommended action comes after a year of efforts to mitigate concerns and evidence has shown the crime at the Dixie has become untenable. The City Attorney pointed out that the property owner stated she is burdened by the cost of the new security on site, but the City has had to divert funds away from streets, roads, affordable housing, and more public services to cover the costs of law enforcement being used as defacto security for a private property for years. She explained that the hearing was to address a motel that was out of control, not a first amendment issue or a taking, she explained that the property owner retains a property that they can utilize for many uses, but it should no longer be used for lodging because it has become a refuge for nuisance and criminal activity. She highlighted the difference between the Dixie motel and adjacent motel uses. The half measures made by the property owner have not secured the property or stopped the nuisance activity. She explained that the City Council recently placed a moratorium on all motels within the City to prohibit new establishments of motels and public lodging, as well as expansion alteration or enlargement of any motel in the City. She clarified that the Planning Commission has not approved an expansion of the motel. A portion of a letter, dated November 17, 2023 from the Orange County Sheriff was read and is attached to the meeting record. The letter states that there has been a consistent increase in calls for service at or relating to the Dixie motel since 2019. The letter further explained how the calls for service were filtered to determine they were related to the Dixie. She again explained the significant number of calls for service compared to other motels in the City.

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The City Attorney addressed references to other developments and explained that the City invested with the County in Project Homekey developments as part of its commitment to beautify the area and provide assistance to an ongoing issue. The City gave up TOT from three motels to invest in solutions as a first step. She explained that it is unfair for the community to subsidize business that are magnets for crime and the City is working to address these. She rebutted the red herring implications of discrimination by the City as it related to this subject matter under consideration. She explained the standard procedural matter of City Council reorganization that was referenced during the public hearing. The City has asked the property owner over and over to address security concerns at the property with reasonable measures. These are not over and beyond what is asked of other similar uses in the City.

Director Landavazo stated that the City Attorney dealt very specifically with many issues which were raised during public comment and reiterated this was not a light decision or recommendation by staff. The same standards and requirements for development are applied equally across the City. She explained that staff has repeatedly asked for minimum standards and bringing the property into compliance, however the response from the property owner was that the City was asking for too much. She ended by explaining the matter was brought to the Planning Commission as a matter of last resort.

Public comments and the public hearing were closed.

Guidance was provided by Special Counsel to the Planning Commission regarding the hearing procedures.

Commissioner Adams stated that he has concern over the length of time that the matter has been ongoing. He used an example that if someone trespassed on his property, he would have addressed it immediately. He expressed concerns that the property owner is blaming the City for activities occurring at the Dixie and it is the property owner's responsibility to address problems. Acknowledged recent changes, but not enough.

Commissioner Sanchez stated that the statistics indicate the increasing number of public safety and fire calls for service to the Dixie and there are nuisances that have not been addressed over the past five years. It was only on November 10, 2023 that 24 hour security was implemented.

Commissioner Tran stated that they are aware of issues in the City but the statistics show the increase in public safety and fire calls for service and it is the business owner's responsibility to address certain concerns as part of their permit. He also highlighted the significant expense generated by the increased calls for service to the sheriff and fire.

Commssioner Frazier stated the four findings were verified and documented.

Chair Ash stated that she appreciated the concise work presented by City staff. There was sufficient evidence presented to substantiate the findings at the hearing.

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City Attorney Nguyen restated their recommendations, as indicated on the publicly noticed agenda report. Special Counsel stated the resolution indicates the use of the motel use on the property must cease operations within 90 calendar days of the adoption of the resolution. The property owner would still have a 10-day window to appeal the decision to the City Council. The 10-days would expire when the City is scheduled to be closed for the holidays. Accordingly, the final date for appeal is January 2, 2024.

A motion was made that the effects of the proposed action are Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270, as CEQA does not apply to projects which a public agency disapproves, and to adopt Resolution No. 2562 rescinding and revoking Resolution 859, which approved Precise Plan of Design P-435, as amended by attaching and incorporating the Orange County Sheriff's Department November 17, 2023 external memorandum.

Motion/Second: Frazier/Tran

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

8. NEW BUSINESS

None.

9. OLD BUSINESS

None.

10. SPECIAL PRESENTATIONS

None.

11. PLANNING COMMISSION COMMENTS

General comments were made offering the community a safe and happy holiday season.

12. DIRECTOR'S REPORT

None.

13. ADJOURNMENT

Commission adjourned at 9:11 p.m.

Crystal Landavazo

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

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***THESE MINUTES ARE ISSUED FOR INFORMATION ONLY AND ARE SUBJECT TO
AMENDMENT AND APPROVAL AT NEXT MEETING***



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: May 15, 2024

**SUBJECT: A REQUEST TO FIND THAT THE CAPITAL IMPROVEMENT PROGRAM
FOR THE 2024-2025 FISCAL YEAR IS CONSISTENT WITH THE
GENERAL PLAN**

RECOMMENDED ACTION

That the Planning Commission:

- Find that the Capital Improvement Program (CIP) Projects for the 2024-2025 Fiscal Year are in conformance with the General Plan; and
- Find that the project is exempt from the California Environmental Quality Act (CEQA) under sections 15061(b)(3); and
- Adopt Resolution No. 2564 finding CIP Projects for Fiscal Year 2024-2025 are consistent with the General Plan.

BACKGROUND

The CIP identifies the proposed major projects and improvements that the City will undertake during the ensuing fiscal year. Included within the program are types of projects, costs, funding sources, and anticipated time frame. The types of projects include street and utility infrastructure improvements, consulting services, equipment, and building maintenance. Although the City may carry out multiple projects not identified in the CIP, the program only includes initiatives with costs exceeding \$60,000.00.

On an annual basis, the Planning Commission must review and find the program to be consistent with the City's General Plan. Section 65401 of the State of California Government Code states that the CIP, "...shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted

general plan or part thereof.” The Planning Commission fulfills the role of the “planning agency” while the City Council fulfills the role of the “official agency”. The Planning Commission’s purpose in this process is to determine that the CIP is consistent with the goals, policies, and programs found within the City of Stanton’s General Plan. This action does not approve, fund, or authorize any individual or specific project. After action is taken on this item, the finding will then be forwarded to the City Council for their review and determination.

ANALYSIS/JUSTIFICATION

The proposed 2024-2025 CIP consists of 10 projects. The proposed improvements total approximately \$6.2 million dollars, which are funded from a variety of federal, state, local, and grant funding sources. A copy of the draft 2024-2025 CIP is attached to this document.

As previously noted, it is the Planning Commission’s responsibility to determine if the CIP is consistent with the adopted General Plan. In reviewing the General Plan, staff found the proposed 2024-2025 CIP to be consistent with the following policies:

Streets

Goal LU 7.1. Provide infrastructure to create foundation for future development.

Strategy LU 7.1.2. Ensure adequate funding for the financing of public facilities and capital improvements related to new development.

Goal ICS 1.1. Provide an efficient, coherent, and well-maintained transportation network that adequately supports the General Plan Land Use Concept.

Strategy ICS 1.1.1. Ensure sufficient funding for maintenance, enhancement, and expansion of the City’s transportation infrastructure.

Strategy ICS 1.1.2. Improve efficiency of the City’s existing transportation network.

Goal RC 2.1. Develop and maintain an effective Growth Management Plan that operates to the advantage of both the City of Stanton as well as the County and regional level.

Strategy RC 2.1.2. Identify and promote Measure M priorities of interest to the City of Stanton and nearby cities that share mutual interests and priorities.

Goal RC 3.1. Clean and safe air quality

Strategy RC 3.1.5. Manage the City’s transportation system in which traffic flow is improved and mobility and efficiency are enhanced.

The programs under the “Streets” projects include upgrading existing street intersections/roadways, resurfacing / rehabilitating existing pavement, improving street medians, concrete repairs, and management / action plans. The enhancements will allow the City to maintain a safe and efficient street system.

Public Facility

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.

Strategy CD 1.1.2. Ensure that new development within the City contributes to the image of Stanton in a positive way and places a high standard of architecture and site design.

Goal ICS 4.1. Create and maintain a system of public parks that are accessible to all residents and provide a range of recreational amenities and opportunities.

Strategy ICS 4.1.2. Continue to improve existing parkland and recreational facilities as appropriate.

Goal ICS 4.4. Provide a Civic Center that instill pride in residents and provides a space for the continuing education, entertainment, and enlightenment of the community.

Strategy ICS 4.4.1. Continue to provide space for community activities and actively promote Civic Center events to the community.

Goal ICS 4.2. Support efforts to maintain and improve facilities in local school districts.

Strategy ICS 4.2.1. Work with the Garden Grove Unified, Magnolia, and Savanna School Districts, and Anaheim Union High School to properly serve the educational needs of Stanton's youth.

Goal ICS 4.3. Promote life-long learning opportunities within the City of Stanton for learners of all ages.

Strategy ICS 4.3.1. Support local school districts in providing both youth and adult education programs.

Strategy ICS 4.3.2. Encourage educational and cultural opportunities for residents outside the local school system.

Goal CHS 4.2. Minimize loss of life, injury, and property damage from urban fires.

Strategy CHS 4.2.1. Ensure that existing and new developments maintain or exceed standards for fire prevention to minimize the risk of fire.

Goal CHS 4.3. Promote and maintain a high level of police protection services necessary to adequately serve the community and provide a sense of safety to residents.

Strategy CHS 4.3.1. Ensure that sufficient Sheriff's facilities and personnel are maintained by the County and contracted by the City to provide adequate service levels.

Goal CHS 4.4. Provide safe communities by discouraging criminal activity and encouraging safety through design.

Strategy CHS 4.4.1. Ensure that new development is designed to discourage criminal activity and provide a level of safety.

Parks

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.

Strategy CD 1.1.1. Identify a desired image and vision for the City of Stanton that can provide the basis for the design of new development, redevelopment, and all other facets of the City's physical environment.

Strategy CD 1.1.2. Ensure that new development within the City contributes to the image of Stanton in a positive way and places a high standard of architecture and site design.

Goal CD 2.1. Increase the number of public spaces within the City, as well as the quality of existing and new public spaces.

Strategy CD 2.1.2. Encourage a variety of artwork and landscape treatments in City public spaces, including parks, courtyards, and plazas.

Goal CD 4.1. Create a well-connected, multi-modal urban environment that increases mobility for all Stanton residents, whether they choose or are required to travel through the City by car, bicycle, foot, or public transportation modes.

Strategy CD 4.1.1. Promote a pedestrian friendly environment with attractive, walkable neighborhoods and commercial areas.

Goal ICS 3.1. Reduce the environmental impacts of the City's infrastructure systems, promoting sustainable continuation of services to Stanton residents.

Strategy ICS 3.1.2. Promote opportunities to decrease demand on the City's potable water supply and infrastructure.

Goal ICS 4.1. Create and maintain a system of public parks that are accessible to all residents, and provide a range of recreational amenities and opportunities.

Strategy ICS 4.1.1. Seize opportunities to expand park acreage and maintain a higher ratio of park acreage per resident.

Strategy ICS 4.1.2. Continue to improve existing parkland and recreational facilities as appropriate.

Goal CHS 4.4. Provide safe communities by discouraging criminal activity and encouraging safety through design.

Strategy CHS 4.4.1. Ensure that new developed is designed to discourage criminal activity and provide a level of safety.

Goal RC 1.1. Efficiently use and properly utilize all land within, or partially within the City of Stanton.

Strategy RC 1.1.2. Improve and increase multi-jurisdictional cooperation.

Goal RC 3.1. Clean and safe air quality

Strategy RC 3.1.2. Reduce the negative impacts of poor air quality on the City's sensitive receptors.

Strategy RC 3.1.3. Minimize stationary pollution sources (point sources and area sources) in urbanized land areas.

The program that is included in the CIP will upgrade / renovate an existing City park.

Sewer Improvements

Goal LU 7.1. Provide infrastructure to create foundation for future development.

Strategy LU 7.1.2. Ensure adequate funding for the financing of public facilities and capital improvements related to new development.

Goal ICS 2.1. Provide adequate linear infrastructure to serve new and existing development within the City of Stanton.

Strategy ICS 2.1.2. Provide for the improvement of facilities and delivery where existing systems are deficient.

Goal RC 2.1. Develop and maintain an effective Growth Management Plan that operates to the advantage of both the City of Stanton as well as the County and regional level.

Strategy RC 2.1.2. Identify and promote Measure M priorities of interest to the City of Stanton and nearby cities that share mutual interests and priorities.

Following the adoption of the Sewer Master Plan, the sewer infrastructure will begin rehabilitation.

As noted in the above analysis, the proposed 2024-2025 Capital Improvement Program is consistent with the aforementioned General Plan goals and policies. For this reason, staff believes that the Planning Commission can find the CIP to be consistent with the General Plan.

ENVIRONMENTAL IMPACT

Review of this matter has determined that the General Plan Consistency Finding is exempt from CEQA, pursuant to CEQA Guideline Section No. 15061 (b)(3). A finding of consistency with the City's General Plan does not approve, adopt, or fund any of the projects listed within the CIP so the project list and finding of consistency will not have a significant effect on the environment. Impacts generated from a specific project will be analyzed through that respective approval.

PUBLIC NOTIFICATION

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

Prepared by,

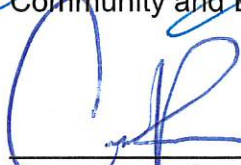


Han Sol Yoo
Associate Engineer

Approved by,



Crystal Landavazo
Community and Economic Development Director



Cesar Rangel, P.E.
Public Works Director/City Engineer

ATTACHMENTS

- A. Resolution No. 2564
- B. Draft Capital Improvement Program Fiscal Year 2024-2025

RESOLUTION NO. 2564

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA ADOPTING A FINDING THAT THE CAPITAL IMPROVEMENT PROGRAM FOR THE 2024-2025 FISCAL YEAR IS CONSISTENT WITH THE GENERAL PLAN

WHEREAS, the City of Stanton General Plan was adopted on September 23, 2008; and

WHEREAS, the City of Stanton has prepared a Capital Improvement Program for the 2024-2025 Fiscal Year; and

WHEREAS, pursuant to State of California Government Code Section 65401, the Planning Commission is required to review the Capital Improvement Program to determine that it is in conformance with the City's General Plan; and

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND, RESOLVE, AND DECLARE AS FOLLOWS:

SECTION 1: That on May 15, 2024, the Planning Commission reviewed said request and considered all factors relating to the General Plan consistency of the Capital Improvement Program for the 2024-2025 Fiscal Year.

SECTION 2: That the proposed projects were reviewed for compliance with the California Environmental Quality Act (CEQA), and are exempt from CEQA, pursuant to CEQA Guideline Section 15061(b)(3). A finding of consistency with the City's General Plan does not approve, adopt, or fund any of the projects listed within the CIP so the project list and finding of consistency will not have a significant effect on the environment. Impacts generated from a specific project will be analyzed through that respective approval.

SECTION 3: That the Capital Improvement Program for the 2024-2025 Fiscal Year is consistent with the City of Stanton's adopted General Plan because the projects contained therein are consistent with the following General Plan goals and policies:

Goal LU 7.1. Provide infrastructure to create foundation for future development.

Strategy LU 7.1.2. Ensure adequate funding for the financing of public facilities and capital improvements related to new development.

Goal ICS 1.1. Provide an efficient, coherent, and well-maintained transportation network that adequately supports the General Plan Land Use Concept.

Strategy ICS 1.1.1. Ensure sufficient funding for maintenance, enhancement, and expansion of the City's transportation infrastructure.

Strategy ICS 1.1.2. Improve efficiency of the City's existing transportation network.

Goal RC 2.1. Develop and maintain an effective Growth Management Plan that operates to the advantage of both the City of Stanton as well as the County and regional level.

Strategy RC 2.1.2. Identify and promote Measure M priorities of interest to the City of Stanton and nearby cities that share mutual interests and priorities.

Goal RC 3.1. Clean and safe air quality

Strategy RC 3.1.5. Manage the City's transportation system in which traffic flow is improved and mobility and efficiency are enhanced.

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.

Strategy CD 1.1.2. Ensure that new development within the City contributes to the image of Stanton in a positive way and places a high standard of architecture and site design.

Goal ICS 4.1. Create and maintain a system of public parks that are accessible to all residents and provide a range of recreational amenities and opportunities.

Strategy ICS 4.1.2. Continue to improve existing parkland and recreational facilities as appropriate.

Goal ICS 4.4. Provide a Civic Center that instill pride in residents and provides a space for the continuing education, entertainment, and enlightenment of the community.

Strategy ICS 4.4.1. Continue to provide space for community activities and actively promote Civic Center events to the community.

Goal ICS 4.2. Support efforts to maintain and improve facilities in local school districts.

Strategy ICS 4.2.1. Work with the Garden Grove Unified, Magnolia, and Savanna School Districts, and Anaheim Union High School to properly serve the educational needs of Stanton's youth.

Goal ICS 4.3. Promote life-long learning opportunities within the City of Stanton for learners of all ages.

Strategy ICS 4.3.1. Support local school districts in providing both youth and adult education programs.

Strategy ICS 4.3.2. Encourage educational and cultural opportunities for residents outside the local school system.

Goal CHS 4.2. Minimize loss of life, injury, and property damage from urban fires.

Strategy CHS 4.2.1. Ensure that existing and new developments maintain or exceed standards for fire prevention to minimize the risk of fire.

Goal CHS 4.3. Promote and maintain a high level of police protection services necessary to adequately serve the community and provide a sense of safety to residents.

Strategy CHS 4.3.1. Ensure that sufficient Sheriff's facilities and personnel are maintained by the County and contracted by the City to provide adequate service levels.

Goal CHS 4.4. Provide safe communities by discouraging criminal activity and encouraging safety through design.

Strategy CHS 4.4.1. Ensure that new development is designed to discourage criminal activity and provide a level of safety.

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.

Strategy CD 1.1.1. Identify a desired image and vision for the City of Stanton that can provide the basis for the design of new development, redevelopment, and all other facets of the City's physical environment.

Strategy CD 1.1.2. Ensure that new development within the City contributes to the image of Stanton in a positive way and places a high standard of architecture and site design.

Goal CD 2.1. Increase the number of public spaces within the City, as well as the quality of existing and new public spaces.

Strategy CD 2.1.2. Encourage a variety of artwork and landscape treatments in City public spaces, including parks, courtyards, and plazas.

Goal CD 4.1. Create a well-connected, multi-modal urban environment that increases mobility for all Stanton residents, whether they choose or are required to travel through the City by car, bicycle, foot, or public transportation modes.

Strategy CD 4.1.1. Promote a pedestrian friendly environment with attractive, walkable neighborhoods and commercial areas.

Goal ICS 3.1. Reduce the environmental impacts of the City's infrastructure systems, promoting sustainable continuation of services to Stanton residents.

Strategy ICS 3.1.2. Promote opportunities to decrease demand on the City's potable water supply and infrastructure.

Goal ICS 4.1. Create and maintain a system of public parks that are accessible to all residents, and provide a range of recreational amenities and opportunities.

Strategy ICS 4.1.1. Seize opportunities to expand park acreage and maintain a higher ratio of park acreage per resident.

Strategy ICS 4.1.2. Continue to improve existing parkland and recreational facilities as appropriate.

Goal CHS 4.4. Provide safe communities by discouraging criminal activity and encouraging safety through design.

Strategy CHS 4.4.1. Ensure that new developed is designed to discourage criminal activity and provide a level of safety.

Goal RC 1.1. Efficiently use and properly utilize all land within, or partially within the City of Stanton.

Strategy RC 1.1.2. Improve and increase multi-jurisdictional cooperation.

Goal RC 3.1. Clean and safe air quality

Strategy RC 3.1.2. Reduce the negative impacts of poor air quality on the City's sensitive receptors.

Strategy RC 3.1.3. Minimize stationary pollution sources (point sources and area sources) in urbanized land areas.

Goal LU 7.1. Provide infrastructure to create foundation for future development.

Strategy LU 7.1.2. Ensure adequate funding for the financing of public facilities and capital improvements related to new development.

Goal ICS 2.1. Provide adequate linear infrastructure to serve new and existing development within the City of Stanton.

Strategy ICS 2.1.2. Provide for the improvement of facilities and delivery where existing systems are deficient.

Goal RC 2.1. Develop and maintain an effective Growth Management Plan that operates to the advantage of both the City of Stanton as well as the County and regional level.

Strategy RC 2.1.2. Identify and promote Measure M priorities of interest to the City of Stanton and nearby cities that share mutual interests and priorities.

SECTION 4: That the Secretary shall certify the adoption of this Resolution.

ADOPTED, SIGNED, AND APPROVED by the Planning Commission of the City of Stanton at a meeting held on May 15, 2024, by the following vote, to wit:

AYES: **COMMISSIONERS:** _____

NOES: **COMMISSIONERS:** _____

ABSENT: **COMMISSIONERS:** _____

ABSTAIN: **COMMISSIONERS:** _____

Thomas Adams, Chair
Stanton Planning Commission

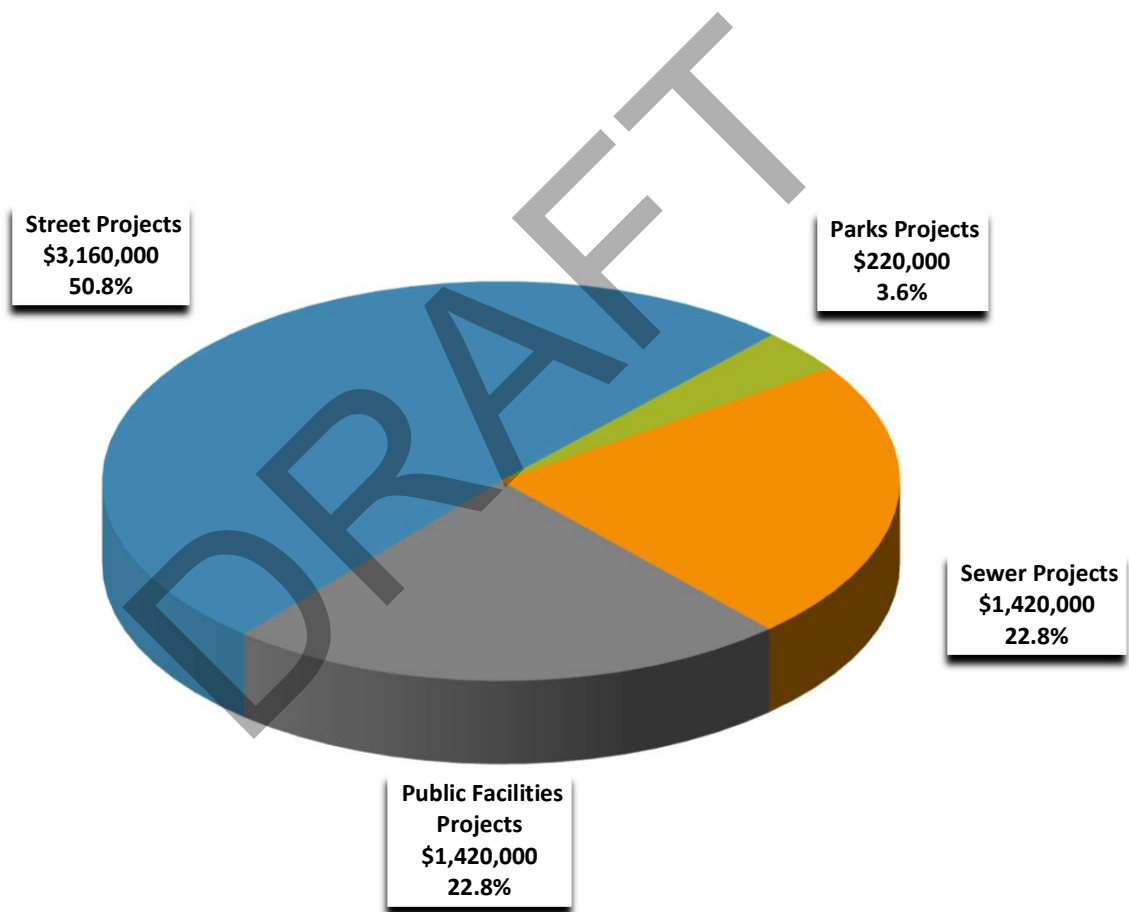
Crystal Landavazo
Planning Commission Secretary



Capital Improvement Program



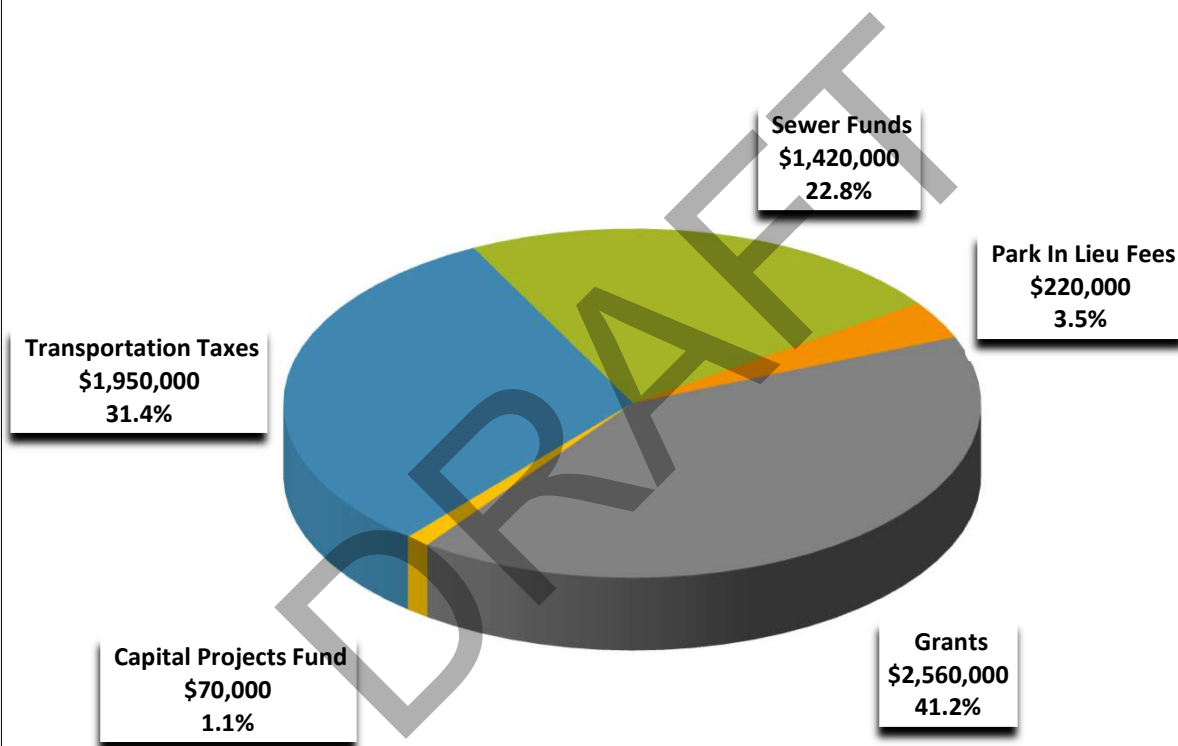
***FY 2024/25
CAPITAL IMPROVEMENT PROGRAM
EXPENDITURES
BY PROJECT TYPE
TOTAL - \$6,220,000***



City of Stanton
CAPITAL IMPROVEMENT PROGRAM SUMMARY
FISCAL YEAR 2024/25

PROJECT NAME	Proposed 2024/25
<u>Parks Projects:</u>	
2025-201 Dotson Park Resurfacing	\$ 220,000
Total Parks Projects	<u>220,000</u>
<u>Street Projects:</u>	
2025-101 Annual Citywide Street Rehabilitation Project	1,690,000
2025-102 Vision Zero Action Plan	200,000
2025-103 Fern Street Rehabilitation	145,000
2025-104 Citywide Concrete Repair	240,000
2025-105 Orangewood Complete Streets	850,000
2025-106 Pavement Management Plan	35,000
Total Street Projects	<u>3,160,000</u>
<u>Public Facilities Projects:</u>	
2025-601 Stanton Community/Senior Center Improvements	420,000
2025-602 Public Safety Center Upgrades	1,000,000
Total Storm Drain Projects	<u>1,420,000</u>
<u>Sewer Project:</u>	
2025-301 Annual Sewer Rehabilitation Project	<u>1,420,000</u>
GRAND TOTAL	<u><u>\$ 6,220,000</u></u>

***FY 2024/25
CAPITAL IMPROVEMENT
PROGRAM EXPENDITURES
BY FUNDING SOURCE
TOTAL - \$6,220,000***



CITY OF STANTON
CAPITAL IMPROVEMENT PROGRAM BY FUNDING SOURCE
FISCAL YEAR 2024/25

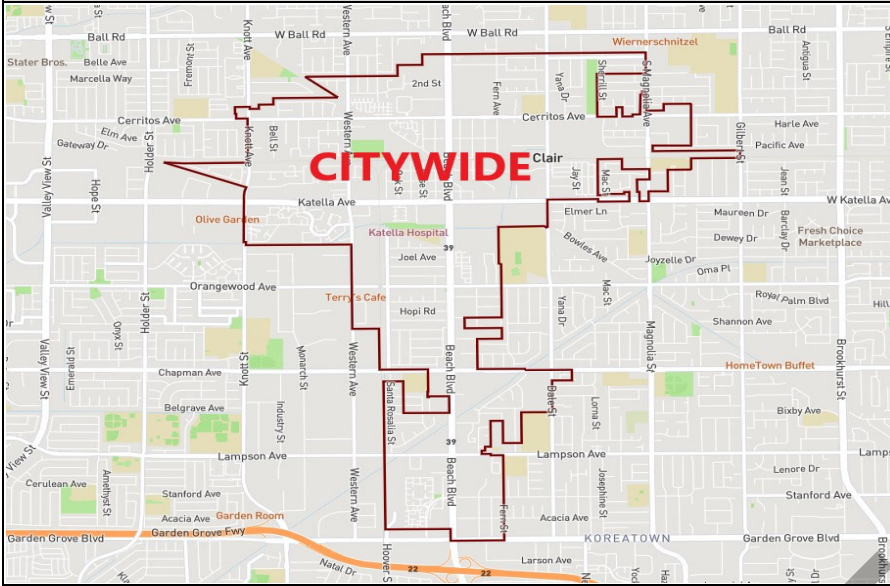
DESCRIPTION	Gas Tax Fund (#211)	RMRA Fund (#215)	Measure M Fund (#220)	CDBG Fund (#222)	Other Grants Fund (#227)	Capital Projects Fund (#305)	Park In-Lieu Fees Fund (#310)	Sewer Maintenance Fund (#501)	TOTAL
ESTIMATED EXPENDITURES									
20xx-101 Annual Citywide Street Rehabilitation Project	\$ -	\$ 1,045,270	\$ 644,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,690,000
20xx-301 Annual Sewer Rehabilitation Project	-	-	-	-	-	-	-	1,420,000	1,420,000
2025-102 Vision Zero Action Plan	40,000	-	-	-	160,000	-	-	-	200,000
2025-103 Fern Street Rehabilitation	-	-	145,000	-	-	-	-	-	145,000
2025-104 Citywide Concrete Repair	40,000	-	-	-	200,000	-	-	-	240,000
2025-105 Orangewood Complete Streets	-	-	-	-	850,000	-	-	-	850,000
2025-106 Pavement Management Plan	35,000	-	-	-	-	-	-	-	35,000
2025-201 Dotson Park Resurfacing	-	-	-	-	-	-	220,000	-	220,000
2025-601 Stanton Community Senior Center Improvements	-	-	-	350,000	-	70,000	-	-	420,000
2025-602 Public Safety Center Upgrades	-	-	-	-	1,000,000	-	-	-	1,000,000
TOTAL ESTIMATED EXPENDITURES	\$ 115,000	\$ 1,045,270	\$ 789,730	\$ 350,000	\$ 2,210,000	\$ 70,000	\$ 220,000	\$ 1,420,000	\$ 6,220,000

Note:

(1) - Funded from General Fund's Assigned Fund Balance.

20xx-101 Annual Citywide Street Resurfacing Project

PROJECT LOCATION:



PROJECT DESCRIPTION:

Removals and replacements of deficient asphalt pavement followed by a 1.5"-2" grind and asphalt rubber hot mix or fiber reinforced asphalt overlay.

The locations for the FY 2024-2025 project will be focused on Western Avenue.

Future street rehabilitation projects are determined by the City's Pavement Management Program.

CIP FACTS:

Council District: 1, 2, 3, 4
New or Continuing: Continuing
Current Project Status: Proposed
Managing Department: Public Works
Project Type: Streets
Annual Operating Impact: \$0
Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design	\$ 150,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
Construction (includes contingency)	3,453,050	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Construction Management	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
TOTAL FUNDING	\$ 3,703,050	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000

FUNDING SOURCE

Gas Tax Fund (211)	\$ 961,525							
RMRA Fund (215)	1,940,160	\$ 1,045,270	\$ 846,160	\$ 1,200,000	\$ 1,000,000	\$ 1,150,000	\$ 790,000	\$ 690,000
Measure M Fund (220)	801,365	644,730	843,840	490,000	690,000	540,000	900,000	1,000,000
TOTAL FUNDING	\$ 3,703,050	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000	\$ 1,690,000

2025-102 Vision Zero Action Plan

PROJECT LOCATION:



PROJECT DESCRIPTION:

The City of Stanton was awarded a grant for \$160,000 from the State of California's Safe Routes to School program to develop a comprehensive Vision Zero safety action plan to improve traffic safety on City streets.

The Vision Zero Safety Action Plan will evaluate Citywide traffic safety. The study will analyze traffic collisions, identify contributing factors and patterns, recommend improvements, develop cost estimates, and prioritize recommended improvements.

This study is a requirement to qualify for future grant opportunities.

CIP FACTS:

Council District: 1, 2, 3, 4
New or Continuing: New
Current Project Status: New
Managing Department: Public Works
Project Type: Streets
Annual Operating Impact: \$0
Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

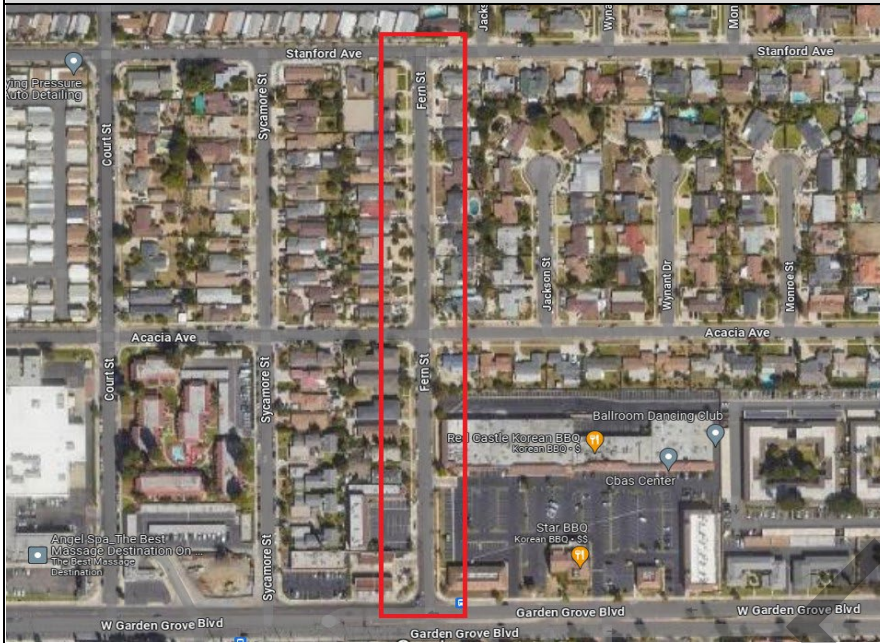
	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design		\$ 200,000						
Construction (includes contingency)								
Construction Management								
TOTAL FUNDING	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Other Grants (227)		\$ 160,000						
Gas Tax Fund (211)		40,000						
TOTAL FUNDING	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2025-103 Fern Street Rehabilitation

PROJECT LOCATION:



PROJECT DESCRIPTION:

The Fern Street Rehabilitation Project aims to resurface Fern Street.

The City of Garden Grove is the lead agency for this project, and the City of Stanton will share costs for work done within the City of Stanton City Limits.

Limits:

Fern Street (Stanford Avenue to Garden Grove Boulevard)

CIP FACTS:

Council District: 4

New or Continuing: New

Current Project Status: New

Managing Department: Public Works

Project Type: Streets

Annual Operating Impact: \$0

Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design		\$ 25,000						
Construction (includes contingency)		105,000						
Construction Management		15,000						
TOTAL FUNDING	\$ -	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Measure M Fund (220)		\$ 145,000						
TOTAL FUNDING	\$ -	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2025-104 Citywide Concrete Repair

PROJECT LOCATION:



PROJECT DESCRIPTION:

The Citywide Concrete Repair Project proposes to repair deteriorated concrete infrastructure such as sidewalk, curb & gutters, and driveway approaches at various locations Citywide.

The project will be funded by the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) via State funds.

CIP FACTS:

Council District: 1, 2, 3, 4
New or Continuing: New
Current Project Status: New
Managing Department: Public Works
Project Type: Streets
Annual Operating Impact: \$0
Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

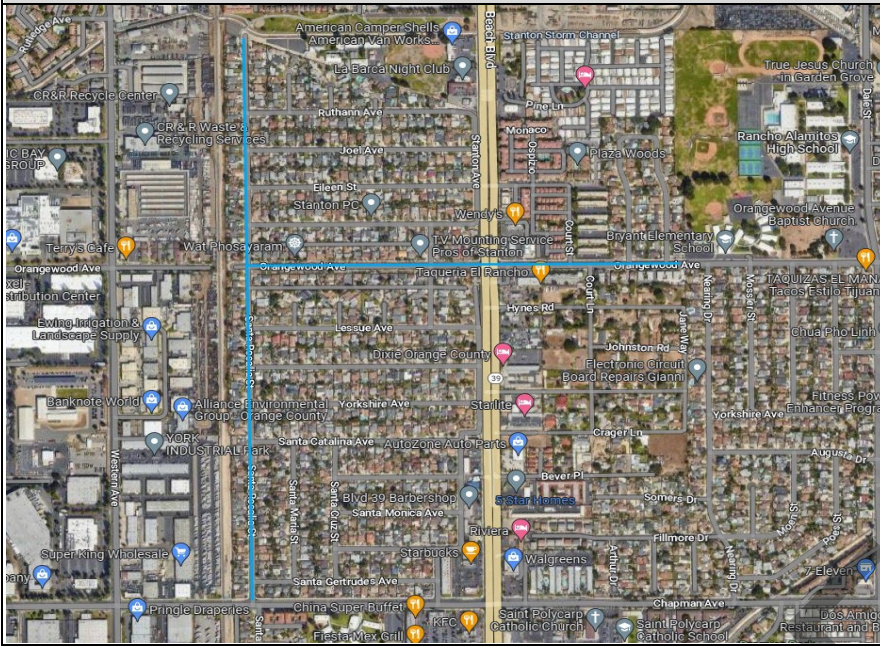
	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Construction (includes contingency)		\$ 220,000						
Construction Management		20,000						
TOTAL FUNDING	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Other Grants Fund (227)		\$ 200,000						
Gas Tax Fund (211)		40,000						
TOTAL FUNDING	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2025-105 Orangewood Complete Streets

PROJECT LOCATION:



PROJECT DESCRIPTION:

The improvement of Orangewood Avenue to at least a Class II bicycle path is part of the City of Stanton's Adopted General Plan. The scope of work for the Project consists of installing a Class IV separated bikeway, Class III bike boulevard, planted bulb outs, speed cushions, high-visibility crossings, conflict markings, parkways, and bridge improvements.

The City of Stanton received \$850,000 from the FY 2022 Community Project Funding Grant. The Grant was intended to make improvements onto Orangewood Avenue. The City is also pursuing additional grant funds.

CIP FACTS:

Council District: 3, 4
New or Continuing: New
Current Project Status: New
Managing Department: Public Works
Project Type: Streets
Annual Operating Impact: \$0
Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design		\$ 650,000						
Construction (includes contingency)		6,600,000						
Construction Management		100,000						
TOTAL FUNDING	\$ -	\$ 7,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Other Grants (227)		\$ 850,000						
Unfunded		6,500,000						
TOTAL FUNDING	\$ -	\$ 7,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2025-106 Pavement Management Plan

PROJECT LOCATION:



PROJECT DESCRIPTION:

The Pavement Management Plan (PMP) is a survey and assessment of the current conditions of City streets. Following assessment, each street section is given a Pavement Condition Index (PCI) number that corresponds to the condition of the street.

The PMP is updated biennially and is a necessary submittal for the City to maintain Measure M eligibility with the Orange County Transportation Authority. The last PMP was completed in 2023.

CIP FACTS:

Council District: 1, 2, 3, 4
New or Continuing: New
Current Project Status: New
Managing Department: Public Works
Project Type: Streets
Annual Operating Impact: \$0
Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design		\$ 35,000						
Construction (includes contingency)								
Construction Management								
TOTAL FUNDING	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Gas Tax Fund (211)		\$ 35,000						
TOTAL FUNDING	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2025-201 Dotson Park Resurfacing Project

PROJECT LOCATION:



PROJECT DESCRIPTION:

The Dotson Park Resurfacing Project proposes to remove and replace the rubberized play surface in the play equipment area at Dotson Park.

CIP FACTS:

Council District: 1
New or Continuing: New
Current Project Status: New
Managing Department: Public Works
Project Type: Parks
Annual Operating Impact: \$0
Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

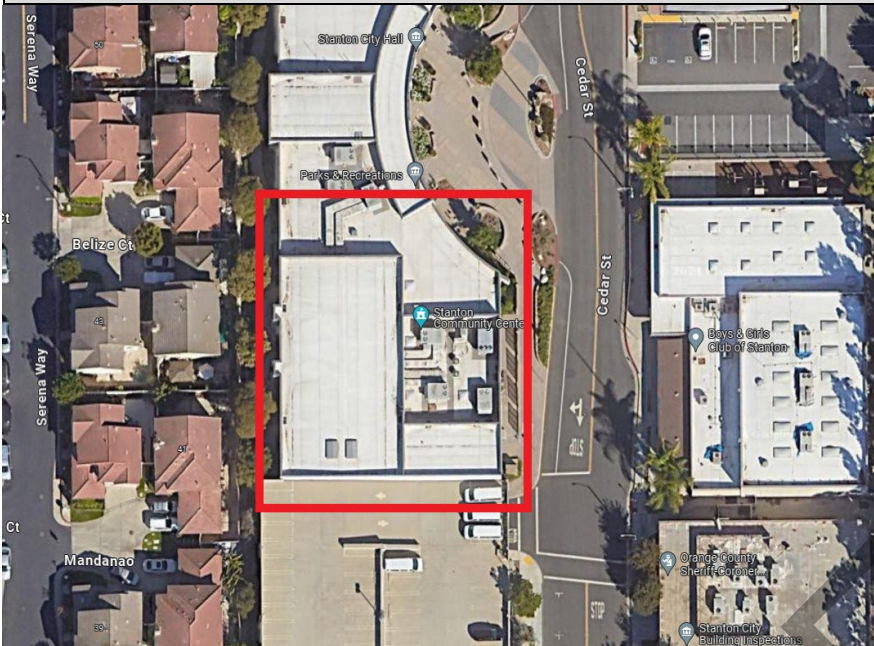
	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design								
Construction (includes contingency)		\$ 200,000						
Construction Management		20,000						
TOTAL FUNDING	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Park In Lieu Fees (310)		\$ 220,000						
TOTAL FUNDING	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2025-601 Stanton Community / Senior Center Improvements

PROJECT LOCATION:



PROJECT DESCRIPTION:

The Stanton Community / Senior Center Improvements Project aims to provide maintenance, renovations, and ADA improvements for the restrooms and hallway of the Stanton Community/Senior Center located at 7800 Katella.

The project scope will include design of improvements, ADA enhancements for the restrooms, repainting, replacement of doors, lighting fixtures, partitions, toilet fixtures, counters, flooring and ceiling tiles, mirrors, and urinals.

This project will be partially funded by a Community Block Development Grant (CDBG) from the County of Orange.

CIP FACTS:

Council District: 3
New or Continuing: New
Current Project Status: New
Managing Department: Public Works
Project Type: Facility
Annual Operating Impact: \$0
Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design		\$ 55,000						
Construction (includes contingency)		345,000						
Construction Management		20,000						
TOTAL FUNDING	\$ -	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

CDBG Fund (222)		\$ 350,000						
Capital Projects Fund (305)		70,000						
TOTAL FUNDING	\$ -	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

2025-602 Public Safety Center Upgrades

PROJECT LOCATION:



PROJECT DESCRIPTION:

The Sheriff's Station Improvements Project is proposed to provide facility renovation and improvements to the Sheriff's Substation located at 11100 Cedar Street.

A facility needs assessment shall be conducted to create a scope of work for the improvements to the building.

The initial funding for this project is a federal earmark from Congressman Correa.

CIP FACTS:

Council District: 3
New or Continuing: New
Current Project Status: New
Managing Department: Public Works
Project Type: Facilities
Annual Operating Impact: \$0
Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design		\$ 100,000						
Construction (includes contingency)		875,000						
Construction Management		25,000						
TOTAL FUNDING	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUNDING SOURCE

Other Grants (227)		\$ 1,000,000						
TOTAL FUNDING	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

20xx-301 Annual Sewer Rehabilitation

PROJECT LOCATION:

PROJECT DESCRIPTION:

Repairs, removals and replacements of deficient sewer pipelines as recommended by the Sewer Master Plan.

The locations for the FY 2024-2025 project will be focused on rehabilitating the Via Irana / Via Kannela Tract.

CIP FACTS:

Council District: 1, 2, 3, 4
 New or Continuing: Continuing
 Current Project Status: Proposed
 Managing Department: Public Works
 Project Type: Sewers
 Annual Operating Impact: \$0
 Project Manager: Cesar Rangel

FUTURE FINANCIAL REQUIREMENTS

	FY 23-24 (Current)	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31
Design	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Construction (includes contingency)	500,000	1,320,000	500,000	500,000	500,000	500,000	500,000	500,000
Construction Management		50,000						
TOTAL FUNDING	\$ 550,000	\$ 1,420,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
FUNDING SOURCE								
Sewer Maintenance Fund (501)	\$ 550,000	\$ 1,420,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
TOTAL FUNDING	\$ 550,000	\$ 1,420,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000



CITY OF STANTON REPORT TO THE PLANNING COMMISSION

TO: Chair and Members of the Planning Commission

DATE: May 15, 2024

SUBJECT: PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT C23-03 TO ALLOW THE OPERATION OF A TATTOO ESTABLISHMENT LOCATED AT 8869 KATELLA AVENUE IN THE COMMERCIAL NEIGHBORHOOD (CN) ZONE WITHIN THE GENERAL MIXED USE (GM) OVERLAY.

RECOMMENDED ACTION

That the Planning Commission:

- Conduct a public hearing;
- Find that the proposed project is Categorically Exempt from CEQA, per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facility); and,
- Adopt Resolution No. 2565 approving Conditional Use Permit C23-03.

BACKGROUND

The applicant, Armando Aguayo, is requesting approval of a tattoo parlor located at 8869 Katella Avenue. Per Section 20.220.020 of the Stanton Municipal Code (SMC), a tattoo parlor requires approval of a conditional use permit. As such, the applicant has submitted an application for Conditional Use Permit C23-03.

ANALYSIS/JUSTIFICATION

The applicant proposes to operate the tattoo parlor in a 8,869 square foot tenant space within an existing commercial center on Katella Avenue. The proposed business is a tattoo parlor with a reception area, eight tattoo stations, and storage/supply area in the center of the unit. The tattoo parlor will provide body art for its customers who must be 18 years of age or older. Body piercing is not being requested for consideration as part of this application.

The artists will be properly licensed and will comply with the standards set forth by the State of California for the regulation of persons engaged in the business of body art in California. Tattoo parlors are subject to the regulations established by the California Safe Body Act of July 1, 2012, which was enacted to provide minimum statewide standards for the regulation of persons engaged in the business of body art in California. The regulations are intended to protect both the practitioner and the client from transmission of infectious diseases. The Act resides in the California Health and Safety Code Sections 119300-119328 which are enforced by the Orange County Health Care Agency. A condition of approval has been included that requires the applicant to obtain all necessary permits from the Orange County Health Care Agency prior to initiation of operations.

The tattoo parlor proposes to be open to the public from 12:00 pm to 8:00 pm daily. However, much like a restaurant and similar service businesses, the applicant's business plan indicates morning preparation and clean up will begin at 10:00 am and evening cleanup will occur after the conclusion of sessions from 8:00 pm to 9:00 pm. The applicant has stated that the business will operate by allowing each artist to schedule their own appointments within the public operating hours and walk-ins will be allowed for smaller work that does not require extensive preparation.

The applicant provided a photometric plan that showed the existing lighting in the parking lot surrounding the subject tenant space has inconsistencies in lighting where some areas are well-illuminated and other sections are dimly lit. The proposed Resolution includes a condition that will require all areas of the parking lot to have a minimum illumination of two foot-candles so there are no dimly lit areas surrounding the business. The improved lighting will enhance the effectiveness of the applicant's proposed security plan which includes cameras placed throughout the tenant space.

The Sheriff's Department has reviewed the proposed use and indicated that there were no objections. Staff is recommending Planning Condition No.9, which would allow the Community Development Director or the Chief of Police to require additional security measures or operational changes on site if deemed necessary based on increased public safety concerns or neighborhood complaints. With the conditions of approval incorporated into the resolutions, the proposed project will not have a significant impact on crime in the vicinity or significantly increase calls for service.

ENVIRONMENTAL IMPACT

The proposed project was determined to be Categorical Exempt from CEQA, per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facility). The proposed use will occupy an existing commercial tenant space and will not modify or construct any new structures.

PUBLIC NOTIFICATION

Notice of Public Hearing was originally mailed to all property owners within a five-hundred-foot radius of the subject property and posted at three public places and made public through the agenda-posting process on May 2, 2024.

Prepared by,


Irving Anaya
Senior Planner

Approved by,


Crystal Landavazo
Community & Economic
Development Director

ATTACHMENTS

- A. Resolution No. 2565
- B. Business Plan
- C. Project Plans

RESOLUTION NO. 2565

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT C23-03 TO ALLOW THE OPERATION OF A TATTOO PARLOR LOCATED AT 8869 KATELLA AVENUE IN THE COMMERCIAL NEIGHBORHOOD (CN) ZONE WITHIN THE GENERAL MIXED-USE OVERLAY AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PER CALIFORNIA ENVIRONMENTAL QUALITY ACT, PUBLIC RESOURCE CODE SECTION 15301, CLASS 1 (EXISTING FACILITY)

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

WHEREAS, Armando Aguayo, on behalf of Social Ink House, submitted an application for the operation of a tattoo parlor within an existing commercial center located at 8869 Katella Avenue in the Commercial Neighborhood (CN) zone within the General Mixed-Use Overlay; and,

WHEREAS, tattoo parlors are subject to the regulations established by the California Safe Body Act of July 1, 2012, which was incorporated into California Health and Safety Code as Sections 119300-119328, to provide minimum statewide standards for the regulation of persons engaged in the business of body art in California; and,

WHEREAS, Section 20.215.020 of the Stanton Municipal Code (SMC) requires a conditional use permit for tattoo parlors; and,

WHEREAS, on May 2, 2024, notice of public hearing to consider Conditional Use Permit C20-02 to allow a tattoo parlor at 8869 Katella Avenue was mailed to all property owners within a five-hundred foot radius of the subject property and posted at three public places; and,

WHEREAS, on May 15, 2024, the Planning Commission conducted a duly-noticed public hearing to consider Conditional Use Permit C23-03 to allow a tattoo parlor at 8869 Katella Avenue; and,

WHEREAS, the Planning Commission finds 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 15301, Class 1 (Existing Facility) because the proposed use will occupy an existing tenant space and make no exterior alterations; and,

WHEREAS, the Planning 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,

ATTACHMENT A

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: Findings on Environmental Impact. The Planning Commission finds and determines that the proposed action is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities). The proposed tattoo establishment will occupy a tenant space within an existing commercial building and is a compatible use. The proposed use does not include any alterations to the exterior or any activities that would cause a significant impact to the environment.

SECTION 3: In accordance with the findings as set forth in Chapter 20.550.060 of the Stanton Municipal Code (SMC) for a Conditional Use Permit:

- A. The proposed use is consistent with the General Plan goals, specifically Goal ED-1.2: The project is consistent with Goal ED-1.2 of the General Plan, specifically Strategy 1.2.1 which encourages improving the competitiveness of shopping centers within Stanton through the greater mix of available retailers and more attractive retail centers. The tattoo parlor provides a desirable service to the commercial center and enhances the mix of uses within the City.
- B. 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 tattoo establishment is located within the base zone of Commercial Neighborhood (CN) with the General Mixed-Use Overlay. The tattoo establishment is an approved use in the Stanton Municipal Code subject to approval of a Conditional Use Permit. As conditioned, the use will operate in a manner that is consistent with other commercial and service uses in the Commercial Neighborhood (CN) zone. The proposed use will obtain a business license and be consistent with all other applicable provisions of the municipal code.
- 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 tattoo establishment is located within an existing commercial center on Katella Avenue. The use enhances the variety of service uses offered in commercial areas throughout the City. The tattoo establishment will occupy an existing tenant space, make interior improvements, install a security system, and improve exterior illumination. Conditions of approval have been incorporated to ensure that the use does not create an adverse impact on the adjacent neighborhood, including prohibitions on nuisance activities. A condition of

approval also allows the Director of Community Development to change security and operational standards if the City receives substantiated complaints. With the conditions of approval included within the resolution, the use will operate in a manner that is compatible with the surrounding 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 use would likely generate. The project has access from Katella Avenue and provides onsite parking. Access to the subject site does not affect the streets and public right-of-ways utilized by emergency service vehicles, as the tattoo establishment operations would be conducted fully within an existing building. Moreover, the subject property is already served by utilities and public protection services. The operations will be conducted within an existing building and will not modify the ingress or egress on the site.
- 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 suitable for a tattoo establishment use as it provides diversity to the service uses available to Stanton residents and surrounding communities. Conditions of approval are included to protect surrounding land uses from potential secondary adverse impacts such as noise or nuisance activities. Further, the Sheriff's Department reviewed the application and indicated that there were no objections to the use at the subject location. A condition of approval for the use allows the Community Development Director or the Chief of Police to require additional security measures on site if deemed necessary based on increased public safety concerns or neighborhood complaints.
- F. The requirements of the California Environmental Quality Act (CEQA) have been satisfied. The proposed action is Categorical Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facilities). The proposed tattoo establishment will occupy a tenant space within an existing commercial building and is a compatible use. The proposed use does not include any alterations to the exterior or any activities that would cause a significant impact to the environment.

SECTION 4: That based upon the above findings, the Planning Commission hereby approves Conditional Use Permit C23-03 to allow operation of a tattoo establishment in a commercial center located at 8869 Katella Avenue in the Commercial Neighborhood (CN) zone; subject to the following conditions:

A. That all conditions of the Planning Division be met:

1. The use will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawing and conditions imposed in this Resolution of Approval.
2. The Applicant shall comply with all of the requirements of this Resolution, adopted as part of Conditional Use Permit C23-03.
3. The Applicant shall comply with all requirements of the Stanton Municipal Code, as it pertains to this application, and such requirements shall be made a condition of permit approval.
4. The Applicant(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 shall record the Conditions of Approval in the Office of the Orange County Clerk-Recorder. Proof of recordation shall be provided to the Planning Commission prior to Certificate of Occupancy.
5. Hours of operation shall be limited to the hours specified in the business plan, 10:00 am to 9:00 pm.
6. A City of Stanton business license shall be obtained and permanently maintained on a continuous basis.
7. The Applicant shall comply with all the requirements of the Safe Body Art Act as codified in the California Health and Safety Code, Division 104, Part 15, Chapter 7.
8. All required certifications from the Orange County Health Care Agency must be obtained and provided to the City prior to issuance of a business license and Certificate of Occupancy.
9. The commercial center parking areas surrounding the business must be provided with new lighting so that all areas have a minimum illumination of two foot candles.
10. With the exception of the bathrooms, each room/area shall provide a clear window no smaller than 4'x4' in size or as appropriate to the satisfaction of the Director of Community and Economic Development to provide visibility within the tenant space.
11. The entrance door(s) and storefront window glazing shall be 100 percent (100%) clear and free of obstructions such as signs, window tinting, shelving, or racks.
12. "Specified anatomical areas" as defined in Stanton Municipal Code Section 5.65.012 (Definitions), shall not be exposed in the publicly accessible areas of the business or viewable from the public right-of-way.
13. The operator of the approved use shall prevent loitering and loud noises around the subject site during and after the hours of business operation.
14. A sign stating, "No tattoo service will be provided for anyone under the age of 18," shall be visible at all times on the door of the front entrance.

15. Service of alcohol, marijuana-based substances, or other controlled substance shall not be permitted in conjunction with a tattoo parlor use.
16. Lighting shall be placed above all exterior doors. Metal halide or other similar, "white light"-emitting bulbs shall be used to clearly illuminate the tenant address.
17. The proposed business shall be equipped with an audible burglar alarm system and door/window alarm company contacts for added security.
18. Security cameras providing full camera coverage of all entries and exits into the building and full camera coverage of all public rights-of-way and private parking areas provided by the business. Cameras must record in color with output of at least four hundred eighty (480) lines resolution. Recordings shall be retained for no less than thirty (30) days on an IP-configurable Digital Recording Recorder (DVR) or digital storage setup with a public IP address. The surveillance system username and password shall be provided to the Orange County Sheriff's Department and City's Code Enforcement.
19. The applicant shall comply with all applicable State, County and City Health and Human Services regulations including, but not limited to the State Safe Body Art Act regarding the establishment and operation of businesses engaged in tattooing, body piercing and permanent cosmetic application.
20. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
21. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
22. Any graffiti found on site must be removed within twenty-four (24) hours of its appearance.
23. Based on increased service calls or input from the surrounding commercial and residential tenants, the Community Development Director or the Chief of Police may modify the business hours of operation or require additional security at the subject business.
24. 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 proceedings brought by a third-party against the City, its officers, agents or 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 cooperate 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, including:

1. Applicant shall furnish, three (3) complete sets of plans (Structural, Mechanical, Electrical, and Plumbing) designed and signed in ink by the required licensed professionals. Said plans submitted shall contain structural calculations. Mechanical plans shall include duct and equipment data. Plumbing plans shall include isometric drawing of drain vents and water system.
2. All plans shall meet the 2019 Title 24 Energy Code.
3. All plans shall be designed in conformance with the 2019 California Building Code, 2019 California Plumbing Code, 2016 California Mechanical Code, the 2016 California Electrical, the 2019 Green Building Standards, 2019 Title 24 Energy Code and Code as amended by City Ordinance.
4. All plans submitted after January 1, 2020 shall comply with 2019 California Building codes.
5. Electrical plans shall include service, panel schedules and feeder size. Panel schedules and motors shall comply with requirements of the 2016 edition of the California Electrical Codes.
6. The conditions of approval are required to be copied on the approved set of plans prior to issuance of building permits. All the conditions must be completed prior to final approval and issuance of the Certificate of Occupancy.
7. Applicant will be required to have all the contractors and sub-contractors recycle construction materials to the maximum extent possible. All recyclable construction materials are to be taken to an approved Transfer Station.
8. Applicant will be required to submit a Waste Management plan (WMP) for the demolition and new construction phases of the project. All recyclable construction materials are to be taken to an approved Transfer Station.
9. Plans need to show compliance with the 2019 California Building Code (CBC), 2019 California Fire Code (CFC), NFPA standards, and local amendments.

C. That all requirements of the Orange County Health Care Agency be met.

SECTION 5: That based upon the above findings, the Planning Commission hereby APPROVES Conditional Use Permit C23-03.

ADOPTED, SIGNED AND APPROVED by the Planning Commission of the City of Stanton at a regular meeting held on May 15, 2024, by the following vote, to wit:

AYES: **COMMISSIONERS:** _____

NOES: **COMMISSIONERS:** _____

ABSENT: **COMMISSIONERS:** _____

ABSTAIN: **COMMISSIONERS:** _____

Thomas Adams, Chairperson
Stanton Planning Commission

Crystal Landavazo, Director
Planning Commission Secretary

Conditional Use Permit - Social Ink House

Social Ink House will be open for walk-ins and for appointments. No children are allowed in the tattoo shop at any time.

Appointment Set Up: Clients can make appointments by messaging each artist separately through social media, or directly to the artists phone/email. Each artist sets up a consultation with the prospective client.

Consultation: At the consultation appointment clients will go over their tattoo ideas, placement , size, and the artist will discuss pricing and schedule availability. A deposit for their appointment is placed by the client. Walk-in clients will usually book with the first available artist to do their work, unless the work is better suited for a particular artist. Walk-in clients usually want smaller work that does not take extensive preparation time.

Preparation: Prior to any part of the tattoo service, each client will be asked to sign a consent form. The artist then begins preparation by medically sanitizing their station using Madacide, a medical grade disinfectant. The artist will set up their station with whatever materials they will need for the tattoo, including but not limited to sterilized needles, machines, ink, paper towels, water, and green soap.

Aftercare: Once the tattoo is completed the artist will clean the surface using green soap and water. We offer after care sheets for all our clients so they can properly take care of their tattoo throughout the healing process. The healing process is very important and we do everything we can to let our customers know the proper way to clean the art, including giving an aftercare sheet for best practices on cleaning and maintaining the tattoo.

Artists: Social Ink House plans on having 3-6 artists. Every artist must pass a health inspection, and get their Bloodborne Pathogen certification. This is an online course that focuses on best practices regarding cross contamination and safety. After the course is completed, the artist must pass a test on their knowledge to receive their certificate.

Facility Services: We want to provide a comfortable area for our clients. We will have a couple televisions and music. Clients are also welcome to put their headphones in during the tattoo process. The shop is cleaned everyday, including dusting, sweeping and mopping. Every artist station is sanitized before and after each tattoo. Artists usually start working around noon. A full day session usually goes anywhere from 6-8 hours. The shop will be open from noon to 8pm everyday excluding holidays. There are two restrooms at the facility which are cleaned daily and are only available for patron use.

Daily Activity Breakdown:

10:00 - 11:00 am: Morning Shop Preparation and Cleanup

11:00 am -12 noon: Artists Arrive and Appointments Begin

3:00 - 3:30 pm: Bathroom Facilities are Inspected and Cleaned, Trash is Removed

8:00 - 8:30 pm: Artists Depart and Tattoo Sessions (in most cases) End

8:30 - 9:00 pm: Evening Shop Cleanup (mopping, dusting, sweeping, bathroom cleanup, trash removal)



RECEIVED

AUG 16 2023

COMMUNITY DEVELOPMENT

Project Address: 8869 Katella Ave Anaheim Ca

APN: 126-503-28

Zone: CN

Project Description: Body Art/ Tattoo Shop

Project Contact: Armando Aguayo

714) 683-4291 Mellowmoodstattoo@gmail.com

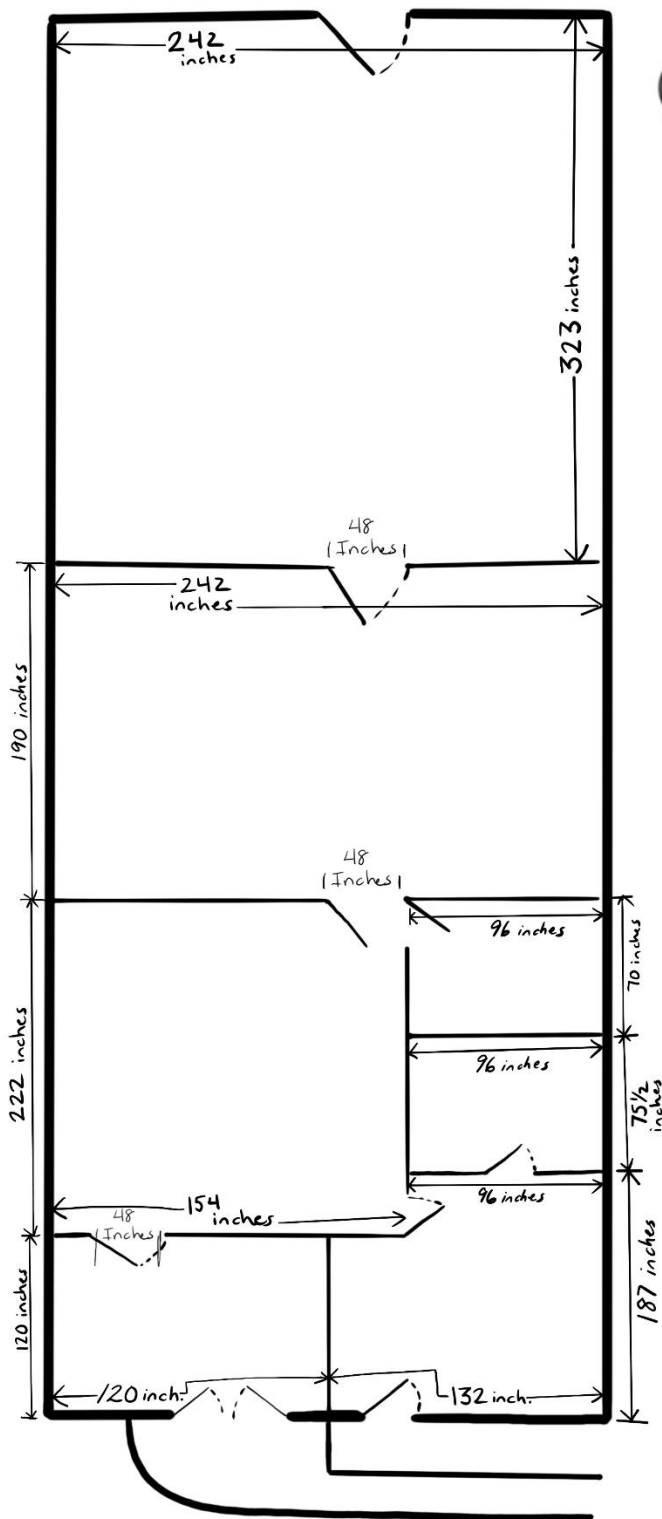
Lot Area: 25,299 square foot (0.58 acres)

Structure Coverage: 5,863 square foot Impervious Surface

Coverage:

Parking: 30 parking spots and 3 of them are handicap parking spots

RECEIVED
AUG 16 2023
COMMUNITY DEVELOPMENT



Floor plan

Project Address: 8869 Katella Ave Anaheim Ca 92804

APN: 126-503-28

Zone: CN

Project Description: Body Art/ Tattoo Shop

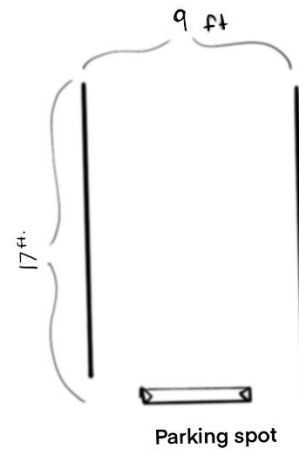
Project Contact: Armando Aguayo
714) 683-4291 Mellowmoodstattoo@gmail.com

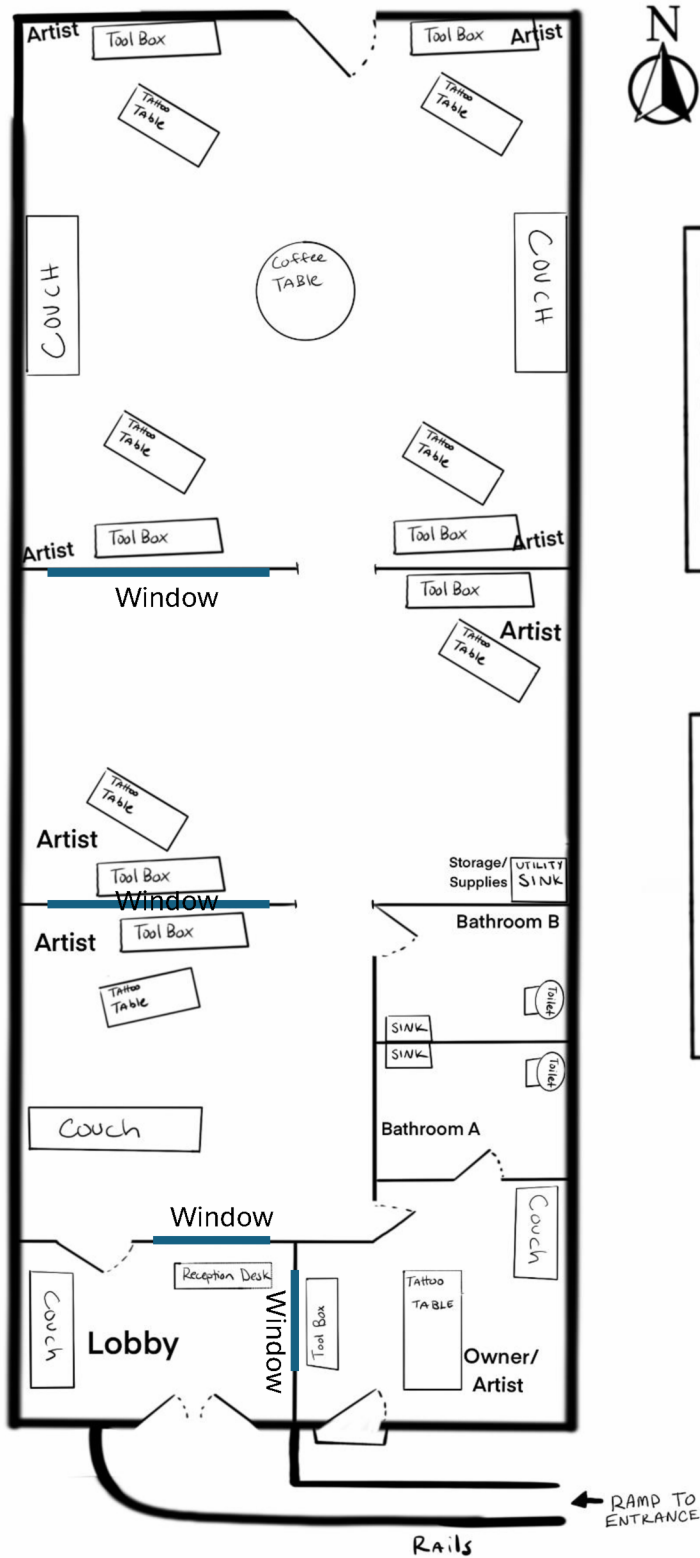
Lot Area: 25,299 square foot (0.58 acres)

Structure Coverage: 5,863 square foot
Impervious Surface

Coverage:

Parking: 30 parking spots and 3 of them are handicap parking spots





Proposed Floor Plan

Project Address: 8869 Katella Ave Anaheim Ca 92804

APN: 126-503-28

Zone: CN

Project Description: Body Art/ Tattoo Shop

Project Contact: Armando Aguayo
714) 683-4291 Mellowmoodstattoo@gmail.com

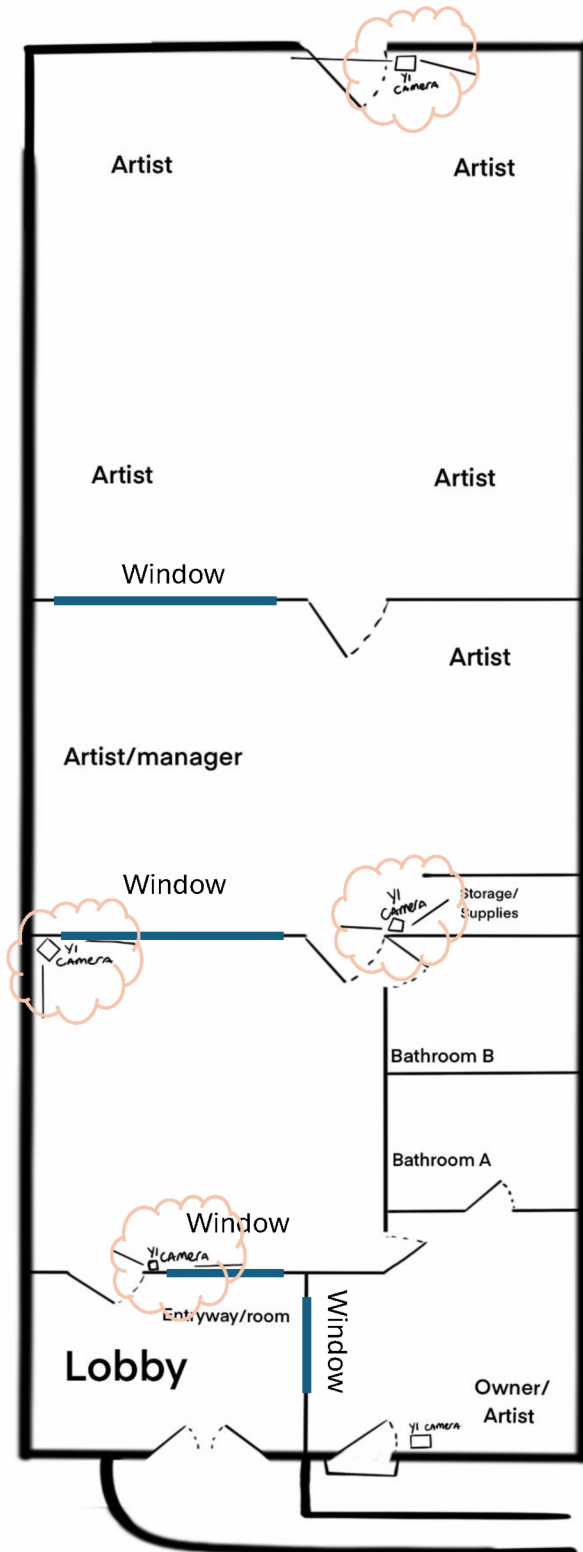
Lot Area: 25,299 square foot (0.58 acres)

Structure Coverage: 5,863 square foot

Impervious Surface

Coverage:

Parking: 30 parking spots and 3 of them are handicap parking spots



**cameras and cut
out window**

Project Address: 8869 Katella Ave Anaheim Ca 92804

APN: 126-503-28

Zone: CN

Project Description: Body Art/ Tattoo Shop

Project Contact: Armando Aguayo
714) 683-4291 Mellowmoodstattoo@gmail.com

Lot Area: 25,299 square foot (0.58 acres)

Structure Coverage: 5,863 square foot
Impervious Surface

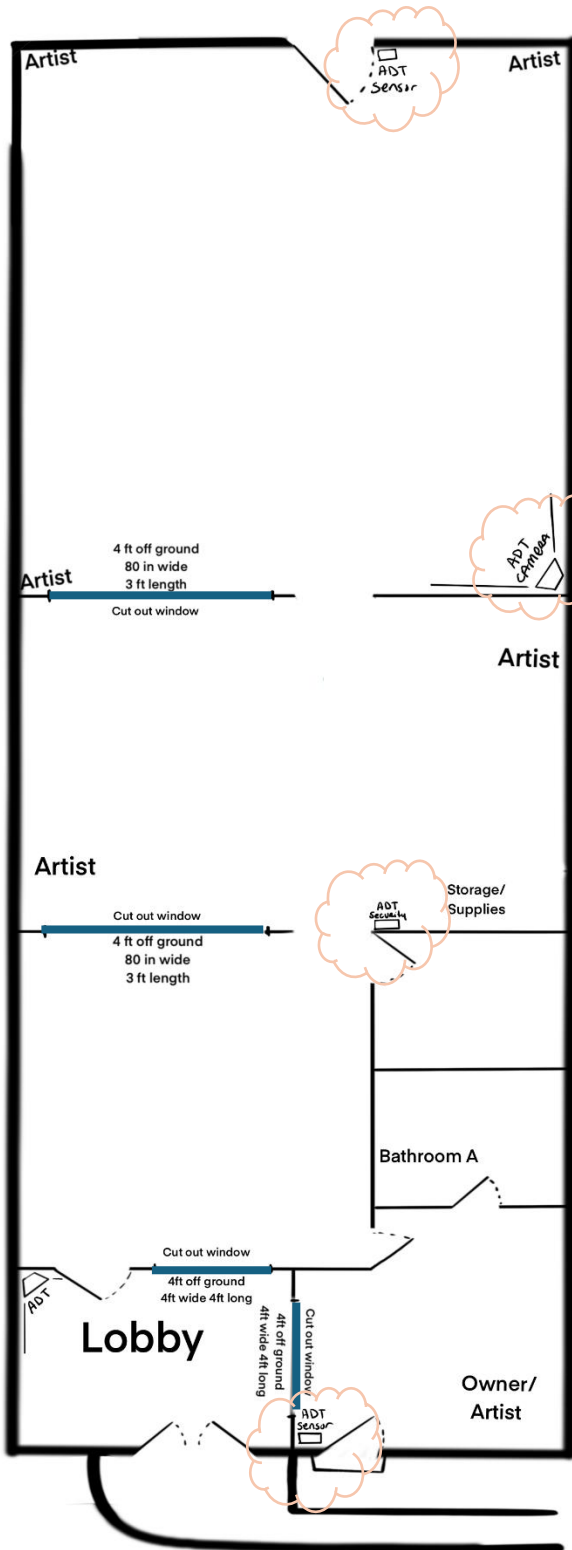
Coverage:

Parking: 30 parking spots and 3 of them are handicap parking spots

YI cameras

5- YI Home Security Camera, 1080p 2.4G WiFi IP Indoor Surveillance Camera with Night Vision

Yi Cameras will detect motion 24 hrs. a day. Cameras will notify me anytime there is motion in the shops. They have memory cards that record anytime there is motion



ADT cameras and cut out window

Project Address: 8869 Katella Ave Anaheim Ca 92804

APN: 126-503-28

Zone: CN

Project Description: Body Art/ Tattoo Shop

Project Contact: Armando Aguayo
714) 683-4291 Mellowmoodtattoo@gmail.com

Lot Area: 25,299 square foot (0.58 acres)

Structure Coverage: 5,863 square foot
Impervious Surface

Coverage:

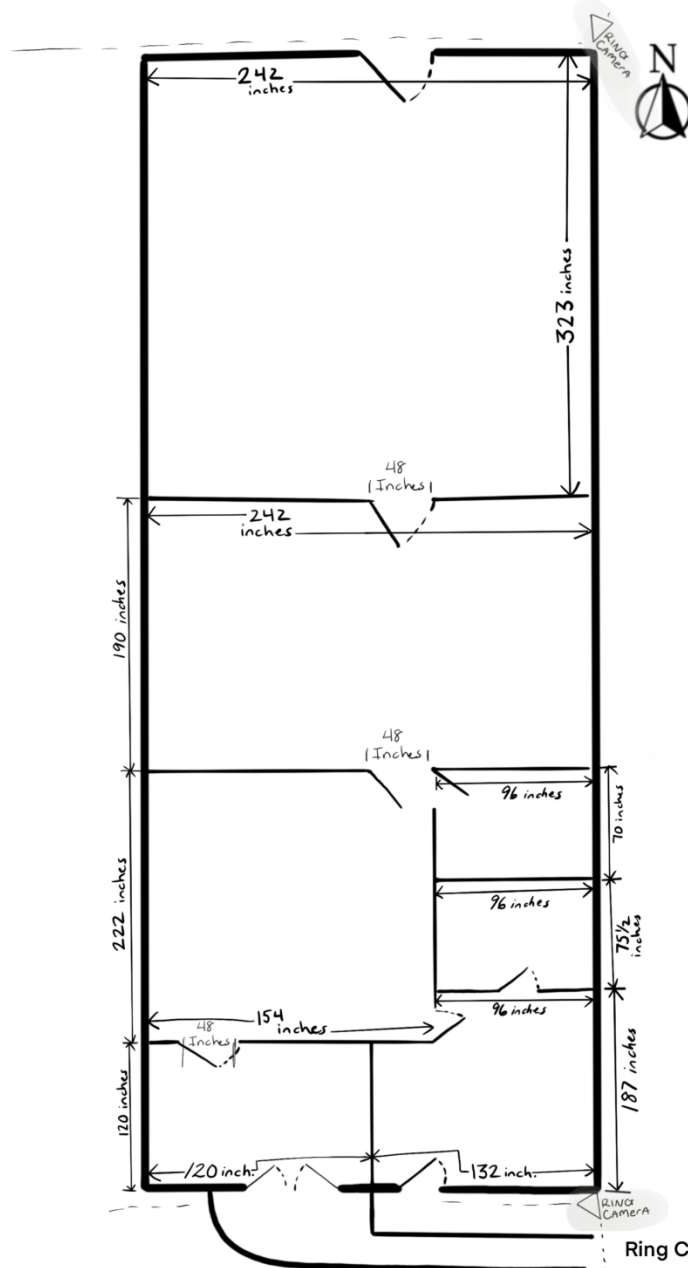
Parking: 30 parking spots and 3 of them are handicap parking spots

ADT Security

- 1 digital touchscreen pad
- 2 Door/window sensor
- 2 google nest cameras

ADT cameras will only face the doors. The cameras will detect motion and the doors will have sensors to let me know when they open and close. ADT will also notify me if doors are opened or if there is motion in the building after the ADT alarm is set

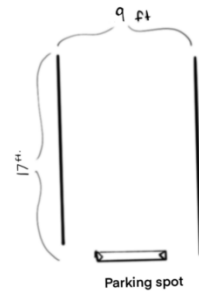
Outdoor Ring Camera



Floor plan

Project Address: 8869 Katella Ave Anaheim Ca 92804
 APN: 126-503-28
 Zone: CN
 Project Description: Body Art/ Tattoo Shop
 Project Contact: Armando Aguayo
 714) 683-4291 Mellowmoodstattoo@gmail.com

Lot Area: 25,299 square foot (0.58 acres)
 Structure Coverage: 5,863 square foot
 Impervious Surface
 Coverage:
 Parking: 30 parking spots and 3 of them are handicap parking spots



Ring Cameras will detect any motion outside the front or back of the shop. They will record and notify anytime it detects motion.