



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

**PLANNING COMMISSION REGULAR MEETING**

**WEDNESDAY, JUNE 15, 2022 - 6:30 P.M.**

**AGENDA**

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**SAFETY ALERT – NOTICE REGARDING COVID-19**

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

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

- Attend in person and complete and submit a request to speak card to the Planning Commission Chair.
- E-mail your comments to [CommunityDevelopment@StantonCA.gov](mailto:CommunityDevelopment@StantonCA.gov) with the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" no later than 5:00 p.m. before the meeting (Wednesday, June 15, 2022). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the Planning Commission, and made available to the public before the start of the meeting. Staff will not read e-mailed comments out loud during the meeting; however, the official record will include all e-mailed comments received until the close of the meeting.

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

*In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Community Development Department at (714) 890-4243. Notification 48 hours prior to the Commission meeting will enable the City to make the reasonable arrangements to assure accessibility to this meeting.*

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

4. **SPECIAL PRESENTATION**

None.

5. **APPROVAL OF MINUTES**

None.

6. **PUBLIC COMMENTS**

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

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

7. **PUBLIC HEARINGS**

7A. **PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT NO. C22-03 AND SITE PLAN AND DESIGN REVIEW NO. SPDR-817 FOR THE RELOCATION OF AN EXISTING RECREATION VEHICLE RENTAL AND SALES FACILITY TO 10775 BEACH BOULEVARD IN THE CG COMMERCIAL GENERAL AND OS OPEN SPACE/BUFFER ZONES.**

**RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures), and
- Adopt Resolution No. 2552 approving Conditional Use Permit No. C22-03 and Site Plan and Design Review No. SPDR-817.

**8. NEW BUSINESS**

None.

**9. OLD BUSINESS**

None.

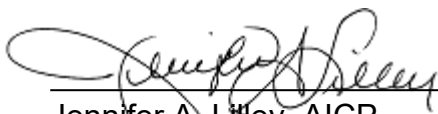
**10. PLANNING COMMISSION COMMENTS**

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

**11. DIRECTOR'S REPORT**

**12. ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton family Resource Center and City Hall, not less than 72 hours prior to the meeting. Dated this 9<sup>th</sup> day of June 2022.



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Jennifer A. Lilley, AICP  
Community & Economic Development Director



## **CITY OF STANTON**

### **REPORT TO THE PLANNING COMMISSION**

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**TO:** Chair and Members of the Planning Commission

**DATE:** June 15, 2022

**SUBJECT: PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT NO. C22-03 AND SITE PLAN AND DESIGN REVIEW NO. SPDR-817 FOR THE RELOCATION OF AN EXISTING RECREATION VEHICLE RENTAL AND SALES FACILITY TO 10775 BEACH BOULEVARD IN THE CG COMMERCIAL GENERAL AND OS OPEN SPACE/BUFFER ZONES.**

#### **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures), and
- Adopt Resolution No. 2552 approving Conditional Use Permit No. C22-03 and Site Plan and Design Review No. SPDR-817.

#### **BACKGROUND**

Share My Coach is a recreation vehicle (RV) rental and sales facility that has operated in the City of Stanton at 12210 Beach Boulevard since 2009. Their current location was approved for the development of housing (VRV Residential Apartments) on June 9, 2020. The applicant, Joe Hill, is requesting to relocate the business to 10775 Beach Boulevard. The subject property is located at the southwest corner of Pacific Street and Beach Boulevard and is currently vacant with the exception of a decommissioned railroad track and existing utility equipment.

**Figure 1 - Aerial Map**



The subject property is comprised of three parcels (Figure 1) and are owned by the Orange County Transit Authority (OCTA). Parcels 1 and 3 are zoned CG Commercial General and parcel 2 is zoned OS Open Space/Buffer. The surrounding land uses are as follows:

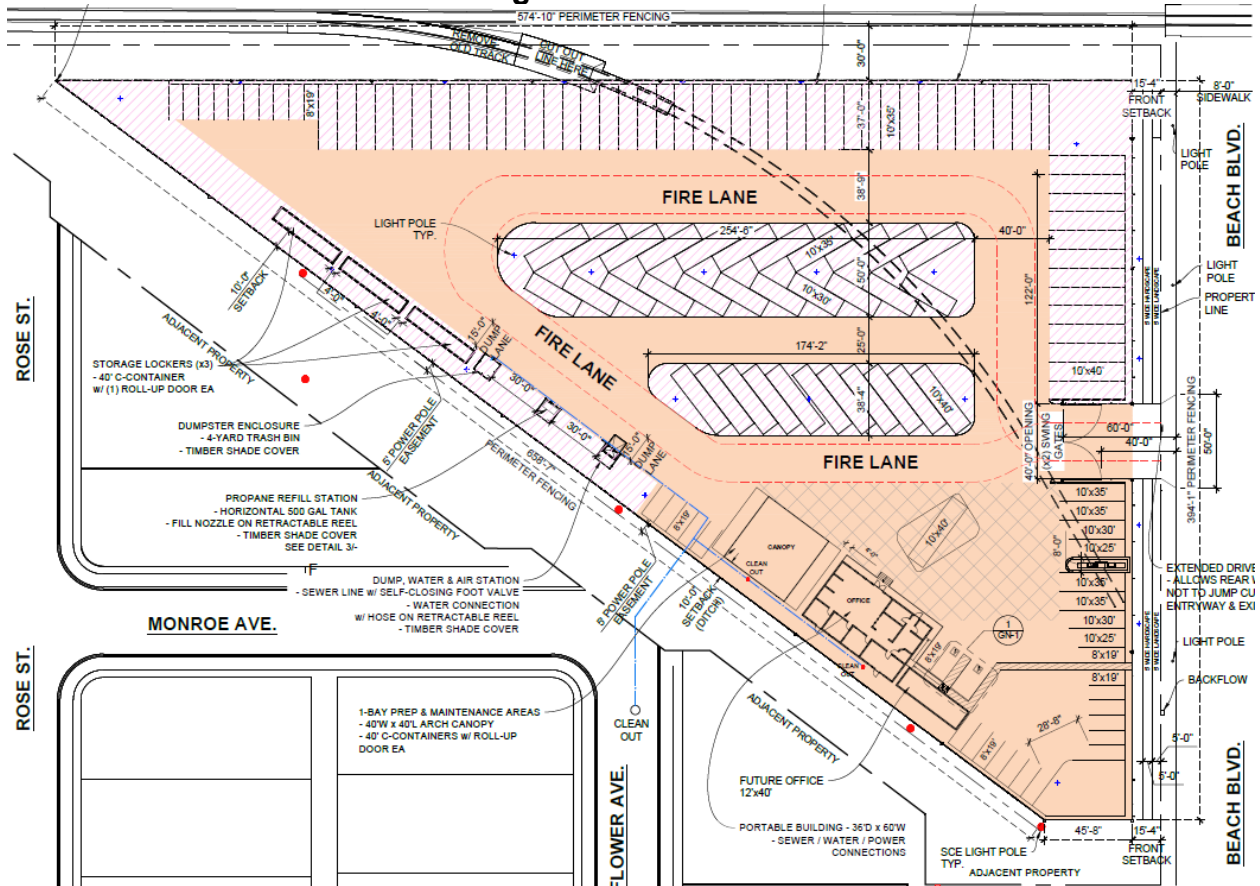
Direction	Zoning	Existing Land Use
North	Open Space/Buffer (OS)	Railroad Right of Way
South/West	Single Family Residential (RL)	Residential Neighborhood
East	Commercial Neighborhood (CN) Industrial General (IG)	Former Squid Music Building Low Cost Storage



## ANALYSIS/JUSTIFICATION

**SITE PLAN AND DESIGN REVIEW** – Chapter 20.530 of the SMC requires a Site Plan and Design Review permit for the development of new nonresidential development. Access to the site is provided by a 50-foot-wide driveway from Beach Boulevard which leads to a new parking lot area for the outdoor sales, display, and storage of recreational vehicles (RV).

**Figure 2 – Site Plan**



The site plan proposes 94 RV parking spaces located along the north and east property lines and in the center of the site. 32 passenger vehicle parking spaces are provided throughout the site for customers and employees, exceeding the minimum parking requirements of the Code (Figure 2 – Site Plan).

Two modular buildings (2,160 square feet and 480 square feet) are proposed along the southwest corner of the property. These buildings will be used for administrative offices and indoor sales area. The vehicle maintenance area is proposed north of the office buildings along the southwest property line. The maintenance area includes a 1,600 square foot bay enclosure for all routine vehicle maintenance. Timber canopies provide a covered area for the refill stations for propane, water and air.

The property is secured by a 6-foot-tall decorative wrought iron fence around the perimeter, and solar powered cameras and lights strategically placed throughout the site. Due to existing easements on the property, all structures are proposed at least 35 feet from the common property lines with neighboring residential properties.

**Figure 3 – Existing Beach Blvd Frontage**



The property is currently improved with palm trees, shrubs, and ground cover fronting Beach Boulevard (Figure 3 – Existing Beach Boulevard Frontage). Due to the requirements of OCTA and the existing easements on the property, there are limited options to provide permanent plantings on the site. In order to address the landscaping need within these limitations, the applicant is proposing to place 36-inch boxed trees every 50 feet with vine plantings in between along the perimeter of the property. Three, 48-inch box trees are proposed on each corner of the property, with two along Beach Boulevard and one in the rear. The existing landscaping along Beach Boulevard will be supplemented with hardscaping and shrubs to soften the appearance from the street. To ensure that the landscaping requirements are met, staff has included Condition 9, requiring a final landscaping plan to be submitted for review and approval prior to the issuance of any building permit.

**CONDITIONAL USE PERMIT** – The Stanton Municipal Code (SMC) requires a conditional use permit for RV rentals, sales, and storage in the CG Commercial General Zone and OS Open Space/Buffer Zone. In addition to the operational requirements in the SMC for Outdoor Display and Sales (Section 20.400.240) and Vehicle Sales (Section 20.440.030), staff has included several conditions of approval to ensure the orderly upkeep and maintenance of the property. Condition 8 requires the parking and display of RVs to be in substantial accordance with the parking schematic as shown on the site plan, and any changes shall be subject to City review prior to implementation. Conditions 5, 6 and 7 ensure the property will be used solely for the purposes of RV rentals and sales and prohibits general automotive repair, junk storage, and overnight stays.

### **ENVIRONMENTAL IMPACT**

The proposed project is Categorically Exempt from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA)

Guidelines, Section 15303, Class 3 (New Construction or Conversion of Small Structures). This exemption applies to the construction and location of a limited number of new, small facilities or structures. In urbanized areas, the exemption applies to up to four commercial buildings no greater than 10,000 square feet in floor area. The project consists of 4,240 square feet of new office and indoor sales area space, and therefore is categorically exempt from additional environmental documentation.

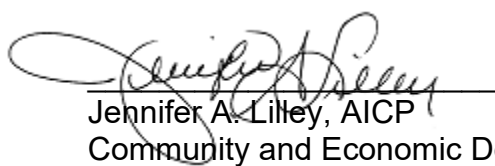
### **PUBLIC NOTIFICATION**

Notice of Public Hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and made public through the agenda posting process. To date, Staff has not received any comments or inquiries regarding the project.

Prepared by,

  
Paige Montojo  
Associate Planner

Approved by,

  
Jennifer A. Lilley, AICP  
Community and Economic Development Director

### **ATTACHMENTS**

- A. Draft PC Resolution No. 2522
- B. Vicinity Map
- C. Project Plans



## **RESOLUTION NO. 2552**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. C22-03 AND SITE PLAN AND DESIGN REVIEW NO. SPDR-817 FOR THE RELOCATION OF AN EXISTING RECREATION VEHICLE RENTAL AND SALES FACILITY TO 10775 BEACH BOULEVARD IN THE CG COMMERCIAL GENERAL AND OS OPEN SPACE/BUFFER ZONES.**

**WHEREAS**, on May 5, 2022, Joe Hill, (“Applicant”) filed applications for Site Plan and Design Review No. SPDR-817 and Conditional Use Permit No. C22-03, for the development of a 4.3-acre site (“Project Site”), located at 10775 Beach Boulevard (APN’s: 079-341-07, 079-341-16, 079-341-08) for the development of a recreation vehicle (RV) rental and sales facility (“Project”); and

**WHEREAS**, on June 2, 2022, the City gave public notice of the Planning Commission meeting to conduct a public hearing to consider SPDR-814 and Conditional Use Permit No. C22-03, for the Project, by posting the public notice at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, noticing property owners within a 500-foot radius of the subject property, posting the notice on the City’s webpage, and was made available through the agenda posting process; and

**WHEREAS**, Staff has reviewed the environmental form submitted by the Applicant in accordance with the City’s procedures. Based upon the information received and staff’s assessment of the information, staff recommends that the project be determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures); and

**WHEREAS**, on June 15, 2022 the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Site Plan and Design Review No. SPDR-817 and Conditional Use Permit No. C22-03 for the development of a 4.3 acre site located at 10775 Beach Boulevard (APN’s: 079-341-07, 079-341-16, 079-341-08) for the construction of a RV rental and sales facility in the CG Commercial General Zone and OS Open Space/Buffer Zone; and

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

**WHEREAS**, 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, RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:**

**SECTION 1:** The foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

**SECTION 2:** The Planning Commission exercises its independent judgment and finds that the project, as conditioned hereby, is categorically exempt from environmental review under the California Environmental Quality Act (CEQA), Section 15303, Class 3 (New Construction or Conversion of Small Structures). Specifically, the project is 2,640 square feet of new indoor sales and office space and a 1,600 square foot accessory structure for maintenance. There are no unusual circumstances in respect to the proposed project for which staff would anticipate a significant effect on the environment and, therefore, the proposed project is categorically exempt from the provisions of CEQA.

**SECTION 3:** That in accordance with the requirements as set forth in Section 20.550.060 of the Stanton Municipal Code for a Conditional Use Permit:

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

The project site is not within a Specific Plan area. The proposed development is consistent with the City's General Plan, specifically:

- ***Goal ED-4.1 Attract new businesses to the city while supporting and promoting those already located in Stanton.***

Share My Coach RV Rentals and Sales is an existing business in Stanton. The current location was approved for development of housing. The project allows for an existing business to remain in the City of Stanton at an appropriate site to meet the needs of the business owner and consumer base.

- ***Action RC-2.1.6(b) Encourage development of underutilized and vacant infill site where public services and infrastructure are available.***

The project will develop an underutilized lot and will complement the surrounding neighborhood. The infill development will redevelop this property while maintaining the appropriate use of public facilities, utilities land available infrastructure.

2. The proposed use is allowed within the applicable zone(s) and complies with all other provisions of this Zoning Code and the Municipal Code.

The Project, as conditioned, is compliant with all applicable City regulations. The Project meets the required setbacks, height, floor area ratio, parking and applicable development standards. The Project will feature an improved parking and display area for up to 94 RVs for sale or for rent. 32 standard spaces are provided for employees and patrons. The facility is designed for the orderly storage and display of merchandise without impacting the aesthetic quality of the surrounding area.

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

The site has been designed to accommodate the proposed use of RV rentals and sales. The proposed activity is compatible with the existing land uses that front

Beach Blvd. The project has been designed to be compatible with existing general commercial uses and will not have any impacts on future development.

4. The site is physically suitable in terms of

- A. *Its design, location, shape, size and operating characteristics of the proposed use* – The subject site is 4.3 acres in size, exceeding the minimum site area requirement for RV sales and rentals. The site has been designed to accommodate safe and efficient circulation of RVs and passenger vehicles and maintain an orderly display of merchandise. The proposed use of RV sales and rentals is compatible with existing uses and development along Beach Boulevard.
- B. *The provision of public and emergency vehicle access (e.g. fire and medical access)* – The project has been designed to allow for emergency vehicle access to all parts of the property without impacts to the public right of way.
- C. *Public protection services (e.g., fire protection, police protection, etc)* – The project has been designed to allow for full access for public protection services, including knox box access for the Orange County Fire Authority.
- D. *The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, etc.)* – The site is able to receive all utility services including electric, water, and gas and has been designed to accommodate solid waste storage and removal.
- E. *Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate* – The density and use of the property is consistent with the General Plan and Zoning and is not anticipated to exceed the capacity of the roadway network. The Project can be accommodated by the existing roadway network without any significant impact on the traffic on Beach Boulevard and surrounding streets.

5. The sites suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public.

The total site area of 4.3 acres provides adequate space for RV sales and rentals, exceeding the requirements of the Stanton Municipal Code. The project features ample lighting, security cameras throughout the property, and wrought iron fencing around the perimeter to ensure safety and security.

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

**SECTION 4:** That in accordance with the requirements as set forth in Section 20.530.050 of the Stanton Municipal Code (SMC) for Site Plan and Design Review application, the proposed Project is:

A. Allowed within the subject zone.

The Project Site is located in the CG Commercial General and OS Open Space/Buffer Zones. Per Chapters 20.215 and 20.225 RV rentals, sales and storage are conditionally permitted in these zones, subject to review and approval of a Conditional Use Permit.

B. Designed so that:

1. The Project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property.

The Project includes the relocation of an existing Stanton business to a new location. It includes the construction of ancillary buildings and improved parking areas. The site has been designed to accommodate the orderly storage, sales, and rentals of recreation vehicles in accordance with the requirements Stanton Municipal Code. The project features ample lighting, security cameras throughout the property, and wrought iron fencing around the perimeter to ensure safety and security.

2. Architectural design and functional plan of the structures and related improvements are of high aesthetic quality and compatible with adjacent developments.

The Project is designed to complement and be consistent with commercial development along Beach Boulevard. The vacant site is proposed to be improved with new paving, fencing, and landscaping, enhancing the street frontage along Beach Boulevard.

3. Structures and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site.

The project proposes an improved parking area and 2,640 square feet of ancillary buildings for business operations. The proposed project meets all applicable development standards, and the site design ensures the improvements are consistent with the adjacent neighborhoods and complement development in this zone.

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

The City does not currently have adopted design guidelines. However, for the reasons set forth above, the Project's design is compatible with existing and recent residential development within the neighborhood.

C. Designed to address the following criteria, as applicable:

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

The Project, as conditioned, is compliant with all applicable City regulations. The Project meets the required setbacks, height, floor area ratio, parking and applicable development standards. The Project will feature an improved parking and display area for up to 94 RVs for sale or for rent. 32 standard parking spaces are provided for employees and patrons. The facility is designed for the orderly storage and display of merchandise without impacting the aesthetic quality of the surrounding area. Adequate yards, spaces, walls, and fences, parking, loading, and landscaping that fit within neighboring properties and developments;

The project will include buffer landscaping and decorative fencing along Beach Boulevard. Additionally, landscaping buffers are provided along the north and southwest property lines. The project provides the required parking spaces for the rental and sales business in addition to vehicle display areas.

2. Relationship to streets and highways that are adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed development;

The proposal is for a rentals and sale of recreation vehicles. The use of the property is consistent with the General Plan and Zoning and is not anticipated to exceed the design of the roadway network. The Project can be accommodated by the existing roadway network without any significant impact on the traffic on Beach Boulevard and surrounding streets.

3. Compatible and appropriate scale to neighboring properties and developments;

The proposed project will be compatible with existing commercial developments in the area by maintaining appropriate height, mass, and scale of commercial development along Beach Boulevard. Additionally, landscape areas, appropriate setback conditions and overall site design were incorporated to ensure the development enhances the street frontage of Beach Boulevard.

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

The project has been designed to ensure safe and adequate vehicle and pedestrian access. One fifty-foot driveway will provide access from Beach Boulevard. A safe and efficient circulation pattern offers access to all areas of the facility and designed to accommodate both recreation and passenger vehicles. Walkways are incorporated throughout the project providing safe access to indoor sales areas and offices.

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

Resolution No. 2552

June 15, 2022

Page 5



The Project is for a commercial use. The adjacent properties consist commercial and industrial to the north and east, and single family residential to the south and west. The Project proposes buffers along the street frontage and interior property lines to enhance the appearance of the property and create space between the subject property and adjacent residential uses.

6. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;

The construction and improvements at the Project site are consistent with the surrounding uses and complement the existing general commercial development along Beach Boulevard. The topography of the land and adjacent areas is generally flat and will not be altered by the new development.

7. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;

The improvements are compatible with the surrounding commercial development along Beach Boulevard. The primary focal point is the outdoor display of merchandise, and the modular office buildings are complimentary to the site and practical for the intended use. Additionally, the project provides decorative iron fencing around the perimeter of the property to add visual interest to the street frontage.

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

The design features are architecturally compatible with developments within the area. The project utilizes modular buildings for ancillary offices and customer interaction, as well as landscaping and hardscaping improvements along the perimeter of the property to ensure compatibility with the surrounding area.

9. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;

The project provides landscaping and hardscaping improvements along Beach Boulevard which enhance the existing streetscape while providing variety.

10. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;

The design features are architecturally compatible with developments within the neighborhood. The project utilizes modular buildings to house ancillary offices and customer interaction, as well as landscaping and hardscaping improvements along the perimeter of the property to ensure compatibility with the surrounding area.

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

The development will incorporate exterior lighting throughout the property, appropriate in scale for the project and the neighborhood. The lighting will enhance and support public safety and is directed away from adjacent properties and public streets to minimize glare.

12. Compatible in scale and aesthetic treatment of proposed structures with public areas;

The project site includes modular buildings similar to those on the existing site today. The proposed building will have a wooden exterior painted in neutral shades of tan and white to ensure compatibility with the existing development along Beach Blvd.

13. Appropriate open space and use of water-efficient landscaping; and

The project incorporates water efficient landscaping planters along the perimeter of the property that enhance the aesthetic quality of the property with conservative use of resources.

14. Consistent with the General Plan and any applicable Specific Plan;

The project is not within any specific plan area. The project is consistent with the General Plan, as outlined in Section 3 of this resolution.

**SECTION 5:** Based on the findings set forth above and subject to the conditions of approval set forth in Exhibit "A," attached hereto and incorporated herein, the Planning Commission hereby recommends that the City Council approve the following Project entitlements:

1. Conditional Use Permit No. C22-03
2. Site Plan and Design Review No. SPDR-817

**ADOPTED, SIGNED, AND APPROVED** by the Planning Commission of the City of Stanton at a meeting held on June 15, 2022, by the following vote, to wit:

<b>AYES:</b>	<b>COMMISSIONERS:</b>	_____
<b>NOES:</b>	<b>COMMISSIONERS:</b>	_____
<b>ABSENT:</b>	<b>COMMISSIONERS:</b>	_____
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b>	_____

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Elizabeth Ash, Chair  
Stanton Planning Commission

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Jennifer A. Lilley, AICP  
Planning Commission Secretary

**EXHIBIT "A"**  
**CONDITIONAL USE PERMIT NO. C22-03**  
**SITE PLAN AND DESIGN REVIEW NO. SPDR-817**  
**10775 BEACH BOULEVARD**

**CONDITIONS OF APPROVAL**

1. The Applicant and property owner must sign and return a City-provided affidavit accepting these Conditions of Approval. The project Applicant and property owner shall have thirty (30) calendar days to return the signed affidavit to the Community and Economic Development Department. In addition, the Applicant shall record the Conditions of Approval in the Office of the County Recorder. Proof of recordation shall be provided prior to certificate of occupancy.
2. The Applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof (collectively, the "Indemnified Parties") harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the Indemnified Parties, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. Applicant's obligation under this condition of approval shall extend to indemnifying and holding harmless the Indemnified Parties against any damages, fees, or costs awarded in connection with any Action challenging the Project. The City and the Applicant expressly agree that the City shall have the right to choose the legal counsel providing the City's defense, and that the Applicant shall reimburse, on a monthly basis, the City for any costs, fees, and expenses incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought, and the Applicant shall cooperate with the City in the defense of the Action. Applicant's obligation to fully indemnify the City shall survive the suspension, revocation, expiration or termination of any permit, entitlement, or approval issued by the City for or relating to the Project.

**EXHIBIT A**

3. The proposed project will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution. Development shall occur in conformance with the plans, color and materials, attachments found in the staff report and the information presented to the Planning Commission, the conditions contained herein and all applicable City regulations. Any modifications shall require review and approval by the Community and Economic Development Director prior to the issuance of any building permit. Any significant modifications may require review and approval of the Planning Commission and/or City Council. All conditions must be completed prior to final approval and issuance of the certificate of occupancy.
4. The Applicant shall incorporate a copy of this Exhibit A - Conditions of Approval, into the approved set of building plans prior to building permit issuance.
5. All vehicles on the property shall be maintained to be operable for rental or sale. On-site storage of any damaged vehicles, junk or salvage materials, or dismantled parts is prohibited.
6. Overnight stays or living in the RVs on-site is prohibited.
7. All vehicle repair activities shall be conducted entirely in an enclosed structure and shall only be conducted on RVs for rent or sale associated with the business.
8. Passenger vehicle parking and RV Vehicle storage and display is to be maintained and provided as identified in the approved plans. Any minor changes to the approved parking must be submitted for review and approved by the Community and Economic Development Director. Any significant changes to the approved parking may require review and approval by the Planning Commission.
9. A final landscape plan consistent with the conceptual plan provided to the Planning Commission and as conditioned, shall be submitted for the review and approval of the Community and Economic Development Director prior to issuance of grading permit.
  - a. The landscape plan shall include all plant materials, species and sizes, irrigation, and Water Efficient Ordinance requirements.
  - b. All trees shall have a minimum trunk height of 10 feet and a minimum box size of 36-inch box at the time of installation. Three 48-inch box trees shall be installed on the property as shown on the conceptual site plan.
  - c. The applicant shall submit the final landscaping improvement plan in compliance with Section 20.315 of the Stanton Municipal Code for the



review and approval of the Community Development Director prior to the issuance of any building permit. The final plan shall show at minimum shrubs along the frontage, abutting the existing landscaping.

- d. The final landscaping plan shall show consistent vine plantings along the north and south property line.
  - e. Upon final inspection, staff may require replacement and/or addition of landscaping material to ensure a high-quality planting and sufficient coverage and spread.
  - f. All landscaping shall be installed prior to the issuance of the certificate of occupancy and shall be maintained as depicted in the final approved landscape plan. Any modifications or changes are subject to review and approval of the Community and Economic Development Director.
- 10.** All exterior lighting shall be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare to be confirmed by the Community and Economic Development Director upon final inspection. A final lighting and photometric plan certified by a lighting engineer shall be approved by the Community and Economic Development Director or his/her designee prior to building permit issuance.
- 11.** The applicant shall submit utility and mechanical equipment plans prior to submitting for design with any utility company, that address, among other things, the location, size, height, and screening technique for all utilities and mechanical equipment. Should the utility or mechanical equipment (e.g., Back flow devices, transformers, A/C units etc.) be unable to be placed underground, as reviewed and determined to be valid by the Community and Economic Development Director and Public Works Director, such equipment shall be located in the least impacting (visual, pedestrian impediment, vehicular obstruction, etc). location as affirmed by the Community and Economic Development Director. Additionally, all utility and mechanical equipment shall be adequately screened from public view subject to review and approval of the Community and Economic Development Director. Screening materials, techniques and locations shall be submitted for the review and approval of the Community and Economic Development Director prior to submittal of plans to any utility company and prior to the issuance of grading permits.
- a. All screening shall be subject to Planning inspection and shall match or exceed the height of the equipment.

- b. Any modification to the approved screening shall obtain prior approval of the Community and Economic Development Director.
- 12. A will-serve letter from CR&R shall be submitted to the Planning Division prior to building permit issuance.
- 13. All colors, materials and finishes must match the approved plans and materials board. Any changes are subject to review and approval by the Community and Economic Development Director. The final architectural set of plans shall depict all materials and finishes prior to building permit issuance.
- 14. The final building plans shall include elevations showing the modular buildings to have the appearance of permanent building construction. Said elevations shall show appropriate base material (e.g., skirting) to screen any exposed footings, wheels or materials to anchor the building to the ground, subject to the review and approval of the Community Development Director.
- 15. The property owner shall immediately address any nuisance complaints to the satisfaction of the Community and Economic Development Director. Remedies may include but are not limited to additional screening, modified display and storage plan, modified delivery schedule and/or hours of operation.

#### **Orange County Fire Authority Conditions of Approval**

- 16. A Fire Master Plan shall be reviewed and approved by the Orange County Fire Authority prior to the issuance of the grading permit. Said plan shall address all OCFA requirements and comments dated May 24, 2022.

#### **Public Works Conditions of Approval**

- 17. Prior to the start of any work on-site, the applicant shall obtain a grading permit
- 18. Prior to the issuance of any grading permit, the applicant shall submit a grading and erosion control plan prepared by a California registered civil engineer for review and approval in conformance with the City's grading code and grading manual. Separate plan check and inspection fees apply.
- 19. Prior to the issuance of any grading permit, the applicant shall submit for review and approval by the City Engineer and/or Building Official a geotechnical report with recommendations for pavement structural sections, foundations, walls, buried utilities, etc.

- 20.** Prior to the issuance of any grading permit, the applicant shall submit for review and approval by the City Engineer a hydrology and hydraulics report with calculations demonstrating adequate site drainage conforming to the Orange County Hydrology and Hydraulics Manual, prepared by a registered civil engineer.
- 21.** Prior to the issuance of a grading permit, the applicant shall post bond(s) or surety device(s) with the City in an amount and type sufficient to cover the amount of on-site work (grading bond) and off-site work in the public right-of-way (encroachment bond).
- 22.** Prior to the issuance of a precise grading permit, the applicant shall submit for review and approval by the City Engineer a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan prepared by a California registered civil engineer incorporating best management practices (BMPs) for construction in conformance with the City's Municipal Separate Storm Sewer System (MS4) Permit issued by the Santa Ana Regional Water Quality Control Board. Separate plan check and review fees apply for each document. The applicant is notified construction of on-site storm water runoff treatment, infiltration, and hydromodification (detention) BMPs will be required to address storm water and irrigation water runoff.
- 23.** The applicant shall pave the travel areas on the property to accommodate circulation, while at the applicant's option leaving allowing the balance of the property to be paved/left with road base material. Minimum compaction requirements may be required at the sole discretion of the City Engineer to avoid the base material from being tracked out onto City roadways and in order to comply with the erosion control requirements of the City's Municipal Separate Storm Sewer System (MS4) Permit issued by the Santa Ana Regional Water Quality Control Board
- 24.** Prior to the start of any work in the City's public right-of-way including sewer work, the applicant shall submit a street improvement plan for review and approval.
- 25.** Prior to the start of any work in the City's public right-of-way, the applicant shall obtain an encroachment permit from the Public Works Department. All work shall be done in accordance with the City's standard encroachment permit conditions of approval, Orange County Public Works Standard Plans and Specifications, City standard plans and specifications, and to the satisfaction of the City Inspector. All fees shall be paid prior to beginning construction in the public right of way. Additional fees are due for Friday, Saturday, Sunday or night time inspections.
- 26.** Prior the issuance of a certificate of occupancy, all on-site grading work and all off-site work in the public right-of-way shall be completed. Completion will be determined by the City Engineer.
- 27.** Prior to the issuance of a building permit, the applicant's contractor shall grade the building pad(s), verify elevation and control points, and provide a compaction report prepared by a California registered geotechnical engineer for review and

approval by the City Engineer prior to the release of the pad to the Building Division for permit issuance.

- 28.** Prior to the issuance of a building permit, water improvement plans shall be approved by the water company and the City's Building Official. All water facilities shall be constructed in accordance with the water company's and the City's specifications and standard plans with all incidental fees paid by the applicant.
- 29.** Prior to the issuance of a building permit, sewer improvement plans shall be approved by the City Engineer. All sewer facilities shall be constructed in accordance with the City's specifications and standard plans with all incidental fees paid by the applicant.
- 30.** Prior to the issuance of a building permit, the applicant shall pay sewer connection fees to the City for connection to the City/OCSD sewer system, if applicable.
- 31.** Prior to the issuance of a building permit, all on-site water and sewer facilities not to be maintained by the water company and by the City, respectively, shall be plan checked and inspected by the City's Building Department. All fees shall be paid in accordance with the City's fee schedule.
- 32.** Prior to the issuance of a certificate of occupancy, any above ground valve assemblies or back-flow devices, if any or required, shall be placed on private property and an easement dedicated to the appropriate agency.
- 33.** During construction activities, the applicant and any contractor(s) shall comply with all requirements of the Orange County Stormwater Program "Construction Runoff Guidance Manual" during the construction of the project. The requirements contained in this document shall be incorporated into the grading plans.
- 34.** Prior to the issuance of a building permit, the applicant shall pay applicable traffic impact fees.
- 35.** Prior to the issuance of a certificate of occupancy, the applicant shall install trash debris screens and/or connector pipe screens in any on-site storm drain inlets meeting the requirements of the "Trash Amendments" issued by the State Water Resources Control Board.
- 36.** Prior to the issuance of a certificate of occupancy, all on-site improvements shall meet Orange County Public Works Standard Plans and Specifications, City standard plans and specifications, and others as required by the City Engineer.
- 37.** During the prosecution of all work, all work shall follow all applicable City codes.
- 38.** Prior to the issuance of any grading permit, the applicant shall a trash and recycling plan meeting the requirements of AB 341, AB 1826, and SB 1383 for review and approval by the City Engineer. The plan shall detail expected trash and recyclable

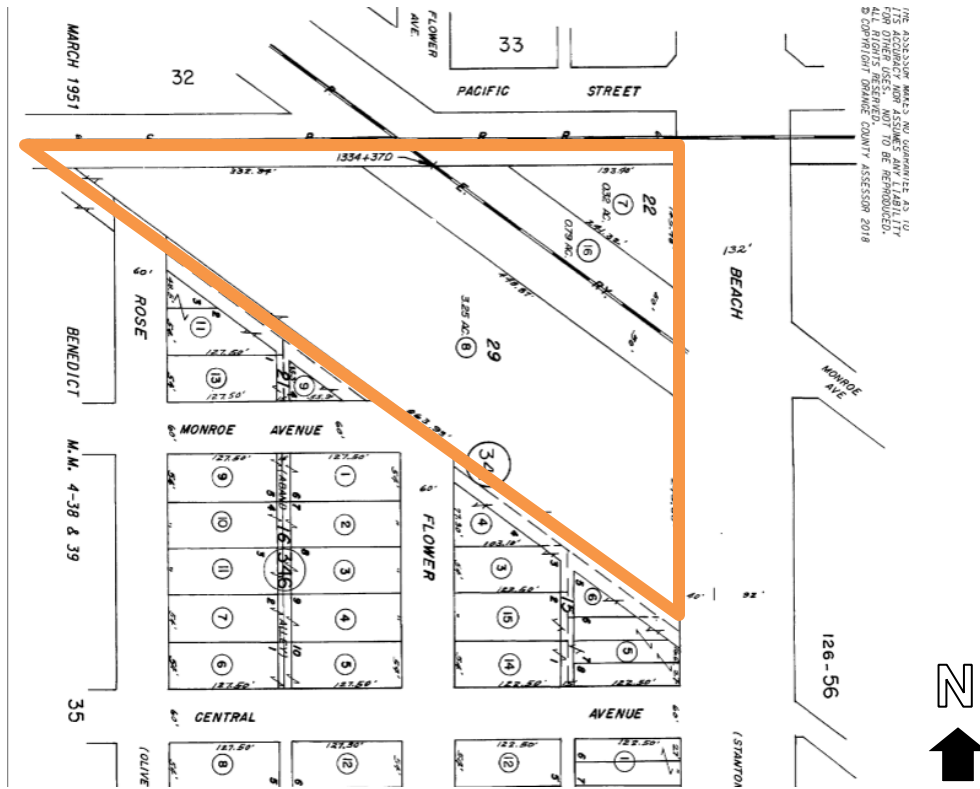
materials to be generated on-site, including organics, and the proposed plan for housing dumpsters and carts inside of trash enclosures.

- 39.** Prior to the issuance of a certificate of occupancy, new trash enclosures shall be constructed (or existing trash enclosures shall be enlarged as necessary) to accommodate at least one 3-yard trash dumpster, one 3-yard recycling dumpster, and one 96-gallon organics cart. Trash enclosures require a separate building permit. Trash enclosure designs shall include the installation of a solid roof approved by the Building Official and City Engineer to prevent rainwater and wind from blowing away trash and recyclables.
- 40.** Prior to the issuance of a certificate of occupancy, all parking lot striping and signage shall be installed meeting City of Stanton standard plans, standards and specifications in the California Manual of Uniform Traffic Control Devices, and as required by the City Engineer.
- 41.** Evidence of Orange County Fire Authority approval shall be submitted to the Community Development Department prior to the issuance of any building permit.

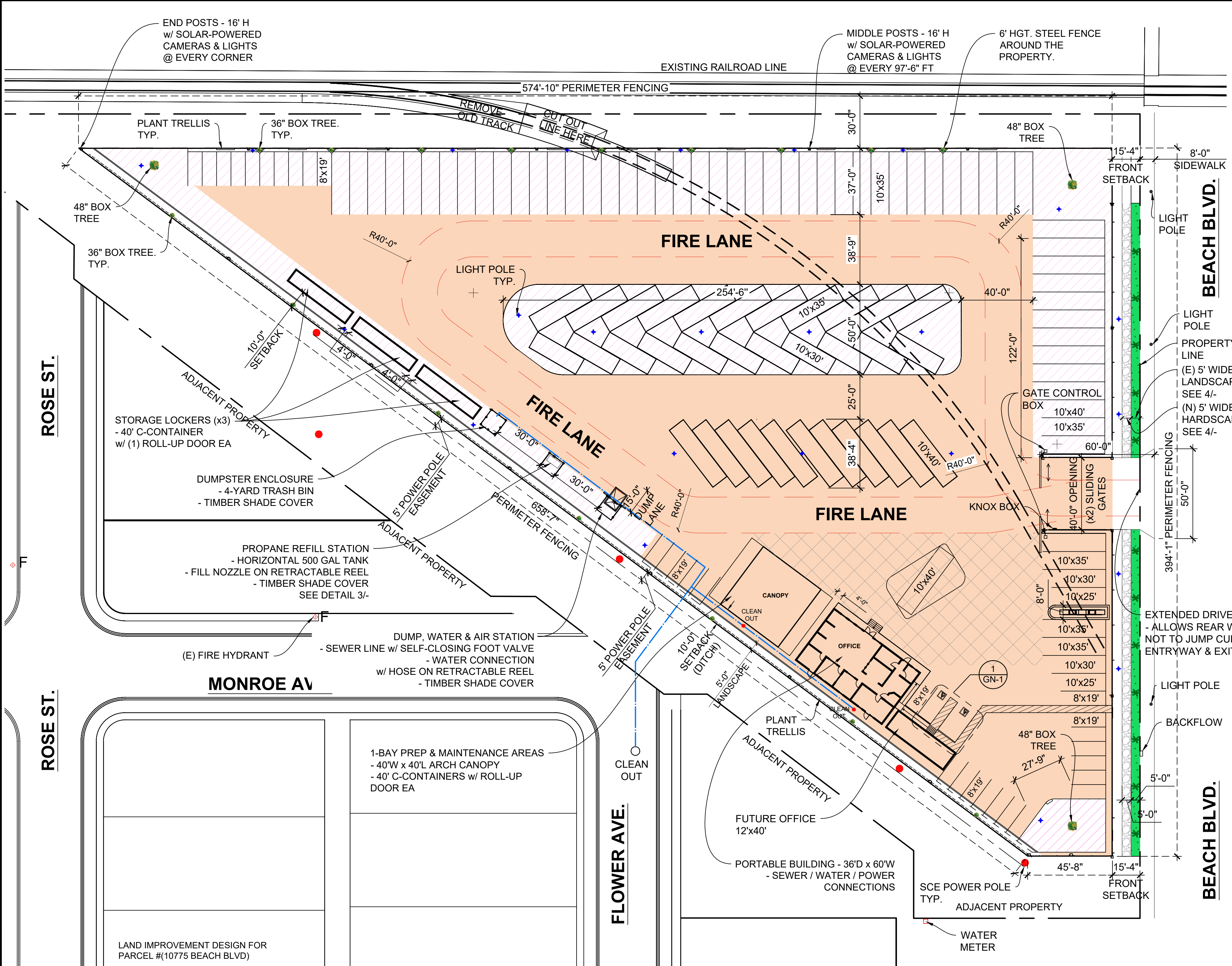


# 10775 Beach Boulevard (APNs 079-341-07, 079-341-16, 079-341-08)

## VICINITY MAP





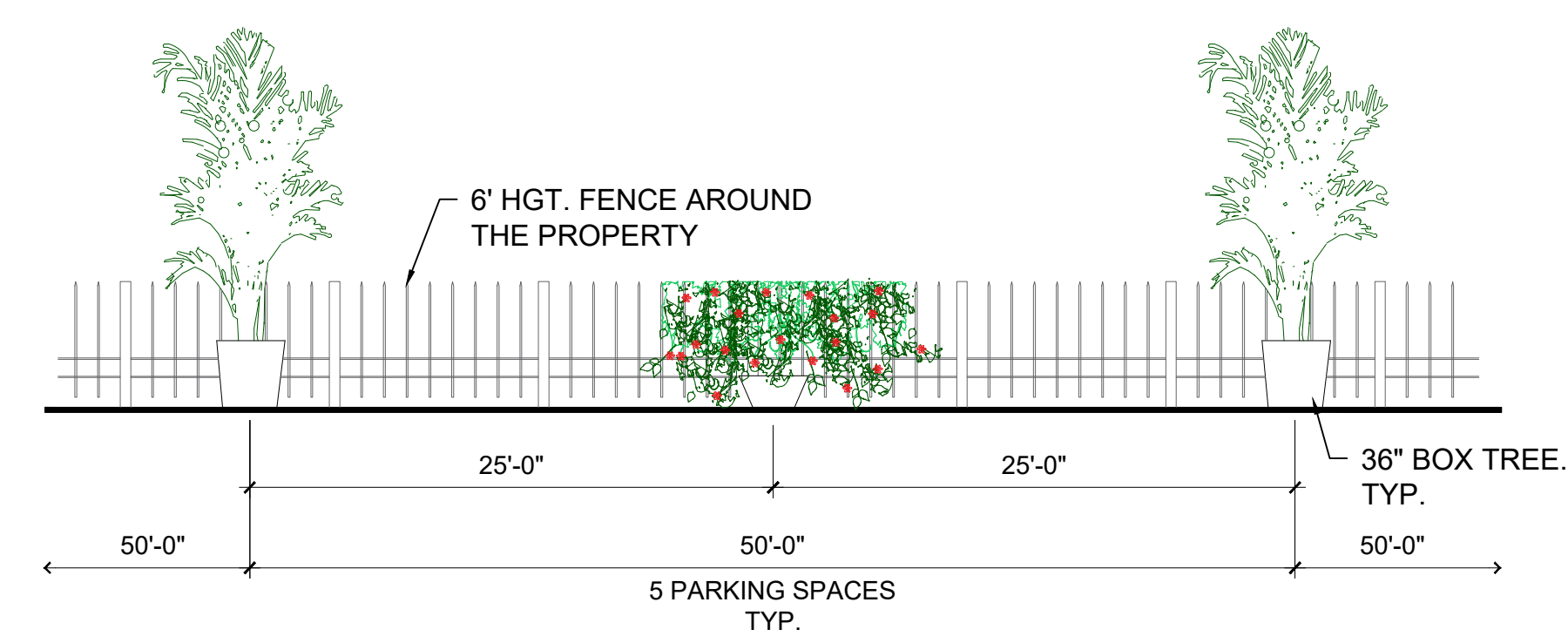


**LEGEND**

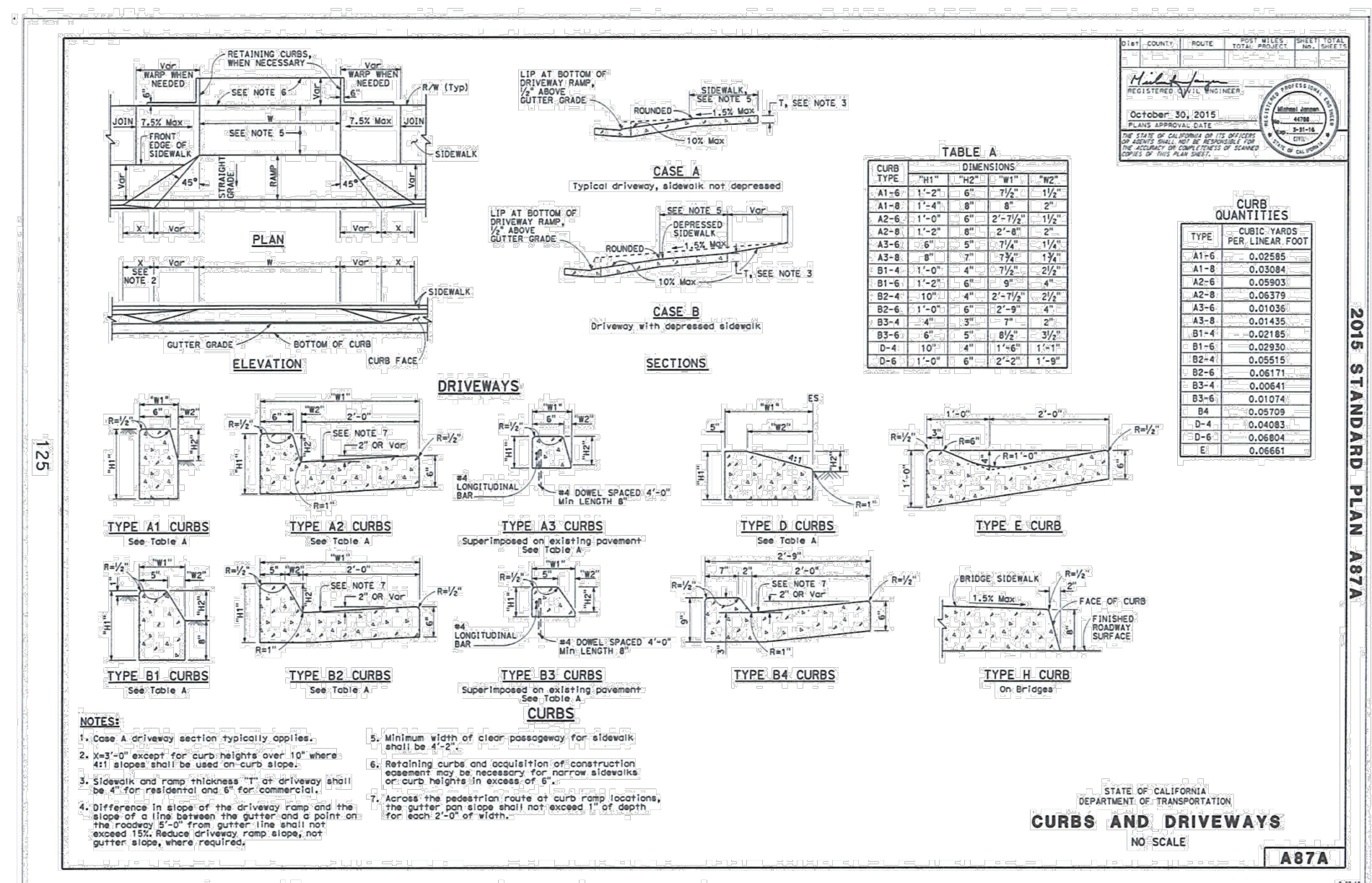
- ASPHALT
- GRAVEL
- OUTSIDE SALE (8,479 SF)
- LANDSCAPE

**SITE AREA BREAKDOWN**

ASPHALT AREA:	75,686 SF
GRAVEL AREA:	43,564 SF
LANDSCAPE:	2,968 SF
LANDSCAPING BUFFER AREA:	1,774 SF
HARDSCAPING BUFFER AREA:	1,774 SF
<b>TOTAL AREA:</b>	<b>125,766 SF</b>



PLANTER AT PARKING SPACE

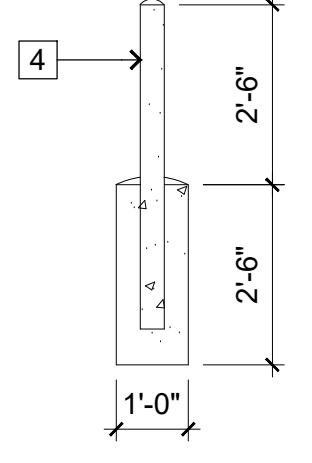


DRIVEWAY DETAILS



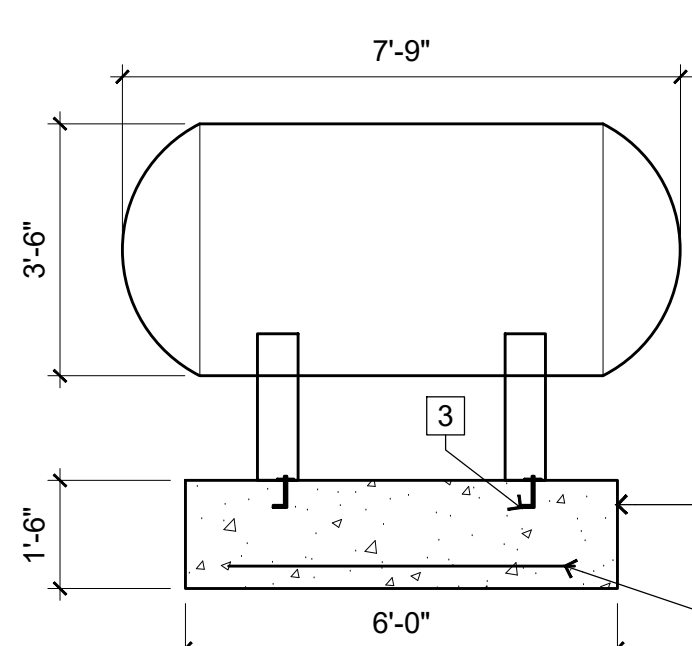
LANDSCAPING AND HARDSCAPING BUFFERS

**CALCULATIONS**  
CBC 2019  
SEISMIC GOVERN  
TOTAL WEIGHT 794" @ FULL TANK  
LOAD OF PROPANE  
 $W_s = 794 \times 0.4 = 318$   
 $M = 318 \times 3.5 = 1113$   
 $T = C = 1113/4 = 278$   
\* PROVIDE 4 - 5/8"x10" A.B. 6" EMBEDMENT  
\* PROVIDE 4"x6"x1'-6" THICK CONC. PAD W/ #5 @ 12" O.C. EA. WAY @ BOTTOM



POLLARD DETAIL

- MAT FOOTING 6"x12"
- #5 REBAR @ 6" O.C. BOTH DIRECTIONS T&B W/ 3" COVER
- 4-5/8" DIA. ANCHOR 6" MIN. EMP. SIMP. PAB5 OR 4-5/8" DIA. L SHAPEP ANCHOR BOLT 6" EMB.
- 4"Ø STEEL PIPE FILL-IN SOLID CONCRETE



PROPANE TANK ELEVATION VIEW

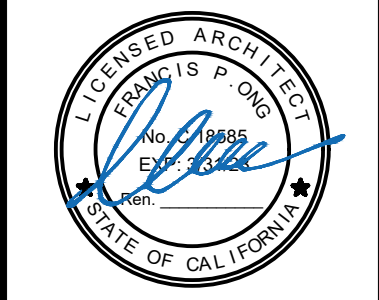
ATTACHMENT C

PROPANE DETAIL



14542 HARPER ST  
MIDWAY CITY, CA 92655  
TEL: (714) 330-0096  
FAX: (888) 601-3001  
EMAIL: VTC@VTCDC.COM

REV	DESCRIPTION	DATE
1		



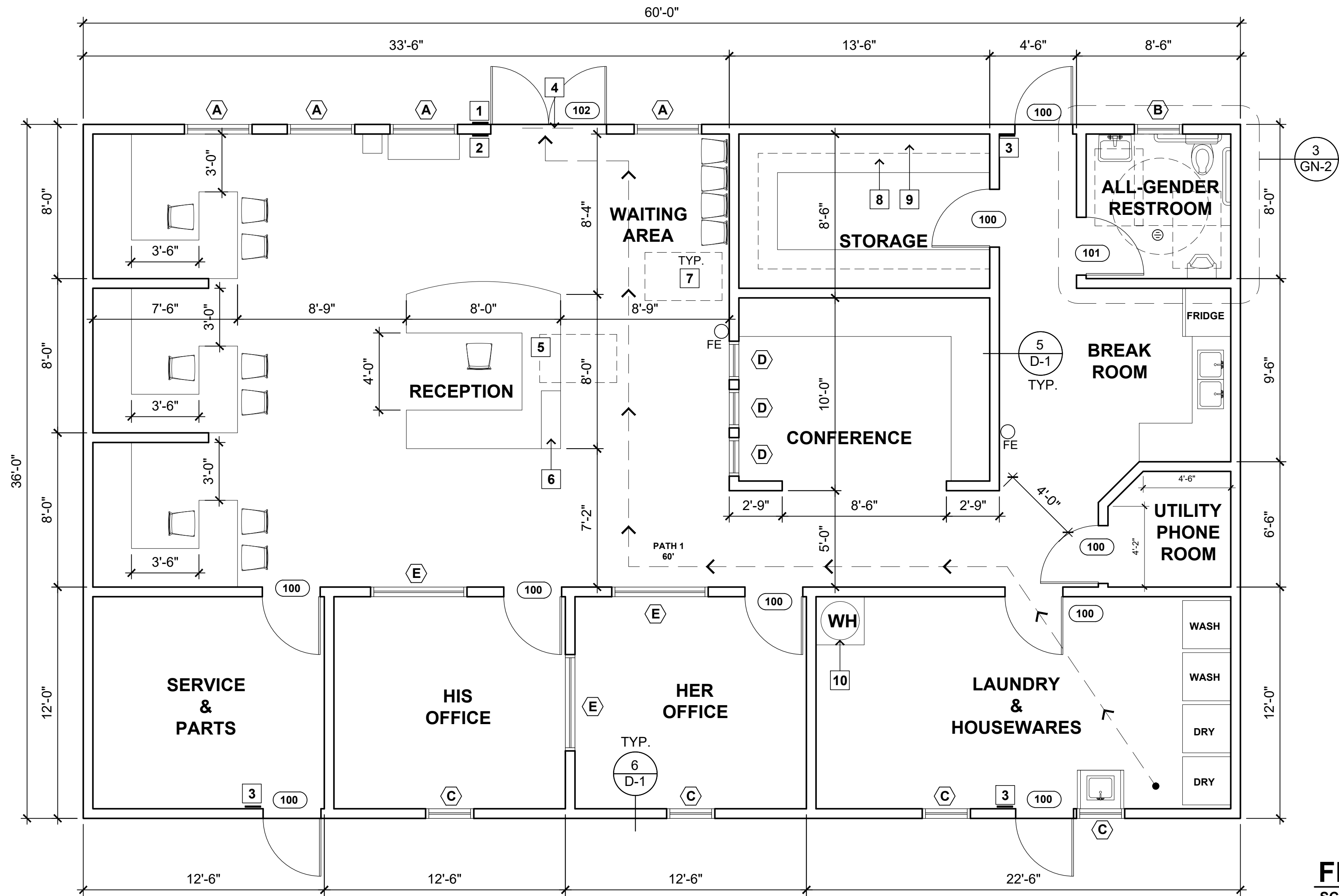
SITE PLAN

TENANT IMPROVEMENT FOR:  
**SHARE MY COACH**  
10775 BEACH BLVD.,  
STANTON, CA 90680

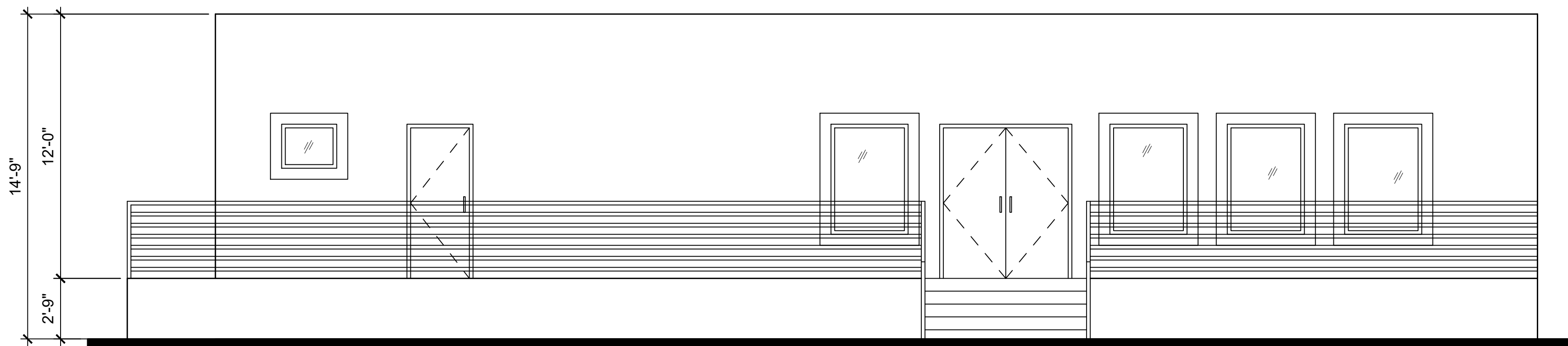
SCALE AS NOTED  
DRAWN BY MD  
CHECKED BY VT  
PLAN DATE 04/25/22  
PRINT DATE 04/25/22  
PROJECT No.  
SHEET No.

A - 1

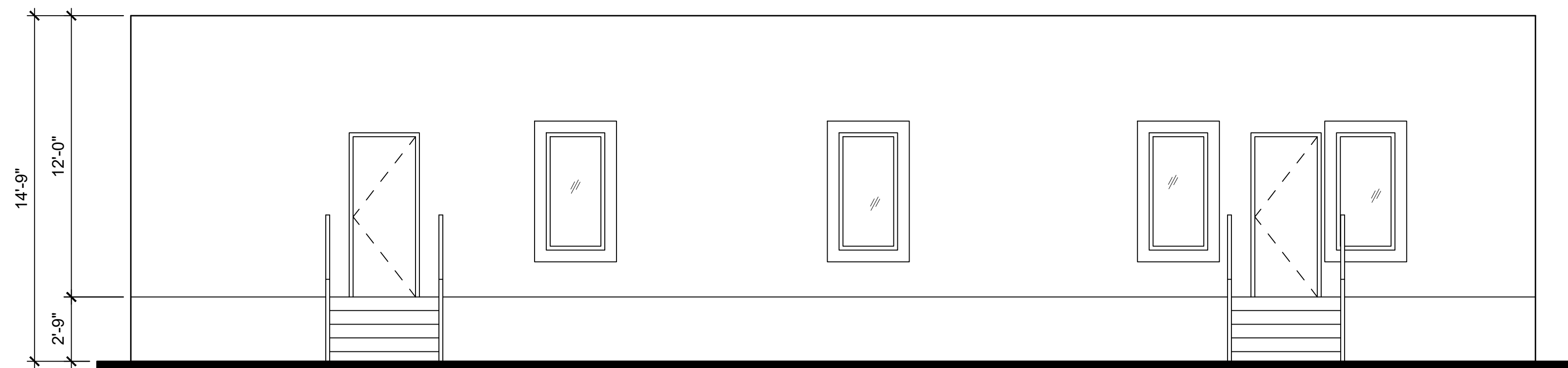




**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



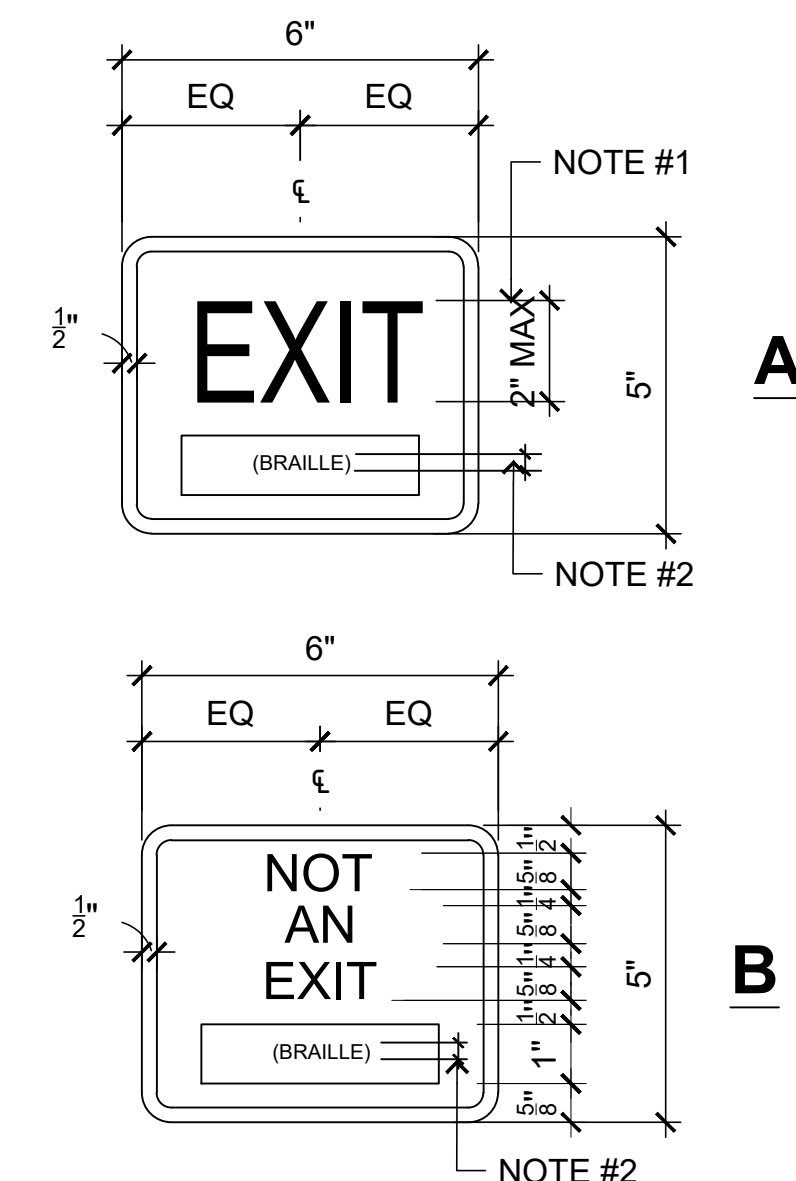
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

## LEGEND

- NEW WALL
- DOOR SYMBOL, NEW DOOR. SEE DOOR SCHEDULE ON SHEET A - 4
- WINDOW SYMBOL, NEW WINDOW. SEE WINDOW SCHEDULE ON SHEET A - 4
- COMMON PATH OF EGRESS
- 2A10-B.C FIRE EXTINGUISHER
- FLOOR DRAIN

## KEY NOTES

- PROVIDE NEW INT. ACCESSIBILITY SYMBOL SIGN AT MAIN ENTRY. SEE 8/GN-1
- TACTILE SIGNAGE "EXIT". SEE 1A/-
- TACTILE SIGNAGE "NOT AN EXIT". SEE 1B/-
- THIS DOOR TO HAVE SIGN ABOVE WITH 1" HIGH LETTERS STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED".
- ACCESSIBLE COUNTER 30" HT. (34" MAX.)x36"W. KNEE CLEARANCE 27" MIN. HT.x 20"Wx19"D TO COMPLY W/ CBC.11B-225 AND 902, CBC.11B-805.7. SEE DETAIL 5/GN-1 AND 7/GN-1
- UPPER COUNTER 44" HT.
- 30" x 48" CLEAR FLOOR SPACE FOR ACCESSIBLE WHEEL CHAIR
- CABINET BASE, COUNTER 34" HT. MAX. SEE 10/GN-2
- WALL-MOUNTED CABINET, PLASTIC LAMINATE
- WATER HEATER



- LETTERS AND NUMERALS SHALL BE RAISED 1/32". UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE, RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2" PER CBC 11B-703.2
- CORRESPONDING GRADE II BRAILLE PER CBC 11B-703.3 (SEE DETAIL 11/GN-2)
  - DOT DIAMETER .059 INCHES
  - INTER-DOT SPACING .090 INCHES
  - HORIZONTAL SEPARATION BETWEEN CELLS .241 INCHES
  - VERTICAL SEPARATION BETWEEN CELLS .395 INCHES



14542 HARPER ST  
MIDWAY CITY, CA 92655

TEL: (714) 330-0096  
FAX: (888) 601-3001  
EMAIL: VTC@VTCC.COM

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
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8		
9		
10		



**FLOOR PLAN**  
**NORTH ELEVATION**  
**SOUTH ELEVATION**

**TENANT IMPROVEMENT FOR:**  
**SHARE MY COACH**  
10775 BEACH BLVD.,  
STANTON, CA 90680

SCALE	AS NOTED
DRAWN BY	MD
CHECKED BY	VT
PLAN DATE	04/25/22
PRINT DATE	04/25/22
PROJECT No.	
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**A - 2**