



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

**PLANNING COMMISSION REGULAR MEETING**

**WEDNESDAY, DECEMBER 20, 2023 - 6:30 P.M.**

**AGENDA**

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

**4. APPROVAL OF MINUTES**

None.

**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**

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**

### **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find 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
- Adopt Resolution No. 2562 rescinding and revoking Resolution 859, which approved Precise Plan of Design P-435.

## **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 14<sup>th</sup> day of December 2023.



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Crystal Landavazo  
Community & Economic Development Director





## **REPORT TO THE PLANNING COMMISSION**

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

**DATE:** December 20, 2023

**SUBJECT:** 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

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- Adopt Resolution No. 2562 rescinding and revoking Resolution 859, which approved Precise Plan of Design P-435.

### **SUMMARY**

The City of Stanton ("City") has continuously sought to deter nuisance activities throughout the City. These efforts have included daily work by City staff and partnerships with other public agencies. For example, the City has worked with the City of Anaheim to install blue light cameras to monitor high trafficked commercial areas within the City. Additionally, the City continues to coordinate with the Orange County Sheriff's Department ("OCSD") to seek new pilot programs that target crime and quality of life issues such as human trafficking, illegal gambling, and public intoxication. In conjunction with these efforts, City staff assessed motel operations as potential contributing factors and magnets to nuisance activities. This assessment found that the subject property, The



Dixie Orange County ("Dixie" or "Motel"), located at 11632 Beach Boulevard ("Property"), was the highest contributor to nuisance activity. Of the seven motels located within Stanton, it has caused the greatest ratio of calls for service from the OCSD for the past three years and the greatest number of calls for 2023 to date.

The Property was developed in 1983 after approval of a Precise Plan of Design and Variance permitted the development and operation of a motel use. It is located on the east side of Beach Blvd., south of Orangewood Avenue and north of Chapman Avenue. The Property is bordered by a vehicle dealership to the north, motel to the south, and residential uses to the east and across Beach Boulevard to the west.

The Property has operated as a motel for 40 years. However, over time, the continued operation of the use has resulted in increasingly negative impacts to the community. The premises are a public nuisance that drain vital community resources. In the past year, City administration and staff have worked to address the adverse conditions with the current owner in a series of meetings and correspondence. Despite that coordination, the Property conditions have only further degraded, and the Motel management has demonstrated that it is unable or unwilling to alleviate the substantial nuisances. Therefore, City staff recommends that the Planning Commission consider the matter and follow the process established in the Municipal Code to revoke the original approval for development and operation of the Motel.

### **ANALYSIS/JUSTIFICATION**

The Motel's construction and use were originally approved by the Planning Commission through a Precise Plan of Design ("PPD")<sup>1</sup> and Variance on October 6, 1982. The original application sought approval for the development and operation of a 67-room motel use on the subject property that was proposed to be constructed in two phases. Ultimately, only the first phase of the project was approved and developed, and the subject site has operated as a 36-room motel since its inception. The subject site has had three operators in its 40-year history: Howard Johnson from 1983-2015, Knight's Inn from 2016-2017, and the Dixie Orange County from 2018 to the present.

#### ***A. Extensive Criminal Activity and Public Nuisances Occur at the Property and Conditions are Worsening***

In the past five years since the current Property Owner, California One Hospitality, LLC, represented by Deepa Patel, ("Owner") took ownership of the Motel, the number of law enforcement calls relating to the Property have increased at an alarming rate. City staff worked with the OCSD Public Records Act Division to quantify the number of calls for service as well as the type/level of calls for service.

Specifically, the City requested OCSD data on calls for service related to Stanton motels

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<sup>1</sup> A "precise plan of design" is now referred to as a "site plan and design review" in the current Stanton Municipal Code (See SMC § 16.72.010; and Ch. 20.530).

over the past five years. The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an increase of 266 percent; and
- Over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room. The only other motel with a double-digit ratio was the former Riviera Motel, which reported 11 calls for service per guest room. The Riviera Motel has since transitioned into a Project Homekey development.

Additionally, the majority of motels have either maintained or decreased their number of calls for service every year, as well as their ratio of calls for service. The exception is the Dixie, which has experienced significant increases. As a matter of comparison, the Villa Motel is located immediately adjacent to the Dixie on the south but has significantly lower numbers of calls for service and has shown a decrease in the five-year assessment. Similarly, the Starlight Motel, which operates 32 guest rooms, is located two properties south of the Dixie and has an even lower number of calls for service with a range of 9 to 16 calls per year.

Table 1. OCSD Calls for Service to Stanton Motels  
(as of November 30, 2023)

Calls for Service											
		Chester Inn	Dixie Hotel	Jade Palace	Motel 6	Casa Playa	Riviera Motel*	Stanton Inn*	Starlight	Tahiti Motel*	Villa Motel
Calls for Service	2019	25	47	22	303	73	82	63	13	53	52
	2020	21	57	17	280	11	64	68	16	77	43
	2021	17	78	24	277	40	42	31	9	69	38
	2022	49	90	33	191	26	42	40	11	60	33
	2023 - to date	30	172	24	146	21	1	2	10	4	33
	<b>TOTAL</b>	<b>142</b>	<b>444</b>	<b>120</b>	<b>1197</b>	<b>171</b>	<b>231</b>	<b>204</b>	<b>59</b>	<b>263</b>	<b>199</b>
Calls for Service/# of Rooms	<b>Rooms</b>	<b>24</b>	<b>36</b>	<b>29</b>	<b>206</b>	<b>28</b>	<b>21</b>	<b>72</b>	<b>32</b>	<b>60</b>	<b>25</b>
	2019 - to date	5.9	12.3	4.1	5.8	6.1	11.0	2.8	1.8	4.4	8.0
	2019	1.0	1.3	0.8	1.5	2.6	3.9	0.9	0.4	0.9	2.1
	2020	0.9	1.6	0.6	1.4	0.4	3.0	0.9	0.5	1.3	1.7
	2021	0.7	2.2	0.8	1.3	1.4	2.0	0.4	0.3	1.2	1.5
	2022	2.0	2.5	1.1	0.9	0.9	2.0	0.6	0.3	1.0	1.3
	2023	1.3	4.8	0.8	0.7	0.8	0.0	0.0	0.3	0.1	1.3

\*Motel has been converted into a Project Homekey development

In the following charts, the calls for services at the Dixie are identified by the red hashed line. That line illustrates how the Dixie is an outlier due to its increasing calls for service.



Chart 1. OCSD Calls for Service to Stanton Motels  
(as of November 30, 2023)

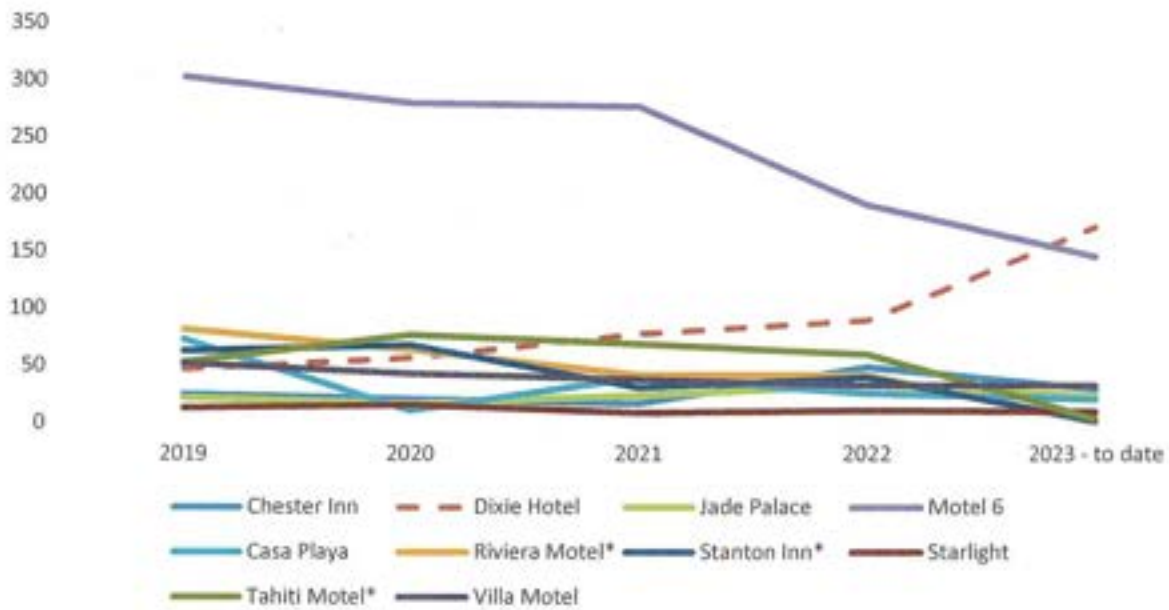
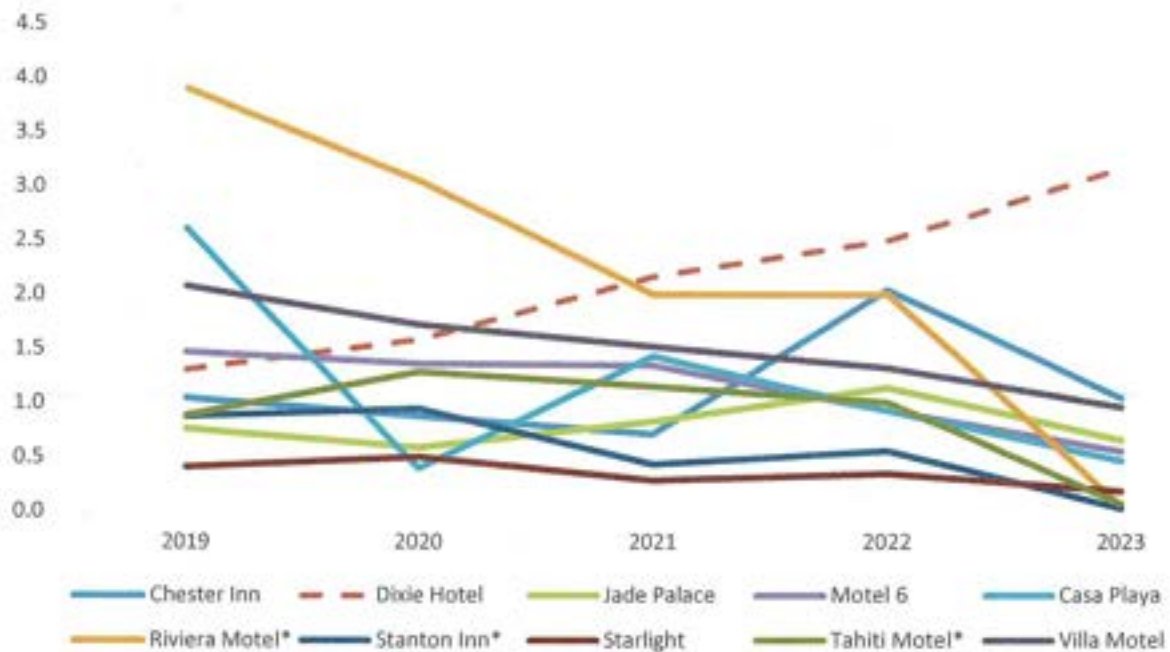


Chart 2. OCSD Ratio of Calls for Service to Stanton Motels  
(as of November 30, 2023)





The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels (Table 2). The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and "investigate dead body." The following are some examples of the calls that the City and its law enforcement have received:

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing "tweakers" into his room and disobeying policy about unauthorized guests.
- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that "Dixie cameras do not record," which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was "making a lottery" on her, and that someone was going to take her away.
- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.

- Use of pipe bomb. On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June 2023 to attempting to set fire and burn one of the buildings at the Dixie with a "flammable and combustible incendiary device." (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)
- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property support that they are possessed for sale and not for personal use.

As demonstrated, the crimes are significant and a severe and immediate threat to Dixie employees and guests, as well as City residents, visitors, and businesses.

**Table 2. OCSD Call Types for Dixie**  
(as of November 30, 2023)

Call Types			
Narcotic Violation	Brandishing a Weapon Report	Medical Aid	Suspicious Vehicle
Marijuana Violation	Assault w/Deadly Weapon	Petty Theft	Keep the Peace
Resisting Arrest	Investigate Person Down	Stolen Vehicle	Traffic Hazard
Robbery in Progress	Disturbance – Music or Party	Warrant Arrest	Unknown Trouble
Robbery Report	Disturbance–Family Dispute	ID Theft	Found Property
Carjacking Report	Disturbance–Mechanical	Trespassing	Property Destruction
Information Report	Receiving Stolen Property	Disturbance	Assist Outside Agency
Domestic Battery	Suspicious Person in Vehicle	911 Hang Up	Citizen Assist
Burglary in Progress	Vandalism in Progress	Welfare Check	Pedestrian Check
Hit & Run – Felony	Hit & Run – Misdemeanor	Shots Heard	Domestic Verbal Only
Grand Theft Report	Hit & Run – Parked Car	Bike Stop	Follow Up Reports
Stolen Vehicle Located	Disorderly Conduct – Prostitution	Battery	Weapons Violation

Illegal Parked Vehicle	Suspicious Person/Circumstances	Missing Adult	Investigate Dead Body
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The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years.

Table 3. OCSD Arrests and Citations for Dixie  
(as of November 30, 2023)

	<b>Arrests</b>	<b>Citations</b>
2019	6	2
2020	16	2
2021	3	1
2022	11	6
2023	17	14

The data above was provided in an external memo from the Orange County Sheriff's Department dated November 17, 2023 (See Attachment B). Since then, staff requested the latest calls for service data through November 30, 2023, which was then included in the tables and charts above. The illicit activity at the site is an incredible drain on City resources. The City commits the majority of its budget to law enforcement and public safety. Fifty-four percent of the City's annual budget, or \$16.2 million a year, goes to supporting law enforcement and code enforcement services. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The types of illegal and illicit activities have even drawn the attention of local groups. The picture, below, was taken by a resident of Hynes Estates, a residential neighborhood adjacent to the Dixie, during a protest in the Dixie parking lot on October 14, 2023. It depicts a group from Northeast of the Well, which has a focus on prostitution and human sex trafficking. (See <https://www.northeastofthewell.org>.)





The pictures below are from the Meta (formerly known as Facebook) page of Northeast of the Well advertising the Human/Sex Trafficking Awareness March that culminated in the parking lot of the Dixie.





## HUMAN TRAFFICKING AWARENESS MARCH

OCT 14TH, 2023 | 7910 Katella Ave, Stanton, CA, 90680 | 9AM to 11:30AM



**JOIN US** as we raise our voices & God's Word to bring awareness to the darkness and issues of **HUMAN TRAFFICKING**.

The number of calls for service, along with the severity and type of calls, are a danger to those in the immediate area and the entire community. The subject site has become a known public nuisance that attracts illicit and illegal activities and requires immediate corrective action. However, the property owner and the property manager have not taken sufficient action to alleviate the current conditions on the property.

**B. *Extensive Emergency Medical Services Activity and Public Nuisances Occur at the Property and Conditions are Worsening***

In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate. City staff worked with the Orange County Fire Authority ("OCFA") to quantify the number of calls for service as well as the type/level of calls for service.

Specifically, the City requested OCFA data on calls for service related to Stanton motels over the past five years. The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms

amongst all Stanton motels at 1.05 calls for service per guest room. And the number of calls in 2023 at the Dixie equals the same number of calls at Motel 6, which has 6x the number of rooms.

- The types of calls for service at the Dixie are contrary to the advancement of public safety, health, and welfare.

As a matter of comparison, the Villa Motel is located immediately adjacent to the Dixie on the south but has significantly lower numbers of calls for service with a range of 8 to 17 calls per year. Similarly, the Starlight Motel, which operates 32 guest rooms, is located two properties south of the Dixie and has an even lower number of calls for service with a range of 4 to 9 calls per year.

Table 4. OCFA Calls for Service to Stanton Motels  
(as of December 13, 2023)

Calls for Service								
		Chester Inn	Dixie Hotel	Jade Palace	Motel 6	Casa Playa	Starlight	Villa Motel
Calls for Service	2019	2	6	3	57	1	6	14
	2020	2	7	2	61	4	9	11
	2021	3	16	10	44	3	7	17
	2022	10	15	6	44	6	9	14
	2023 – to date	8	38	4	38	7	4	8
	TOTAL	25	82	25	244	21	35	64
Calls for Service/# of Rooms	Rooms	24	36	29	206	28	32	25
	2019	0.1	0.2	0.1	0.3	0.0	0.2	0.6
	2020	0.1	0.2	0.1	0.3	0.1	0.3	0.4
	2021	0.1	0.4	0.3	0.2	0.1	0.2	0.7
	2022	0.4	0.4	0.2	0.2	0.2	0.3	0.6
	2023	0.3	1.1	0.1	0.2	0.3	0.1	0.3



Chart 3. OCFA Calls for Service to Stanton Motels  
(as of December 13, 2023)

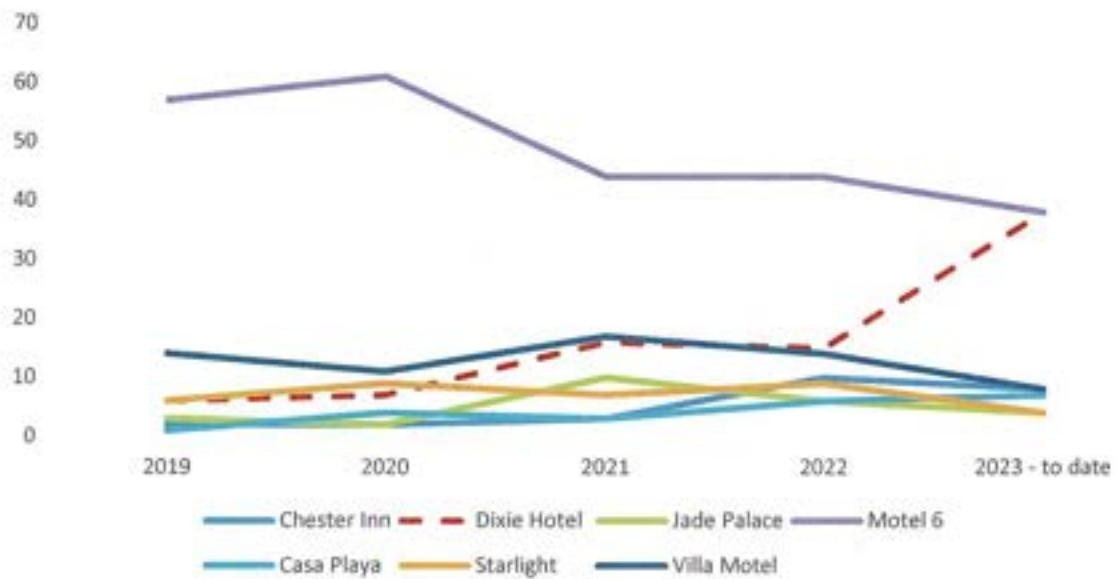


Chart 4. OCFA Ratio of Calls for Service to Stanton Motels  
(as of December 13, 2023)

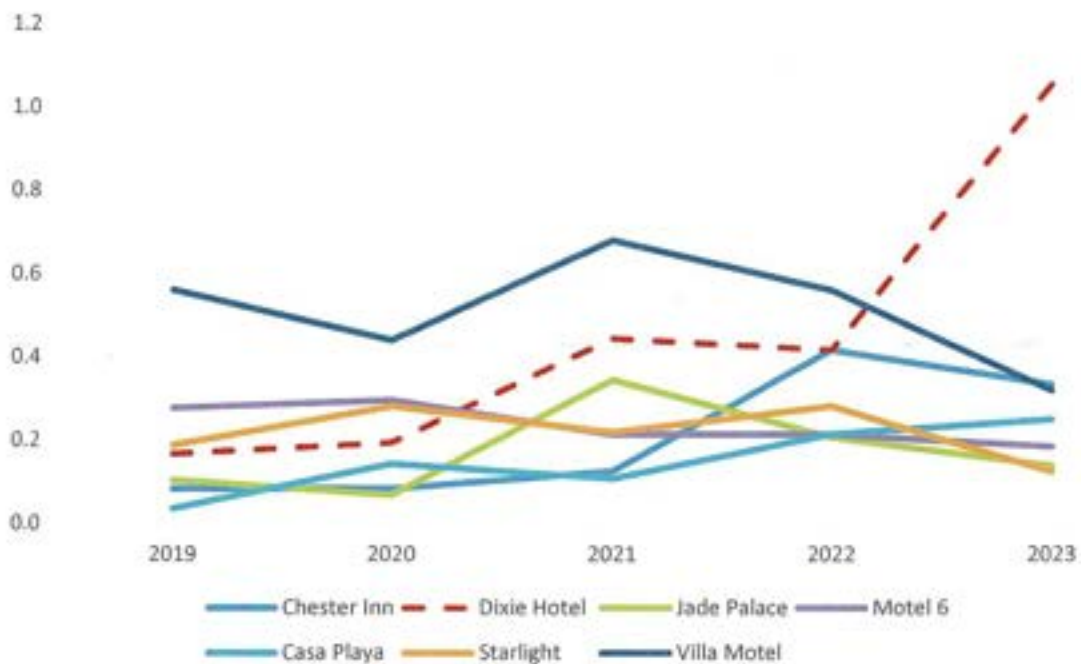


Table 5. OCFA Call Types for Dixie for 2023  
(as of December 13, 2023)

Call Types	# of Incidents
Trauma/Assault/Bleeding	10
Overdose/Drugs	6
Chest Pain/Cardiac Arrest	5
Unconscious/Unknown	5
Unknown Medical Aid	5
Back Pain	2
Seizure	2
Behavior/Suicide	1
Fall	1
Respiratory	1
<b>TOTAL</b>	<b>38</b>

C. *Notice to the Property Owner and Management of the Severe Public Nuisances and the City's Year-Long Effort at Gaining Compliance at the Property*

The City acknowledges that the Property has long been established as a motel use. It also recognizes that the consequences of revoking a PPDR are serious. The Stanton Municipal Code provides, "The City's action to revoke a permit or approval, instead of modification, shall have the effect of terminating the permit or approval and denying the privileges granted by the original approval." (SMC § 20.630.030.) The PPDR granted the property owner (and subsequent owners) the "privilege" of operating a motel at the subject site. Thus, if a PPDR revocation was approved, it would result in no public lodging business being able to operate at the property.

In this context, it is important to note that the City has worked with the Property Owner for nearly a year in an effort to stem the grave nuisances at the property. Despite those efforts, illegal activity at the Property has only worsened and increased, as discussed, above. Initially, the Owner and management signaled cooperation with the City, but over time, they indicated that they are either unwilling or unable to address the problems.

The City first connected with the current Property owner's representative, Deepa Patel, when the Owner submitted an application to the City to expand the Motel in July 2022. The application, which initially proposed 18 additional guest rooms, is not yet complete and is not before the Planning Commission for its consideration. This report does not discuss the application in detail. To the extent the application is referenced, it is to provide the Planning Commission with information about nuisance activity and security issues that were raised by the City to the owner concurrently as the application has been processed.

When the Property Owner submitted the application, the City approached it as an opportunity to partner with the owner to address the serious nuisance activities at the property. In each of the incomplete letters that the City sent to the owner's representative, the City raised concerns about public safety. A recurring comment was, "The existing motel on the property has experienced a high volume of specific calls for service that demonstrate the ongoing public safety issues on the property." (See Attachment E.2.)

After the Owner's second incomplete application submittal, the City initiated a meeting with the Property Owner that took place on February 21, 2023. At the February meeting, Ms. Patel was informed of the high frequency of calls for service and the burden that the nuisance activity on the site was having on the City's public safety resources. In response, the Property Owner indicated certain actions would be taken to deter the nuisance activity on the subject site, as memorialized in an email dated March 13, 2023 (See Attachment C.1.) The actions included:

- Add parking lot lighting;
- Close off hidden areas of the parking lot;
- Register all guest vehicles in the Anand Systems Inc. (ASI) FrontDesk Property Management System;
- Provide dated parking permits to all registered guest vehicles;
- Procure the services of a towing company to conduct daily tows of unregistered vehicles;
- Register all customers and require a valid ID to be logged; and
- Decline to provide services to guests engaged in prostitution or drug dealing, as memorialized in a letter dated February 24, 2023 (See Attachment C.1.a) from COH LLC (Deepa Patel) to Megha Hospitality LLC (Suresh Ahir) provided to the City in the previously referenced email dated March 13, 2023.

The commitments focused on the parking lot, in part, because poorly-lit, obscured areas are recognized as magnets for illegal activities. A vehicle registration system is a common practice at public lodging businesses to, among other things, control who may use the business's parking facilities.

In correspondence dated April 25, 2023 (See Attachment C.2), the City Manager sent an email to Ms. Patel acknowledging that multiple City staff members had visited the Property over the prior few weeks and agreed the physical improvements by management had made a positive impact to the property. In the same email, the City Manager noted that a City staff member had reported on a recent visit that there were no parking permits on display in vehicles parked in the lot. The City Manager requested confirmation that the permit system was being utilized and asked for the number of tows that had occurred since March 13, 2023.

In an email dated June 1, 2023 (See Attachment C.3), the Property Owner noted that a tow company had been procured to conduct random visits to the Dixie between the hours



of 4 p.m. – 6 p.m. and 8 p.m. – 10 p.m. to tow any cars without a permit. The Property Owner also noted that additional signage would be installed to inform guests a permit would be required to park in the parking lot.

Unfortunately, as the months progressed, nuisance activities did not cease at the Dixie. During this time, there were a number of especially concerning calls for service. One related to an armed robbery and one related to a pipe bomb. As a courtesy, the City Manager called and left a voicemail for the Property Owner to make sure she was aware of the recent calls for service. In response, the Owner sent an email to the City Manager, dated June 27, 2023, expressing that she and management were unable to alleviate the Motel's nuisance conditions. In the correspondence, she compared the Motel operations to a retail store open to the general public. She indicated both uses "have no control over who walks thru those doors and what these people do." (See Attachment C.4.) However, unlike a retail store, motel premises are only for use by patrons who have properly registered and paid for use of a guest room and related amenities. For this reason, on-site security, vehicle registration programs, and regular monitoring of the parking lot and grounds are crucial components of operating a motel and deterring crime.

In the same June 27 email, the Owner took issue with the City's request for a security plan. City staff provided the owner's representative a template (See Attachment F) to fill that asked for basic things like, "Will there be on site security? If not, what measures are taken to monitor activity or prevent detrimental activity on site?" In response the Owner wrote back, "We are being asked for things that no other city has asked for. Security plans?" (*Ibid.*) However, these discussions were a reasonable outgrowth based on the substantial nuisance conditions that occur on a regular basis at the Motel. Having a security plan helps safeguard the property and public from crime.

In a verbal update to the City Manager, the City's Crime Prevention Specialist shared that during a meeting between her and the Property Owner on August 17, 2023, the Owner admitted to the OCSD representative that she felt scared being at the Motel due to the nuisance conditions and was anxious to leave the premises.

During a phone call with the Property Owner and Motel management on August 31, 2023, the City Manager brought up the continuing nuisance issues at the site. The conversation covered issues including:

- An incident from 6-8 weeks prior in which OCSD had to be called on-site to forcibly enter a room;
- An incident from earlier in the week regarding a male who had been stabbed on the premises, did not report the incident at the time, and the next day went to the hospital; and
- Continued complaints from neighboring property owners regarding noise at all hours.

The City Manager also brought up, again, that on a recent inspection, staff had observed there were no parking permits on display in vehicles parked in the motel lot. The Property

Owner responded that the feedback was untrue and questioned the accuracy and validity of City staff's observations.

Following the phone call, the City Manager visited the property along with Code Enforcement staff on September 7, 2023, between approximately 8:30 a.m. – 9:30 a.m. Upon arrival, the lobby was closed, so the City Manager rang the night bell. She introduced herself to the manager who had also participated in the August 31, 2023 phone call. She noted to the manager that she would be checking for properly registered vehicles. The motel manager confirmed that all cars in the lot were registered.

The City Manager and Code Enforcement staff then walked the parking lot and observed 26 vehicles and took photographs of all 26. Only five vehicles were properly registered. During the site visit, a male guest came out of his room and asked the City Manager what she was doing. Upon hearing she was checking vehicle registrations, he stated that he had been staying there for a few weeks, and although he had been told he should register, no one had ever made him and his car had never been towed.







The City Manager then sent an email to the property owner along with the photos on September 7, 2023 (See Attachment C.5.) She also documented the following in the email from the site visit:

- During the visit, a gray van was in the parking lot with two people who appeared to be sleeping inside. A woman exited the van, pulled down her underwear, and began to urinate in the parking lot.
- During the visit, staff observed a prone body at the top of the staircase. Upon closer inspection, staff determined it was a man and there was dried blood and flies on his face. Staff attempted to rouse the man, and after the third try they were successful. The man was observed to be clearly intoxicated and had difficulty responding. Staff offered services, such as shelter, and the man declined and left the property.
- The trash bin was overflowing.



Overflowing Trash Bin – September 7, 2023



The Property Owner sent an email response on September 12, 2023 to the City Manager (See Attachment C.6.) The email stated the following:

- She had visited the property on September 11, 2023, and had figured out some of the obstacles.
- She met with the City's Crime Prevention Specialist on site.
- She planned to have a gate installed.
- She would be visiting the property on a weekly basis indefinitely to improve the aesthetics, safety, and training.

The Property Owner sent a second response on September 13, 2023 to the City Manager. She wrote, among other things, "I went to the property and it was a shit show of drugs[,] homeless[,] and prostitution. ...Once it's all cleaned up and in better shape. I'm going to ask the city manager again to push the project forward and if she doesn't at the point then I will send the legal letter, but as of now from what I saw it does look like a nuisance." (See Attachment C.7)

The Property Owner did attempt to implement a suggestion made by law enforcement to enhance security by installing a gate at the front entrance to control ingress and egress. However, the gate was illegally installed without obtaining the required building permit or inspection by the Orange County Fire Authority and posed a danger to the community due to lack of egress for emergency and other vehicles.

Upon discovering the unpermitted gate installation, Code Enforcement informed the Motel operator that the gate must be immediately removed. That same day, the Property owner contacted OCSD, which confirmed that permits were required to install the gate. Despite the directive to immediately remove the gate, Code Enforcement confirmed five days later that the gate remained, and administrative citations were issued. The Property Owner finally removed the gate more than a week after Code Enforcement directed that it be removed. The Property owner appealed the administrative citation arguing, among other things, that it was the City's responsibility, from the beginning, to inform her that she needed a permit. The City disputed that and noted that all property owners are tasked with knowing the law. On December 8, 2023, a hearing officer upheld the administrative citations and order. (See Attachment D)

On November 9, 2023, the City staff sent a fifth letter to the owner's representative noting that their application for an expansion continued to be incomplete (See Attachment E.5.) In relevant part, it noted:

\*\*\*\*No security plan provided in the latest submittal.

The project site has a high volume of calls for service that Stanton Police Services has responded to. The calls for service range from prostitution, narcotics violations, stolen vehicles, weapon possession, probation/parole violations, burglary, robbery, gang activity, assaults, assaults with deadly

weapons, etc. Additional numerous arrests and citations have been made and given, around, out front, and coming from this motel. For that reason, the application must provide a remediation and security plan that address site safety concerns." (Correspondence from City to Saeed Kamkar, dated November 9, 2023.)

The record demonstrates that the City has repeatedly raised concerns regarding the criminal activities and nuisance conditions on the property for nearly a year. In good faith, the City initially partnered with the Owner in hopes that the Owner and its management could address the issues. However, over time, the Owner and its management have demonstrated that they are unable or unwilling to do so, despite the Owner expressly acknowledging that the Motel is a public nuisance.

D. *There are grounds to revoke the PPDR under the Stanton Municipal Code*

The Municipal Code has established procedures for revocation of previously approved permits or approvals in SMC Section 20.630. Among other things, it requires notice and a hearing, which the City has satisfied.

SMC 20.630.050 specifies that a City planning permit or approval may be revoked by the review authority that originally approved the permit if any one of seven potential findings can be made. The Planning Commission was the original review authority that approved Resolution 859 which granted the original approval of the Precise Plan of Design for the development and use of a motel.

The City has assessed the current conditions on the subject site and its five-year history and has determined that the following four findings can be made to support revocation of Resolution 859 pursuant to SMC Section 20.630.050. The findings are as follows:

(A)(1) Circumstances under which the permit or approval was granted have been changed by the applicant to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and welfare require the modification or revocation;

(A)(3) One or more of the conditions of the original permit or approval have not been substantially fulfilled or have been violated;

(A)(6) An improvement authorized in compliance with the permit or approval is in violation of any applicable code, law, ordinance, regulation, or statute; or

(A)(7) The improvement/use allowed by the permit or approval has become detrimental to the public health, safety, or welfare or the manner of operation constitutes or is creating a nuisance.



The original approval was granted in 1983, and circumstances have changed since its initial development and operation to the extent that the findings that justified the original approval can no longer be made. Moreover, the public health, safety, and welfare require the revocation. The business operations under the current ownership have been rife with crime and public nuisances. The numerous and increasing number of calls for service show a considerable increase in criminal activity on the motel property which the current owner and management have been unable or unwilling to continuously correct. The Precise Plan of Design approved the development and operations of a motel use which has progressively morphed into a public nuisance. The subject site has become an attractive venue for nuisance activity which is a significant drain on City and law enforcement resources and causes unsafe conditions that are a threat to the public health, safety, and welfare.

The subject site has failed to comply with conditions placed upon it through its original approval for development and use of a motel. Condition 2(a) of Resolution 859, requires that all applicable requirements of the Stanton Municipal Code be met. Additionally, Condition 2, which provides that the failure to abide and comply with all conditions and provisions of the Municipal Code constitutes grounds for revocation. The property has failed to maintain the registration, sanitary, and security provisions required by Stanton Municipal Code (SMC) Chapter 9.52. Additionally, SMC 9.16.020 establishes that it is unlawful and declared to be a public nuisance when a property owner or lessee maintains a property in a manner where people engage in two or more acts which are prohibited pursuant to the laws of the state of California including possession of controlled substances, prostitution, gambling, or solicitation for unlawful conduct. As shown in Sections A and B of this report, the subject site has been maintained in a manner that continues to increasingly attract unlawful activity and operates as a public nuisance.

The City of Stanton continuously seeks to find a balance between supporting its businesses and protecting the community from negative impacts and nuisance behavior. In this case, all available data shows that the subject site has become a public nuisance and current ownership has not shown consistent efforts to secure the property or deter nuisance activity on the property. The current state of the subject site requires immediate corrective action which the current property owner has not been able to consistently implement. The City of Stanton cannot continue to allow the degradation of the property, the negative impacts on the community, and the drain on public safety resources. The conditions of and operation of the motel use have significantly changed from its original approval in 1983 and must now be revoked to terminate the privilege of operating a motel at the subject site.

## **ENVIRONMENTAL ANALYSIS**

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



Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The recommended action is the revocation of an existing approval to cease nuisance activity which has negatively impacted the surrounding community.

### **PUBLIC NOTIFICATION**

Notice of the Public Hearing was emailed and mailed to the Property owner on December 7, 2023, and also provided to property owners within a 500-foot radius of the property on December 7, 2023. A Public Hearing notice was also published in the Orange County Register on December 9, 2023 and made public through the agenda-posting process. Further, though it was not legally required, an additional notice was mailed to the Property Owner and its management on December 9, 2023 to provide more detailed grounds for why the PPDR was being recommended to the Planning Commission for revocation.

Prepared by,

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Crystal Landavazo  
Community and Economic Development Director

### **ATTACHMENTS**

- A. Draft Resolution No. 2562
- B. Orange County Sheriff's Department Memo, dated November 17, 2023
- C. Email Correspondence
  - 1. March 13, 2023
    - a. Ack Letter 2022
    - b. Lighting Photos 1-5
    - c. Dixie Hollywood Story
    - d. Dixie OC License Plate
    - e. Parking Permit Dixie OC
    - f. Towing Authorization Dixie OC 2022
    - g. Towing Dixie OC 2022
  - 2. April 25, 2023
  - 3. June 1, 2023
  - 4. June 27, 2023
  - 5. September 7, 2023
    - a. Site Visit Photos
  - 6. September 12, 2023
  - 7. September 13, 2023
- D. CA Hospitality One vs Stanton Decision, December 8, 2023

- E. Letters of Incomplete Filing for Expansion Application
  - a. August 22, 2023
  - b. February 16, 2023
  - c. May 17, 2023
  - d. September 5, 2023
  - e. November 9, 2023
- F. Security Plan Template
- G. Planning Commission Resolution 859
- H. Precise Plan of Design, 1983 Approval for Motel Use
- I. 1981 Stanton Municipal Code Chapter 20.92

## **ATTACHMENT A**

Draft Resolution No. 2562



## RESOLUTION NO. 2562

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON REVOKING RESOLUTION NO. 859 AND REVOKING PRECISE PLAN OF DESIGN 435 FOR THE DEVELOPMENT AND OPERATION OF A PUBLIC LODGING/MOTEL USE ON THE PROPERTY LOCATED 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 PUBLIC LODGING/MOTEL USE AND MAKING A FINDING OF EXEMPTION FROM CEQA**

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

**WHEREAS**, on December 20, 2023, the Planning Commission of the City of Stanton ("City") conducted a duly noticed public hearing concerning the revocation of Resolution No. 859, which approved Precise Plan of Design (PPD) P-435 located at 11632 Beach Boulevard in the General Mixed-Use Overlay/Commercial General (CG) Zone (the "Property"); and

**WHEREAS**, the Property has operated as a motel use since its development in 1983 and has changed ownership on at least two occasions, with the subject site currently operating under the business name of Dixie Orange County Hotel ("Dixie" or "Motel") and owned by California One Hospitality, LLC, who has been represented by Deepa Patel, (the "Owner"); and

**WHEREAS**, an assessment of Orange County Sheriff's Department (OCSD) data was conducted to review the calls for service generated by 10 motels within the City and resulting data showed that the Dixie Orange County Hotel generated the highest ratio of calls per guest room; and

**WHEREAS**, during the five-year assessment period from the Orange County Sheriff's Department from 2019 to 2023, the Dixie Orange County Hotel increased the number of calls for service every year from 47 calls in 2019 to 172 calls in 2023 through November 30, 2023; and

**WHEREAS**, the criminal activity that generated these calls for service include narcotic violations, assault with a deadly weapon, warrant arrest, prostitution, shots heard, investigate dead body, amongst several others and reflect the severity of the public nuisance that has been created through the operation of the motel use on the subject property; and

**WHEREAS**, data provided by the Orange County Sheriff's Department identifies an 183 percent increase in total arrests and citations between 2019 and November 2023; and

**WHEREAS**, an assessment of Orange County Fire Authority (OCFA) data was conducted to review the calls for service generated by 7 motels within the City during the five-year assessment period from 2019 to 2023, the Dixie Orange County Hotel increased the number of calls for emergency medical service every year from 6 calls in 2019 to 38 calls in 2023 through December 13, 2023, a 533 percent increase; and

**WHEREAS**, the emergency activity that generated these calls for service include trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness, amongst several others and reflect the severity of the public nuisance that has been created through the operation of the motel use on the subject property; and

**WHEREAS**, the Property has operated as a motel for 40 years. However, over time, the continued operation of the use has resulted in increasingly negative impacts to the community. The premises are a public nuisance that drain vital community resources. In the past year, City administration and staff have worked to address the adverse conditions with the current owner in a series of meetings and correspondence. Despite that coordination, the Property conditions have only further degraded, and the Motel management has demonstrated that it is unable or unwilling to alleviate the substantial nuisances. The calls for service include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigation of dead bodies; and

**WHEREAS**, the Property Owner has failed to provide consistent effort to implement programs and security measures that would safeguard the property from continued criminal activity and nuisance behavior, as detailed in the staff report related to this resolution; and

**WHEREAS**, two motels operating in close proximity to the subject site have significantly lower ratios of calls for service and calls for emergency service and have both shown an overall reduction of calls for service in the five year assessment period from 2019 to 2023; and

**WHEREAS**, Planning Commission Resolution 859, which originally approved the development and operation of the motel use on the subject site, established Condition 2.a. which established that failure to comply with all applicable provisions of the Municipal Code is grounds for revocation. However, the Property Owner has failed to maintain the registration, sanitary, and security provisions required by the Stanton Municipal Code Section 9.52; and

**WHEREAS**, Stanton Municipal Code Section 9.16.020 establishes that it is unlawful and declared to be a public nuisance when a property owner or lessee maintains a property in a manner where people engage in two or more acts which are prohibited pursuant to the laws of the state of California including possession of controlled substances, prostitution, gambling, or solicitation for unlawful conduct. Data provided by the Orange County Sheriff's Department has shown that the subject site is maintained in this manner and is thus designated as a public nuisance as defined by the Stanton Municipal Code; and

**WHEREAS**, even the property owner agrees that the current use is a public nuisance. In correspondence to the City Manager dated September 13, 2023, the property owner wrote, among other things, , "I went to the property and it was a shit show of drugs[,] homeless[,] and prostitution. ...[A]s of now from what I saw it does look like a nuisance." However, nuisance activity has continued to occur on the property; and

**WHEREAS**, a "precise plan of design" is now referred to as a "site plan and design review" in the current Stanton Municipal Code (See SMC § 16.72.010; and Ch. 20.530). Stanton

Municipal Code Section 20.630 establishes a revocation procedure for previously approved permits or approvals and specifies that the City's action to revoke a permit or approval shall have the effect of terminating the permit approval and denying the privileges granted by the original approval; and

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

**WHEREAS**, the proposed revocation is Exempt by Statute from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The recommended action is the revocation of an existing approval to cease nuisance activity which has negatively impacted the surrounding community; and

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

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

**SECTION 1:** The foregoing recitals are true and correct and are incorporated herein by reference.

**SECTION 2:** The proposed revocation is Exempt by Statute from the requirements to prepare additional environmental documentation per California Environmental Quality Act (CEQA) Guidelines, Section 15270 (Projects Which Are Disapproved). This section specifies that CEQA does not apply to projects which a public agency disapproves. The action is to revoke an existing approval to cease nuisance activity which has negatively impacted the surrounding community.

**SECTION 3:** That in accordance with the findings as set forth in Chapter 20.635.050(A)(1), (3), (6), and (7), respectively, of the Stanton Municipal Code ("SMC"):

- A. Circumstances under which the permit or approval was granted have been changed by the applicant to an extent that one or more of the findings that justified the original approval can no longer be made, and the public health, safety, and welfare require the modification or revocation.

Former SMC Section 20.92.010, which existed at the time the original PPD 435 was approved, provided the "purpose" of a precise plan of design to, among other things, "...to accomplish...enjoyment of property in any zone while at the same time imposing a uniformity and regulation and restriction to protect the use and enjoyment of surrounding properties...." Moreover, former SMC Section 20.92.050 provides that grounds for rejecting a proposed PPD was, in relevant part, "If the precise plan of design would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by



this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections." In the original approval, the City's police services raised no concerns about the public health, safety, and welfare related to the approval of PPD-435.

However, the operations on the Property have altered in a manner such that the original findings can no longer be made. The surrounding properties have been and are being detrimentally affected by the Motel use, and the public peace, safety, and general welfare has been adversely affected to a degree greater than permitted by the Stanton Municipal Code. The criminal nuisance activity has progressively increased over the last five years and resulted in increased calls for service from the Orange County Sheriff's Department, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an increase of 266 percent. Moreover, over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room.

The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels. The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigate dead body. Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property (i.e., 400 amphetamine pills and a half pound of methamphetamine) suggest that they are for dealing, not just for personal use. Just in May 2023, Orange County Sheriff's Department received an emergency call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and plead guilty in June 2023 of attempting to set fire and burn one of the buildings at the Dixie with a "flammable and combustible incendiary device." (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.) The following are additional examples of the types of calls that the City and its law enforcement have received:

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing "tweakers" into his room and disobeying policy about unauthorized guests.
- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that "Dixie cameras do not record," which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she

did not feel safe, someone was "making a lottery" on her, and that someone was going to take her away.

- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years. There have been a total of 53 arrests and 25 citations at the Property in the last five years. The illicit activity at the site is an incredible drain on City resources. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The emergency medical service activity has also progressively increased over the last five years and resulted in increased calls for service from the Orange County Fire



Authority. In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate.

The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 1.05 calls for service per guest room; and
- The types of calls for service for 2023 were as follows:
  - Trauma/Assault/Bleeding: 10
  - Overdose/Drugs: 6
  - Chest Pain/Cardiac Arrest: 5
  - Unconscious/Unknown: 5
  - Unknown Medical Aid: 5
  - Back Pain: 2
  - Seizure: 2
  - Behavior/Suicide: 1
  - Fall: 1
  - Respiratory: 1

During the original document review, law enforcement did not express concerns related to the issuance of this permit on the grounds of detrimental impacts to public health, safety, and welfare issues. Those circumstances have drastically changed. The findings of the current use are that the public health, safety, and welfare are endangered by this use and require revocation to safeguard the public.

- B. One or more of the conditions of the original permit or approval have not been substantially fulfilled or have been violated.

Resolution 859, which approved the development and use of the motel on the Property includes conditions of approval, including Condition 2(a), which provides, "That all applicable requirements of the Stanton Municipal Code be met." Moreover, Condition 2(e) provides, "Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation." Multiple violations of the Stanton Municipal Code have been violated, including:

- SMC section 9.16.020 provides that it is unlawful and it is declared to be a public nuisance for any person owning, leasing, occupying, or having charge of any...commercial...property within the city, to maintain such property in such a manner that any of the following conditions are found to exist thereon:
  - Subsection (I): "Building exterior, roofs, landscaping, grounds, walls, retaining and crib walls, fences, driveways, parking lots, sidewalks, or walkways which are maintained in such condition so as to become defective, unsightly, cracked or no longer viable." Moreover, Subsection (J) provides the following as a public nuisance, "The accumulation of dirt,



litter, feces, or debris in doorways, adjoining sidewalks, walkways, courtyards, patios, parking lots, landscaped or other areas." Here, during a City inspection on September 7, 2023, trash was overflowing from the trash enclosures such that the parking lot and Motel grounds had become unsightly. A photograph of the overflowing trash is provided in the staff report associated with this resolution.

- Subsection (W): "Any other condition declared by any state, county, or city statute, code, or regulation to be a public nuisance." Here, Penal Code 370 defines "Public nuisance" as, "Anything which is injurious to health, or is indecent, or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a public nuisance." Moreover, Civil Code section 3479 provides a "Nuisance" is "Anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance."

Here, the crimes that are occurring on the Property as described in the staff report and Finding A above are injurious to the health, indecent, and offensive to the senses. They include crimes including narcotic violations, robberies, carjacking, battery, burglaries, disorderly conduct – prostitution, an attempt to set the Property on fire with an incendiary device, armed robbery, and weapons violations. And these crimes occur at such a frequency that it is offensive to the entire community. As such, the revocation is necessary in order to put an end to this unchecked growth of public nuisances at this location.

- Subsection (AA): "Any building, use or structure wherein one or more persons engage, or have engaged, in two or more acts which are prohibited pursuant to the laws of the state of California, the provisions of this code or any other penal ordinance of this city, including, but not limited to the following acts: (1) Unlawful possession or use of controlled substances, or (2) Prostitution. Here, there have been numerous calls for police services relating to narcotics and prostitution.

#### **Unlawful possession or use of controlled substances.**

- The unlawful narcotics that have been found on the Property include black tar heroin, cocaine, and methamphetamine in large quantities that suggest that they are being sold to others and not just for personal use.

- On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing "tweakers" into his room and disobeying policy about unauthorized guests.
- On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.

#### **Prostitution.**

- On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was "making a lottery" on her, and that someone was going to take her away.
- On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.

#### **Injurious to the senses/Indecent/Interferes with the comfortable enjoyment of life or property.**

- On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that "Dixie cameras do not record," which implies that security measures at the Motel are not effective.
- On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife,



- demanded her wallet, and then stabbed her and ran away with her wallet.
    - On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June 2023 to attempting to set fire and burn one of the buildings at the Dixie with a "flammable and combustible incendiary device." (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)
    - On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
    - On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.
    - Calls for emergency services including trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness.
- SMC Section 9.52.040 requires that, as part of the registration process at a public lodging facility, each guest must identify all occupants of a room and collect vehicle registration information. However, in discussions with the City Manager, the property owner has stated that they collect registration from guests but have no control over additional guests that occupy the room. Additionally, the City Manager's site visit on September 7, 2023 showed that many of the vehicles did not display verification that they had been registered with the motel
- SMC Section 9.52.090 and 9.52.100 requires that garbage and putrescible matter, whether mixed with rubbish or other matter or not, shall be kept in watertight receptacles with close-fitting lids. The garbage bin was observed to be uncovered and overflowing which is not in compliance with this provision.
- SMC Section 9.52.150 requires public lodging facilities to install and maintain in proper operating order security cameras throughout the property. In at least one police report dated March 5, 2021, there was a report that the Dixie cameras were not working. The continuously increasing calls for service for criminal activity such as narcotics violations, prostitution, weapons violations, assault with a deadly weapon, resulting in 53 arrests and 25 citations on the subject site show that the motel operators have not focused on complying with security measures required by Stanton Municipal Code Section 9.52.150.
- SMC section 16.04.010 adopts the California Building Code, which provides that a building permit shall be required for the erection or construction of any structure. SMC section 20.710.190 states the following: A "structure" is defined as, "anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground." On or about September 21, 2023, an illegal gate was erected at the Property without a proper building permit. A verbal courtesy notice was provided to the general manager on September 21, 2023, the first administrative citation was issued to the Property owner on September 26, 2023, the second and third administrative citations were issued for September 27, 2023, and September 28, 2023, and the gate was not taken down until on or about October 2, 2023.



The Property owner is in agreement with the City that the conditions at the Property are a nuisance. In her own words, she called the Property conditions "a shit show of drugs[,] homeless[,] and prostitution." Neither the Property owner nor manager have taken consistent action to effectively abate the nuisance conditions at the Property. A condition of the original permit was that the use should comply with the SMC. The Municipal Code provides that a law must be followed, and the current use violates both local law and state law by operating as a public nuisance. Thus, a revocation of PPD 859 is necessary and appropriate to safeguard the public health, welfare, and safety.

- C. An improvement authorized in compliance with the permit or approval is in violation of any applicable code, law, ordinance, regulation, or statute.

Both the SMC and state law have been violated as follows.

- SMC section 9.16.020 provides that it is unlawful and it is declared to be a public nuisance for any person owning, leasing, occupying, or having charge of any...commercial...property within the city, to maintain such property in such a manner that any of the following conditions are found to exist thereon:
  - Subsection (I): "Building exterior, roofs, landscaping, grounds, walls, retaining and crib walls, fences, driveways, parking lots, sidewalks, or walkways which are maintained in such condition so as to become defective, unsightly, cracked or no longer viable." Moreover, Subsection (J) provides the following as a public nuisance, "The accumulation of dirt, litter, feces, or debris in doorways, adjoining sidewalks, walkways, courtyards, patios, parking lots, landscaped or other areas." Here, during a City inspection on September 7, 2023, trash was overflowing from the trash enclosures such that the parking lot and Motel grounds had become unsightly. A photograph of the overflowing trash is provided in the staff report associated with this resolution.
  - Subsection (W): "Any other condition declared by any state, county, or city statute, code, or regulation to be a public nuisance." Here, Penal Code 370 defines "Public nuisance" as, "Anything which is injurious to health, or is indecent, or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a public nuisance." Moreover, Civil Code section 3479 provides a "Nuisance" is "Anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance."

Here, the crimes that are occurring on the Property as described in the staff report and Finding A above are injurious to the health, indecent, and offensive to the senses. They include crimes including narcotic violations, robberies, carjacking, battery, burglaries, disorderly conduct – prostitution, an attempt to set the Property on fire with an incendiary device, armed robbery, and weapons violations. And these crimes occur at such a frequency that it is offensive to the entire community. As such, the revocation is necessary in order to put an end to this unchecked growth of public nuisances at this location.

- Subsection (AA): "Any building, use or structure wherein one or more persons engage, or have engaged, in two or more acts which are prohibited pursuant to the laws of the state of California, the provisions of this code or any other penal ordinance of this city, including, but not limited to the following acts: (1) Unlawful possession or use of controlled substances, or (2) Prostitution. Here, there have been numerous calls for police services relating to narcotics and prostitution.

#### **Unlawful possession or use of controlled substances.**

- The unlawful narcotics that have been found on the Property include black tar heroin, cocaine, and methamphetamine in large quantities that suggest that they are being sold to others and not just for personal use.
- On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing "tweakers" into his room and disobeying policy about unauthorized guests.
- On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.

#### **Prostitution.**

- On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was "making a lottery" on her, and that someone was going to take her away.

- On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.

**Injurious to the senses/Indecent/Interferes with the comfortable enjoyment of life or property.**

- On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that "Dixie cameras do not record," which implies that security measures at the Motel are not effective.
- On April 8, 2023, a woman reported that while she was walking to her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.
- On May 11, 2023, there was a call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and pled guilty in June 2023 to attempting to set fire and burn one of the buildings at the Dixie with a "flammable and combustible incendiary device." (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.)
- On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.
- Calls for emergency services including trauma, assault, bleeding, overdose, drugs, chest pain/cardiac arrest, and unconsciousness.
- SMC Section 9.52.040 requires that, as part of the registration process at a public lodging facility, each guest must identify all occupants of a room and collect vehicle registration information. However, in discussions with the City Manager, the property owner has stated that they collect registration from guests but have no control over additional guests that occupy the room. Additionally, the City Manager's site visit on September 7, 2023 showed that many of the vehicles



- did not display verification that they had been registered with the motel
- SMC Section 9.52.090 and 9.52.100 requires that garbage and putrescible matter, whether mixed with rubbish or other matter or not, shall be kept in watertight receptacles with close-fitting lids. The garbage bin was observed to be uncovered and overflowing which is not in compliance with this provision.
- SMC Section 9.52.150 requires public lodging facilities to install and maintain in proper operating order security cameras throughout the property. In at least one police report dated March 5, 2021, there was a report that the Dixie cameras were not working. The continuously increasing calls for service for criminal activity such as narcotics violations, prostitution, weapons violations, assault with a deadly weapon, resulting in 53 arrests and 25 citations on the subject site show that the motel operators have not focused on complying with security measures required by Stanton Municipal Code Section 9.52.150.
- SMC section 16.04.010 adopts the California Building Code, which provides that a building permit shall be required for the erection or construction of any structure. SMC section 20.710.190 states the following: A "structure" is defined as, "anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground." On or about September 21, 2023, an illegal gate was erected at the Property without a proper building permit. A verbal courtesy notice was provided to the general manager on September 21, 2023, the first administrative citation was issued to the Property owner on September 26, 2023, the second and third administrative citations were issued for September 27, 2023, and September 28, 2023, and the gate was not taken down until on or about October 2, 2023.

The Property owner is in agreement with the City that the conditions at the Property are a nuisance. In her own words, she called the Property conditions "a shit show of drugs[,] homeless[,] and prostitution." Neither the Property owner nor manager have taken consistent action to effectively abate the nuisance conditions at the Property. A condition of the original permit was that the use should comply with the SMC. The Municipal Code provides that a law must be followed, and the current use violates both local law and state law by operating as a public nuisance. Thus, a revocation of PPD 859 is necessary and appropriate to safeguard the public health, welfare, and safety.

- D. The improvement/use allowed by the permit or approval has become detrimental to the public health, safety, or welfare or the manner of operation constitutes or is creating a nuisance.

The operations on the Property have altered in a manner such that the original findings can no longer be made. The surrounding properties have been and are being detrimentally affected by the Motel use, and the public peace, safety, and general welfare has been adversely affected to a degree greater than permitted by the Stanton Municipal Code. The criminal nuisance activity has progressively increased over the last five years and resulted in increased calls for service from the Orange County Sheriff's Department, from 47 calls in 2019 to 172 calls in 2023 (through November 2023), an increase of 266 percent. Moreover, over the past five years, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 12.3 calls for service per guest room.

The types of calls for service at the Dixie go well beyond the common disturbances typically associated with motels. The call types include assault with a deadly weapon, carjacking, shots heard, robbery in progress, battery, prostitution, and investigate dead body. Some of the illicit narcotics that have been found at the Dixie include black tar heroin, cocaine, methamphetamine, and amphetamine pills. Some of the large quantities of drugs that have been found at the Property (i.e., 400 amphetamine pills and a half pound of methamphetamine) suggest that they are for dealing, not just for personal use. Just in May 2023, Orange County Sheriff's Department received an emergency call regarding an individual with a pipe bomb. The suspect was apprehended, prosecuted, and plead guilty in June 2023 of attempting to set fire and burn one of the buildings at the Dixie with a "flammable and combustible incendiary device." (See *People v. Domville*, Orange County Superior Court Case No. 23WF1522.) The following are additional examples of the types of calls that the City and its law enforcement have received:

- Disturbance. On May 7, 2020, the Motel owner called law enforcement about a male who keeps bringing "tweakers" into his room and disobeying policy about unauthorized guests.
- Investigate dead body. On February 9, 2021, Orange County Fire Authority arrived at the Motel parking lot to investigate a report of an unconscious male. The individual was pronounced dead.
- Assault with deadly weapon. On March 5, 2021, there was a report regarding a Motel guest who was walking his dog when another Motel guest got out of his vehicle and struck the man five- to six times with a bat, causing injury to the front and back of his head. The report provides that "Dixie cameras do not record," which implies that security measures at the Motel are not effective.
- Investigate dead body. On April 22, 2021, law enforcement responded to a report of a person who was not breathing in a Motel room. On arrival, OCSD deputies performed CPR on the individual and gave him Narcan due to a report that the individual took fentanyl. The man was eventually pronounced deceased.
- Suspicious person/circumstances. On November 18, 2021, a woman reported from the Motel that she was subject to some kind of sex trafficking. The caller said she did not feel safe, someone was "making a lottery" on her, and that someone was going to take her away.
- Disturbance. On August 24, 2022, a call was received from an alleged Motel guest who claimed that he could not leave his room because there were so many people outside in the hallway doing drugs.
- Weapons violation. On August 30, 2022, a suspect was detained at the Motel and patted down for weapons. Law enforcement found a stolen handgun in his waistband.
- Suspicious person/circumstances. On December 10, 2022, a female called and reported that a male had touched her genitals at the Motel.
- Disturbance. On March 12, 2023, there was a report regarding a dispute between a prostitute and another individual over sexually illicit services. The reporting party stated that a male was going room to room looking for the female and threatening to kill her.
- Robbery report. On April 8, 2023, a woman reported that while she was walking to



her room at the Dixie, a man threatened her with a three-inch knife, demanded her wallet, and then stabbed her and ran away with her wallet.

- Disturbance. On April 25, 2023, a woman called law enforcement claiming that there was a man in the Motel who was threatening to shoot her with a gun after he gave her money for sex and she refused.
- Suspicious person in vehicle. On May 12, 2023, there was a report that two individuals were sitting in a vehicle parked in the Dixie parking lot who were doing drugs. The report was that they had been there for hours with other vehicles pulling up and getting things from them.
- Assault with deadly weapon report. On June 8, 2023, a woman reported that while she was at the Dixie, a male went up to her room and tried to hit her across her face with a gun.
- Suspicious person/circumstances. On July 7, 2023, a woman reported that her pimp had forced her friend into his vehicle at the Dixie and driven off.
- Disturbance. On July 27, 2023, there was a report about a woman who had fentanyl in her pockets and was trying to sell the illicit narcotics to other Dixie motel guests.
- Suspicious person in vehicle. On August 29, 2023, a call was received regarding an individual bleeding from the ribs, unconscious, and not breathing at the Dixie. The victim was transported to UCI Medical Center and later reported that he was involved in an altercation at the Motel and stabbed in the chest.

The frequency of calls for service, combined with the severity and significance of the types of calls, then translate into increased arrests and citations, resulting in a 183 percent increase in arrests and a 600 percent increase in citations over the past five years. There have been a total of 53 arrests and 25 citations at the Property in the last five years. The illicit activity at the site is an incredible drain on City resources. Calls for service at the Dixie have resulted in an increase of almost 200 percent in consumed police time, from 59 hours in 2019 to 175+ hours in 2023. Those hours do not reflect the hours spent by City administration and staff dealing with the code enforcement issues at the property.

The emergency medical service activity has also progressively increased over the last five years and resulted in increased calls for service from the Orange County Fire Authority. In the past five years since the current Property Owner took ownership of the Motel, the number of emergency medical services calls relating to the Property have increased at an alarming rate.

The data demonstrates:

- During that time, the calls for service related to the Dixie have significantly increased, from 6 calls in 2019 to 38 calls in 2023 (through December 13, 2023), an increase of 533 percent; and
- In 2023, the Dixie had the highest ratio of calls for service to number of rooms amongst all Stanton motels at 1.05 calls for service per guest room; and
- The types of calls for service for 2023 were as follows:
  - Trauma/Assault/Bleeding: 10
  - Overdose/Drugs: 6
  - Chest Pain/Cardiac Arrest: 5
  - Unconscious/Unknown: 5



- Unknown Medical Aid: 5
- Back Pain: 2
- Seizure: 2
- Behavior/Suicide: 1
- Fall: 1
- Respiratory: 1

During the original document review, law enforcement did not express concerns related to the issuance of this permit on the grounds of detrimental impacts to public health, safety, and welfare issues. Those circumstances have drastically changed. The findings of the current use are that the public health, safety, and welfare are endangered by this use and require revocation to safeguard the public.

**SECTION 4:** That based upon the above findings, the Planning Commission hereby **REVOKES** Resolution 859 which revokes all privileges granted for Precise Plan of Design P-435.

**SECTION 5.** Effective Date. The motel use on the property must cease operations within 90 calendar days of the adoption of this resolution.

**SECTION 6.** Custodian of Records. The Custodian of Records for this project is the Planning Commission Secretary. The documents related to this proceeding are kept at City Hall located at 7800 Katella Avenue Stanton CA 90680.

**SECTION 7.** Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Planning Commission hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

**ADOPTED, SIGNED AND APPROVED** by the Planning Commission of the City of Stanton at a regular meeting held on December 20, 2023 by the following vote, to wit:

**AYES:**        **COMMISSIONERS:** \_\_\_\_\_

**NOES:**        **COMMISSIONERS:** \_\_\_\_\_

**ABSENT:**    **COMMISSIONERS:** \_\_\_\_\_

**ABSTAIN:**   **COMMISSIONERS:** \_\_\_\_\_

\_\_\_\_\_  
Joan Ash, Chairperson  
Stanton Planning Commission

\_\_\_\_\_  
Crystal Landavazo  
Community & Economic  
Development Director

## **ATTACHMENT B**

Orange County Sheriff's Department Memo,  
dated November 17, 2023



# ORANGE COUNTY SHERIFF'S DEPARTMENT

EXTERNAL MEMO

**To:** Hannah Shin-Heydorn  
**From:** Captain C. Walters #8208  
**Date:** November 17, 2023  
**RE:** The Dixie Motel



The Dixie Motel is located at 11632 Beach Blvd in the city of Stanton. The city of Stanton has seen a consistent increase in calls for service at or relating to the Dixie Motel since 2019. Total calls for service were measured by querying the term "Dixie" in the Computer Aided Dispatch (CAD) call narrative. Calls were filtered further to represent those with an "Incident Location" of 11632 Beach Blvd., or nearby cross streets, when the call was related to activity that had just occurred at the Dixie Motel. For example, a traffic stop may be initiated in the area following suspicious activity that was observed in the Dixie Motel parking lot.

The following is the total calls for service and total consumed time per year.

<u>Year</u>	<u>Calls for service</u>	<u>Consumed Time</u>
2019	50	59:52
2020	57	75:06
2021	78	61:21
2022	90	104:30
2023	168	175:07

The city of Stanton has seen a consistent increase in arrests at or relating to the Dixie Motel since 2019. There was an 82% increase in total arrests, including citations, between 2022 and YTD 2023.

The followig is the total number of arrests or citations related to the Dixie Motel per year.

## 2019

1. Arrest- 4
2. Citation- 2

## 2020

1. Arrest- 13
2. Citation- 1

## 2021

1. Arrest- 3
2. Citation- 1

## 2022

1. Arrest- 11
2. Citation- 6

## 2023 (year to date)

1. Arrest- 17
2. Citation- 14

The following charts below display raw data pertaining to the citations and arrest made by Deputy Sheriff's at the the Dixie Motel.

### 2019

Incident Date	Location	Complaint	Cite	Arrest
01/08/2019 12:26	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/20/2019 11:55	BEACH BLVD // KATELLA AV	11357 - MARIJUANA VIOLATION		1
08/21/2019 13:59	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
09/12/2019 12:57	11632 BEACH BLVD	925C - SUSPICIOUS PERSON IN VEH	1	
09/16/2019 11:22	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
11/21/2019 16:51	11632 BEACH BLVD	INFO - INFORMATION REPORT		2

### 2020

Incident Date	Location	Complaint	Cite	Arrest
01/14/2020 12:32	11632 BEACH BLVD	WPNS - WEAPONS VIOLATION	1	
01/16/2020 05:14	11622 BEACH BLVD	503L - STOLEN VEHICLE LOCATED		1
03/24/2020 20:51	11632 BEACH BLVD	503L - STOLEN VEHICLE LOCATED		1
04/23/2020 21:34	BEACH BLVD // ORANGEWOOD AV	211R - ROBBERY REPORT		1
07/06/2020 21:09	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION		1
07/15/2020 11:49	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
07/16/2020 23:14	BEACH BLVD // ORANGEWOOD AV	503L - STOLEN VEHICLE LOCATED		2
07/20/2020 12:44	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		2
08/31/2020 10:43	11632 BEACH BLVD	243E1 - DOMESTIC BATTERY		1
09/08/2020 20:21	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
09/16/2020 10:22	11632 BEACH BLVD	530.5 - ID THEFT		1
12/16/2020 00:56	11632 BEACH BLVD	WRNT - WARRANT ARREST		1

**2021**

Incident Date	Location	Complaint	Cite	Arrest
03/12/2021 09:47	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
04/07/2021 17:29	11632 BEACH BLVD	503L - STOLEN VEHICLE LOCATED		1
04/11/2021 00:35	11632 BEACH BLVD	496 - RECEIVING STOLEN PROPERTY		1
11/04/2021 11:32	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION		1

**2022**

Incident Date	Location	Complaint	Cite	Arrest
01/15/2022 13:02	11632 BEACH BLVD	243E1 - DOMESTIC BATTERY		1
04/30/2022 12:40	ORANGEWOOD AV // BEACH BLVD	422R - CRIMINAL THREATS REPORT		1
05/14/2022 11:20	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
07/18/2022 20:04	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
08/16/2022 12:13	7050 KATELLA AV	459.5 - SHOPLIFTING	1	
08/21/2022 19:59	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
08/30/2022 01:46	11632 BEACH BLVD	WPNS - WEAPONS VIOLATION		1
09/19/2022 07:24	11632 BEACH BLVD	503L - STOLEN VEHICLE LOCATED	1	
09/19/2022 10:38	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
10/28/2022 05:24	BEACH BLVD // STARR ST	MUNI - MUNICIPAL CODE VIOLATIONS	1	
11/10/2022 21:36	BEACH BLVD // CHAPMAN AV	11350 - NARCOTIC VIOLATION		1
11/12/2022 00:20	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
11/16/2022 00:15	11632 BEACH BLVD	503T - STOLEN VEHICLE TRACKING SYSTEM ACTIVATED		1
11/23/2022 07:44	BEACH BLVD // CENTRAL AV	MUNI - MUNICIPAL CODE VIOLATIONS	1	
12/05/2022 15:30	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
12/06/2022 00:04	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
12/13/2022 13:20	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	

**2023**

Incident Date	Location	Complaint	Cite	Arrest
01/05/2023 11:41	ORANGEWOOD AV // BEACH BLVD	503L - STOLEN VEHICLE LOCATED		1
01/11/2023 12:28	11632 BEACH BLVD	148 - RESISTING ARREST		1
01/17/2023 11:49	11632 BEACH BLVD	WRNT - WARRANT ARREST		2
03/01/2023 11:49	BEACH BLVD // PINE LN	11350 - NARCOTIC VIOLATION	1	
05/11/2023 15:08	BEACH BLVD // ORANGEWOOD AV	451 - ARSON		1
06/11/2023 15:07	11632 BEACH BLVD	WRNT - WARRANT ARREST		2
06/21/2023 00:46	BEACH BLVD // ORANGEWOOD AV	211 - ROBBERY IN PROGRESS		2
06/26/2023 09:02	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
06/29/2023 01:04	BEACH BLVD // ORANGEWOOD AV	11350 - NARCOTIC VIOLATION		1
07/07/2023 06:29	11632 BEACH BLVD	925 - SUSPICIOUS PERSON/CIRCS		1



08/07/2023 20:55	11632 BEACH BLVD	211 - ROBBERY IN PROGRESS		1
08/08/2023 22:29	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/14/2023 03:06	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/14/2023 04:24	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	2	
08/24/2023 22:47	11632 BEACH BLVD	602 - TRESPASSING	2	
08/24/2023 23:53	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
08/28/2023 22:26	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
09/01/2023 20:20	BEACH BLVD // CHESTER AV	148 - RESISTING ARREST		2
09/08/2023 10:35	11632 BEACH BLVD	PED - PEDESTRIAN CHECK	1	
09/16/2023 02:19	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
09/19/2023 03:25	11632 BEACH BLVD	11350 - NARCOTIC VIOLATION	1	
09/25/2023 11:33	11632 BEACH BLVD	WRNT - WARRANT ARREST		1
10/02/2023 22:14	11632 BEACH BLVD	602 - TRESPASSING	1	
10/08/2023 23:53	11632 BEACH BLVD	602 - TRESPASSING		1
10/24/2023 20:49	11632 BEACH BLVD	602 - TRESPASSING	1	

## **ATTACHMENT C**

### **Email Correspondence**

1. March 13, 2023
  - a. Ack Letter 2022
  - b. Lighting Photos 1-5
  - c. Dixie Hollywood Story
  - d. Dixie OC License Plate
  - e. Parking Permit Dixie OC
  - f. Towing Authorization Dixie OC 2022
  - g. Towing Dixie OC 2022
2. April 25, 2023
3. June 1, 2023
4. June 27, 2023
5. September 7, 2023
  - a. Site Visit Photos
6. September 12, 2023
7. September 13, 2023

## Shin-Heydorn, Hannah

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**From:** Aileen Caso <assistdeepainc@gmail.com>  
**Sent:** Monday, March 13, 2023 4:18 PM  
**To:** Shin-Heydorn, Hannah  
**Subject:** Fwd: Dixie Orange County - Public Safety Follow Up  
**Attachments:** Dixie 2 Lighting.JPG.JPG; Dixie 1 Lighting.JPG; Dixie 4 Lighting.JPG.JPG; Dixie Hollywood Story.pdf; Dixie 3 Lighting.JPG.JPG; Dixie 5 Lighting.JPG.JPG; Dixie OC License Plate.pdf; Parking Permit Dixie OC.pdf; TOWING DIXIE OC 2022.pdf; TOWING AUTH DIXIE OC 2022.pdf; Ack Letter 2022.pdf

Hi Paige and Hannah,

It was a pleasure meeting both of you in person a few weeks ago. I appreciate all the feedback and concerns you shared with me. I had a very serious conversation with Suresh (the leasee) and made it very clear that the operations needed to be tightened up even further to create a better standing with the city and more importantly a better business for the community.

I have attached pictures and documents that show the progress we have made so far. There is a written acknowledgment letter with the leasee discussing the issues that needed to be addressed. The lighting was completely changed so that the entire parking lot is well lit. Feel free to have a stroll in an evening whenever you'd like and provide us with feedback. We established a relationship with the tow company so that they may come and tow any cars which do not have a permit. A permit system has been implemented, as well. All gov't IDs are continued to be scanned into the system. Car license plates are being logged into the management system for easy access of reporting if a police officer may need car and owner info. And lastly, I have created an email thread with the leasee, manager, and I in which they have to report any police incidents whether they call or the police come on their own reporting the issue and details. All of this is attached to this email. If you have any further concerns please feel free to let me know. I am more than willing to work together to better the area and the property.

On a side note, I am not sure if you know the story, but this property and the one in Hollywood is a tribute to my older sister, Dixie, who was killed by a drunk driver in 1997. I have attached a copy of the Hollywood story which shares a bit of our vision and her essence that created this brand. I am very invested in this boutique brand and would like to see it prosper in a beautiful legacy to her. In no way do I want to bring a property to Stanton that would disgrace her name, so even though we are struggling a bit, due to the issues of the community right now with the type of clientele we are dealing with, I assure you we are striving for a vision greater than you may believe at this point. I hope you have hope for this property and continue to support us in the growth and beautification of it. Beach Blvd deserves a nice boutique hotel, and I will do everything I can to make Dixie Orange County the one!

Again, if you have any other feedback or concerns please let me know at anytime. I'll take action immediately.

--  
Blessings,  
Dr. Deepa Patel



Feb 24, 2023

Re: Megha Hospitality

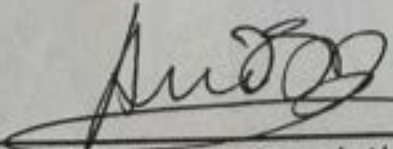
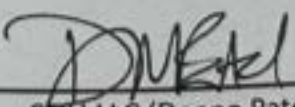
As per an in person meeting with city of Stanton we were notified of issues regarding the operations of Dixie Orange County. We have described in detail the changes needed to comply and prevent any further city issues. These issues must be remedied before March 15, 2023 and all proof must be given to the lessor, California One Hospitality LLC, so they may communicate them to the city.

- Add additional lighting to the parking lot brightening up the entire area of the parking lot – before and after pictures must be sent
- All hidden areas of the parking lot must be closed off including the area behind the swimming pool.
- All guest vehicles must be registered in the ASI system and given a dated parking permit. An easy printable report of all the cars registered at any given time should be accessible and ready to print upon request by the police and tow company.
- A relationship with a tow company to come daily in the evening to verify all cars are registered through the report and to tow away any that are not. Provide something in writing that this is being implemented and in agreement.
- Front of hotel landscaping must be maintained
- No guests who are engaging in questionable activities (prostitution or drug dealing) Only registered customers are to be allowed on the property. All registered customers have a valid ID on file.

Please consider using your own on-site security guard if the manager cannot handle customer issues. Calling the police for issues often will result in further issues.

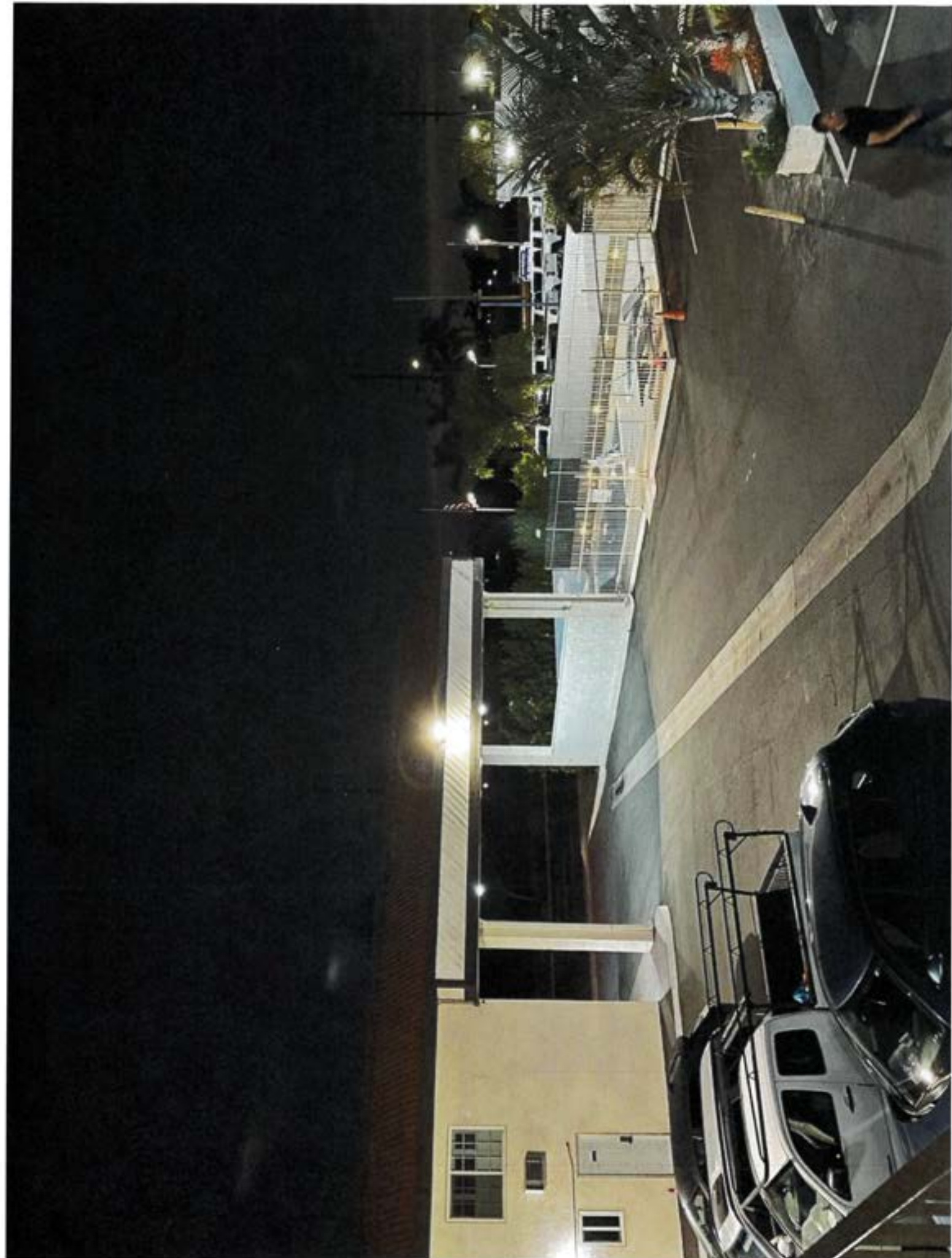
If you need help with anything or have any questions, please let me know.

This is stating that I understand the above informed information and am willing to comply.

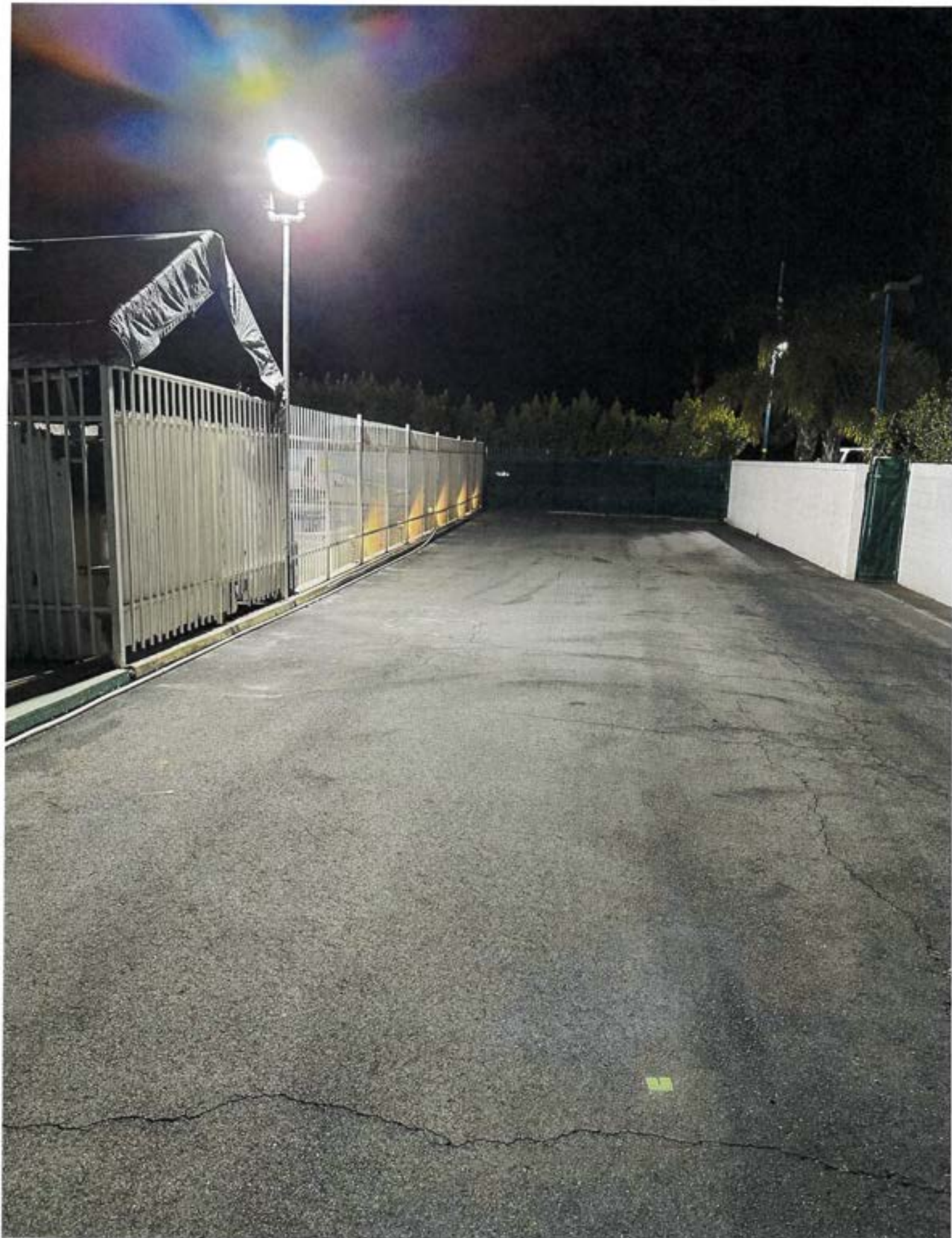
 3/6/23       3/6/23  
Megha Hospitality LLC (Suresh Ahir)      Date      COH LLC (Deepa Patel)      Date



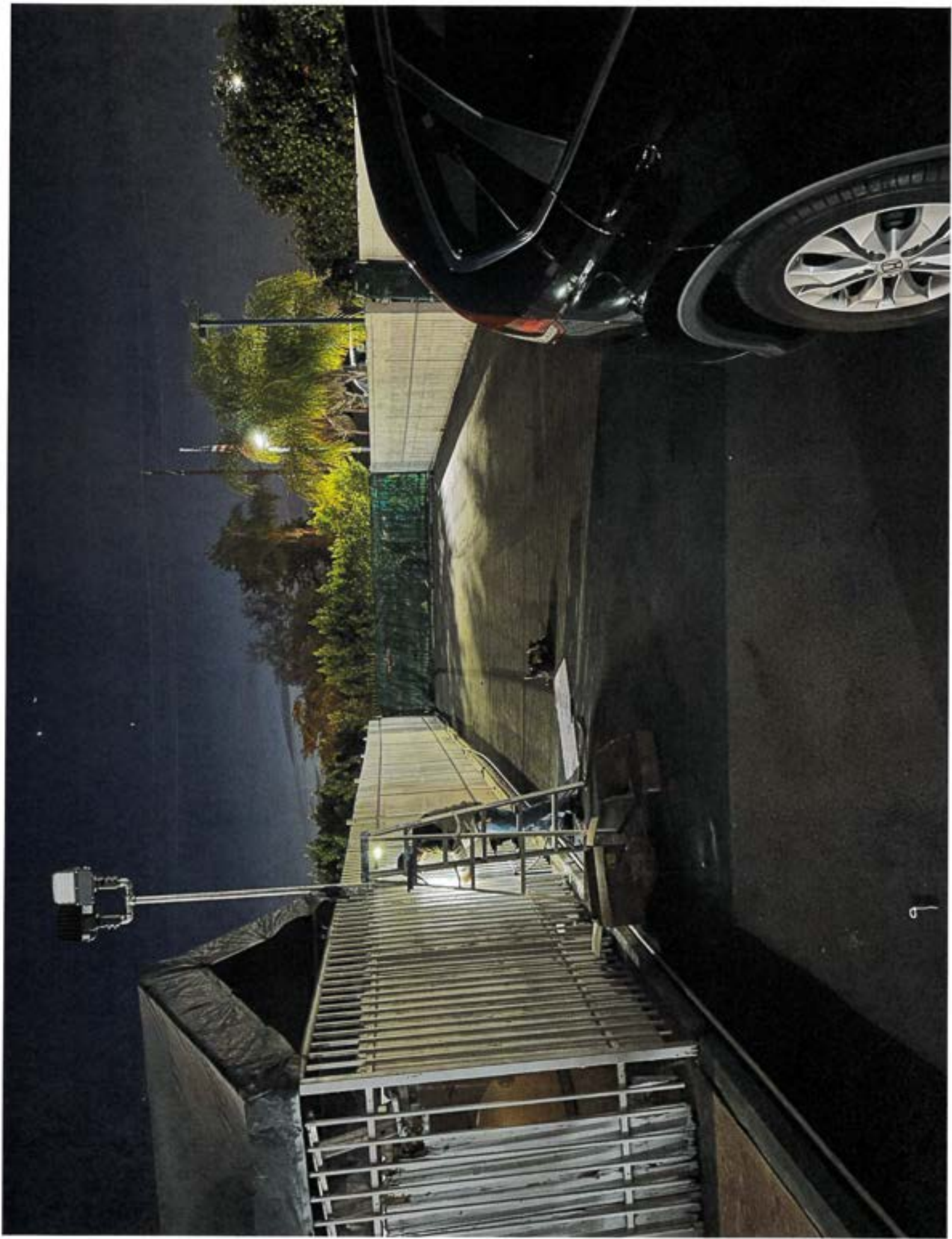


















The Dixie Hollywood Hotel is a tribute by two sisters to a third, Dixie, whose life was cut short much too soon by a drunk driver. Looking to turn a negative into a positive, the two surviving sisters created a hotel in her name that embodies the essence of who Dixie was...humble, classy, artistic, environmentally aware, compassionate, serene, and so much more.

Today, the Dixie Hollywood Hotel is a pet-friendly retro motor inn with a classy edge. An oasis along bustling Hollywood Boulevard, the hotel is lushly planted with palm trees, decorated in a calming neutral palette, and offers thoughtful amenities like Yoga bolsters with instructions on a few key poses.

The Dixie Hollywood Hotel incorporates environmentally friendly materials throughout and continually strives to reduce its carbon footprint — including operating an 80% paperless corporate office and paperless check-in/check-out.

A hotel with a conscience, not only do the owners take a holistic approach to employee management, but all toiletries and in-room amenities are collected, cleaned, recycled, and then distributed to domestic homeless shelters and developing countries. Gently worn linens are donated to a local domestic violence shelter and more heavily worn linens are donated to a local animal shelter. A portion of the hotel's revenue is donated to help promote drunk driving awareness through organizations like MADD (Mothers Against Drunk Driving) and others, and hotel management encourages guests who may have indulged a bit too much to call them to arrange for a return taxi versus getting behind the wheel themselves.

Dramatic murals of James Dean, Marilyn Monroe, and other notables by local artist "Max" grace the walls — and have become a trademark picture spot for all guests who pass through. In fact the property — and its onsite "Modern American Diner" restaurant, 54Twenty — have become popular locations for many TV show and magazine photoshoots.

And so this 70-room hotel right on Hollywood Boulevard where Dixie herself used to work at the front desk, today welcomes guests who seek something unique — a five-star experience at a three-star price — all just a stone's throw from the Hollywood Walk of Fame.

## Dixie Orange County

11632 Beach Blvd, Stanton, California, 90680, USA

Phone: 714-8917688

E-mail: [jayahir1024@yahoo.com](mailto:jayahir1024@yahoo.com)

<b>Name</b>	Olga Ortega Zuniga	<b>Folio No.</b>	3968
<b>Address</b>	8XNA094 Mexico		
<b>Phone #</b>		<b>Room</b>	203
<b>ID Type</b>	Driver License	<b>ID #</b>	20XXXXXX94
<b>Issue Place</b>		<b>ID Country</b>	Mexico
<b>Vehicle Info.</b>	TOYOTA   PRIUS   2023   8XNA094	<b>Date In</b>	Feb/22/2023 11:39:00 AM
<b>Company</b>		<b>Date Out</b>	Mar/15/2023 11:00:00 AM

Particulars		Total
Rental Charges		1246.03

## Guest Parking Permit



Folio #: \_\_\_\_\_

Check-In: \_\_\_\_\_

Check-Out: \_\_\_\_\_

**\*\* Parking pass must be displayed, face up on the dashboard of your vehicle. Please park in only ONE SPACE per vehicle. Illegally parked vehicles may be towed at the owners' expense. \*\* You are leaving your own vehicle at your own risk. The hotel will assume no responsibility for any loss or damage to your vehicle.**





1001 N Logan St.  
Santa Ana CA 92701  
714-667-0373  
Office@KnightsToTheRescue.com  
www.ocppi.com

### Private Property General Authorization Form

This agreement by and between Knight Towing and Dixie Hotel Orange County shall serve as authorization to service the property located at 11632 Beach Blvd effective 03/13/2023. This agreement is effective upon signature and may be cancelled by either party notifying the other in writing. Service shall immediately cease upon receipt of a written cancellation request by either party. Services will be provided in an effort to ensure residents and/or business access to their assigned spaces and/or garages and to conform with the demands regarding public safety and emergency vehicles access set forth by the Orange County Fire Department. Knight Towing will perform all operations within guidelines set forth in section 22658 of the California Vehicle Code.

Knight Towing is responsible and liable for any damages to vehicles resulting or arising from Knight Towing actions or omissions in conducting tows from your property. Resolution of any dispute in this regard shall be a matter entirely between Knight Towing and the vehicle owner(s). Knight Towing agrees to indemnify and hold the property Owner/Agent harmless related to any (1) Code Violations or (2) property damages which are alleged to have arisen from Knight Towing actions or omissions during the impound process.

By signing my signature below, I certify as an agent that I authorized Knight Towing to a general towing authorization of the fire lanes, fire hydrant, stenciled red zones and for vehicles parked in a manner that restricts access to the property at the above-mentioned address.

Signed Deepa Patel Date 3/13/2023 Name Deepa Patel  
Title Owner Phone 942-234-0460 Email Phd7682@Comail or Assistdeepa1nc@Gmail

List ALL individuals authorized to sign for a vehicle removal

Deepa Patel, Suresh Ahir, Aken Casp, Chinmay (Manager)

### TOWING INFORMATION

PROPERTY NAME Dixie Hotel Orange County  
ADDRESS 11632 Beach Blvd Stanton, CA 90680  
NUMBER OF UNITS 39

CLEARED TO TOW FOR FOLLOWING REASONS:

FIRE LANES TIME TO START CHECKING \_\_\_\_\_ ☒ Yes ☐ No

Impending Entrances and Exits ☒ Yes ☐ No

Future Resident Parking (Times \_\_\_\_\_) ☒ Yes ☐ No

TIME OF DAY TOWING STARTS 10pm

Permanent Permits  
Attach Example:

Location und inside driverside Dash Red or Orange  
Type of Application: ☒ Inside ☐ Outside bumper/window ☐ Mirror Hanger

Temporary Permits  
Attach Example: ☐ Yes ☐ No

Location \_\_\_\_\_  
Type of Application: ☐ Inside ☐ Outside bumper/window ☐ Mirror Hanger

GATE CODE: 5 UP  
Remote Code **1 2 3 4 5 6 7 8 9 10**  
DOWN

Persons Authorizing Vehicle Removal (Signature): [Signature] Title: \_\_\_\_\_

(Signature): Chinmay Title: Manager

Contact Phone Number: \_\_\_\_\_ Contact Phone Number: 714-891-7688

Contact Phone Number: \_\_\_\_\_ (NOT TO BE RELEASED TO ANYONE!)

Security Co. \_\_\_\_\_

## Shin-Heydorn, Hannah

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**From:** Shin-Heydorn, Hannah  
**Sent:** Tuesday, April 25, 2023 8:16 AM  
**To:** Aileen Caso  
**Cc:** Vazquez, Patricia  
**Subject:** RE: Dixie Orange County - Public Safety Follow Up

Hi Dr. Patel,

Thank you so much for following up with the pictures and documents. Over the past few weeks we have had multiple staff visit the property at different times of day and assess the improvements. All agree that the physical improvements have made a positive impact to the property. We also appreciate the process established for parking. However, one staff member reported that on a recent visit during the daytime, they did not notice any of the permits displayed in the cars in the parking lot. Can you please confirm that the permit system is being utilized, and also would you mind sharing how many tows have been conducted?

Regards,  
Hannah

Hannah Shin-Heydorn  
City Manager  
City of Stanton  
7800 Katella Avenue  
Stanton, CA 90680  
714-890-4277

**From:** Aileen Caso <assistdeepainc@gmail.com>  
**Sent:** Monday, March 13, 2023 4:18 PM  
**To:** Shin-Heydorn, Hannah <HShinHeydorn@stantonca.gov>  
**Subject:** Fwd: Dixie Orange County - Public Safety Follow Up

Hi Paige and Hannah,

It was a pleasure meeting both of you in person a few weeks ago. I appreciate all the feedback and concerns you shared with me. I had a very serious conversation with Suresh (the leasee) and made it very clear that the operations needed to be tightened up even further to create a better standing with the city and more importantly a better business for the community.

I have attached pictures and documents that show the progress we have made so far. There is a written acknowledgment letter with the leasee discussing the issues that needed to be addressed. The lighting was completely changed so that the entire parking lot is well lit. Feel free to have a stroll in an evening whenever you'd like and provide us with feedback. We established a relationship with the tow company so that they may come and tow any cars which do not have a permit. A permit system has been implemented, as well. All gov't IDs are continued to be scanned into the system. Car license plates are being logged into the management system for easy access of reporting if a police officer may need car and owner info. And lastly, I have created an email thread with the leasee, manager, and I in which they have to report any police incidents whether they call or the police come on their own reporting the issue and details. All



of this is attached to this email. If you have any further concerns please feel free to let me know. I am more than willing to work together to better the area and the property.

On a side note, I am not sure if you know the story, but this property and the one in Hollywood is a tribute to my older sister, Dixie, who was killed by a drunk driver in 1997. I have attached a copy of the Hollywood story which shares a bit of our vision and her essence that created this brand. I am very invested in this boutique brand and would like to see it prosper in a beautiful legacy to her. In no way do I want to bring a property to Stanton that would disgrace her name, so even though we are struggling a bit, due to the issues of the community right now with the type of clientele we are dealing with, I assure you we are striving for a vision greater than you may believe at this point. I hope you have hope for this property and continue to support us in the growth and beautification of it. Beach Blvd deserves a nice boutique hotel, and I will do everything I can to make Dixie Orange County the one!

Again, if you have any other feedback or concerns please let me know at anytime. I'll take action immediately.

--  
Blessings,  
Dr. Deepa Patel

## Shin-Heydorn, Hannah

---

**From:** Deepa Patel <phd7682@gmail.com>  
**Sent:** Thursday, June 1, 2023 12:13 PM  
**To:** Shin-Heydorn, Hannah  
**Cc:** sales@knightstotherescue.com; Dixie Hotel  
**Subject:** Dixie Orange County - Tow Service

Hi Hannah and Frank,

Just wanted to send a quick email regarding the discussion Frank and I had this morning. Effective immediately, the tow company (who is a preferred vendor of the sheriff department) will be doing randomized visits to the property between the hours of 4-6pm and 8-10pm. They will tow any cars that do not have a permit. The manager of the hotel has been instructed to sign any paperwork required to tow the cars. Frank will also be putting up additional signage making sure guests know they must be permitted to be in the parking lot. If this strategy doesn't work on eliminating any said issues then we will revisit all together and figure out another solution.

Blessings,  
Deepa Patel, PhD

## Shin-Heydorn, Hannah

---

**From:** Dr. Deepa Patel <deepainc108@gmail.com>  
**Sent:** Tuesday, June 27, 2023 11:13 AM  
**To:** Shin-Heydorn, Hannah  
**Subject:** Dixie OC

Hi Hannah,

Sorry for the delay in getting back to you regarding the message you left about the armed robbery. I was out of town. I looked into the situation and there was no red flag or anything that could have prevented it. All the documents were present, credit card, ID card, and customer checked in with no random guest and was polite. We can only do so much before we cross the line between not renting due to discrimination and then at that point there will be legal issues, which I don't and can't get the business into. I have dealt with this before. It cost over 500k in legal fees and we were innocent.

The other day I was inside of a store in a somewhat okay area in Los Angeles. In the middle of the store a couple started to fight, curse, and get physical with each other in front of kids. You can somewhat tell they were trouble. In that moment I realized, what could the store do to prevent that... they keep their doors open and allow anyone to walk through to purchase items. They have security. They have employees. They have cameras. They have no control over who walks thru those doors and what these people do. They called the cops to protect the rest of the citizens and employees. It was taken care of.

The point is, I feel the same about our hotel. We have all the measures in place. We're working with the city. We try our best to resolve situations without putting employees at harm. We have security. We tow cars. We have cameras. We have full time employees living on site working shifts. We pay high property taxes, we pay transient taxes... what more can we do? The last meeting with the community development felt very discouraging. We are being asked for things that no other city has asked for. Security plans? Detailed landscaping images? Details about design? It feels so controlling to the point where the city wants to nitpick on the details of our future upgrade? Is the city going to contribute financially if they want the details their way opposed to our own vision?

I feel so disappointed in all of this. I'm going to continue on. I'm investing over a million dollars into this project to better the hotel, in turn better a business in the city, yet this project is being treated like a nuisance. I haven't complained once about how the city is and what I see in the city and the immense amount of turnover in the city since I started the project which ended up costing me time and money. Have you seen the letter of the unnecessary hoops they are making us jump to even get to the planning commission? My architect is ready to quit on me. He said he has never worked a city like this before and he has built many projects all around OC. Please try to understand my perspective.

Blessings,  
Deepa Patel, PhD



## Shin-Heydorn, Hannah

---

**From:** Shin-Heydorn, Hannah  
**Sent:** Thursday, September 7, 2023 8:26 AM  
**To:** Dr. Deepa Patel  
**Subject:** Observations of Dixie Motel  
**Attachments:** 20230906\_084542.jpg; 20230906\_084042.jpg; 20230906\_083828.jpg; 20230906\_084054.jpg; 20230906\_084121.jpg; 20230906\_084029.jpg; 20230906\_083545.jpg; 20230906\_084336.jpg; 20230906\_084138.jpg; 20230906\_083943.jpg; 20230906\_083849.jpg; 20230906\_084217.jpg; 20230906\_083917.jpg; 20230906\_083931.jpg; 20230906\_084014.jpg; 20230906\_083822.jpg; 20230906\_083814.jpg; 20230906\_083651.jpg; 20230906\_084101.jpg; 20230906\_084109.jpg; 20230906\_084126.jpg; 20230906\_083606.jpg; 20230906\_083937.jpg

Hello Dr. Patel,

After our phone call of August 31, I went and visited the Dixie Motel site yesterday, September 6 from approximately 8:30 am – 9:00 am. I rang the bell and let the manager know I was present, and asked if I walked the parking lot, if I would see all cars registered. He confirmed that I would. Here were my observations:

- I was able to count 26 cars (not including the gray minivan below). You stated last week that City staff's observations were inaccurate if they were reporting to me that many unregistered cars were identified in the Dixie lot. I have attached pictures.
  - 5 had the motel registration
  - 15 were unregistered
  - 6 had expired registrations
  - One guest came out while I was walking around and asked what I was doing. I shared I was checking that each car in the parking lot was displaying the motel registration because they were supposed to be towed if they weren't. He stated that he's been told he should do it (he shared he's stayed there for weeks), but no one has ever made him and his car has never been towed.
- I observed an unregistered gray minivan. A man and a woman appeared to be sleeping in the vehicle in the Dixie parking lot. The woman opened the side door, pulled down her underwear, and publicly urinated in the parking lot. We made contact over a loudspeaker, and they left before I could get a picture of their dashboard showing the lack of registration.
- I observed an intoxicated man with dried blood and flies on his face lying prone at the top of the staircase. Two City personnel attempted to rouse him, and finally were successful.
- The trash bin was overflowing.

I am still working on obtaining the detailed reports of calls for service from the OCSD for this location. As I have shared numerous times, I continue to have concerns surrounding public safety, security, and nuisance issues related to your site.

Regards,

Hannah Shin-Heydorn  
City Manager  
City of Stanton  
7800 Katella Avenue  
Stanton, CA 90680  
714-890-4277

WP3055322

# Guest Parking Permit



Folio #: 8888

Check-In: 8-1-23

Check-Out: 8-31-23

At Parking area, arrive by 8:00am, then sign the  
statement of your vehicle. Please park in any space  
\$2-\$3 per vehicle. Property parked vehicles may be moved  
at the owner's expense. You are liable for your own  
vehicle at all times. The State will assume no  
responsibility for loss or damage to your vehicle.







# Guest Parking Permit



Plate #:

Check-In:

Check-Out:

\*\* Parking pass must be displayed, face up on the  
inside of your vehicle. To use park in only ONE  
of 24 per vehicle. Display parked vehicle may be towed  
at the owner's expense. \*\* You are hereby giving your car  
to the JMC. The JMC will ensure no  
damage to your car. The JMC will ensure no  
damage to your car. The JMC will ensure no  
damage to your car.













































Guest Parking Permit

Permit No:

12718

Check-In:

Feb 98

Check-Out:

Feb 10 2000

For parking spaces in the Airport, show up on the  
day of your arrival. Please pay a fee of \$5.00  
at the time of check-in. This permit is valid only for  
the duration of the stay. It is not valid for long-term  
parking. For more information, please call 1-800-828-8282.

# Guest Parking Permit



Folio #: 1437  
Check-In: 8-2-23  
Check-Out: 8-30-23

\*\* Parking pass must be displayed, face up on the dashboard of your vehicle. Please park in only ONE SPACE per vehicle. Illegally parked vehicles may be at the owners' expense. \*\* You are leaving your vehicle at your own risk. The hotel will assume no responsibility for any loss or damage to your vehicle.

























## Shin-Heydorn, Hannah

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**From:** Dr. Deepa Patel <deepainc108@gmail.com>  
**Sent:** Tuesday, September 12, 2023 11:45 AM  
**To:** Shin-Heydorn, Hannah  
**Subject:** Re: Observations of Dixie Motel

Hi Hannah,

I visited the property yesterday and figured out some of the obstacles we are currently having. I met with Sarah Shirvany and will be working closely with her to get some more issues resolved.

As for some immediate actions I've taken, we are having a gate installed within a week at the entrance to monitor what cars and people are allowed to come in and out of the property. This will help resolve a lot of the permitting and towing issues. After the gate is installed I will need another week to monitor any further issues for further fine tuning.

We've implemented a few more of Sarah's recommendations, as well. I'll be visiting the property weekly indefinitely to improve the aesthetics, safety, and training. I'm lucky the lessor is letting me take control in some aspects because according to the contract I am not allowed to do a lot of this. He is willing to make all and every change and is cooperating fully so the vibe should start looking and feeling much better very soon.

I'll continue to keep you posted and send you some pictures once the gate is up.

I know we have another round of edits for the plans submitted to the city. We are also continuing to work on that simultaneously.

Thank you.

Blessings,  
Deepa Patel, PhD

On Sep 7, 2023, at 8:25 AM, Shin-Heydorn, Hannah <HShinHeydorn@stantonca.gov> wrote:

Hello Dr. Patel,

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  2. 15 were unregistered
  3. 6 had expired registrations

4. One guest came out while I was walking around and asked what I was doing. I shared I was checking that each car in the parking lot was displaying the motel registration because they were supposed to be towed if they weren't. He stated that he's been told he should do it (he shared he's stayed there for weeks), but no one has ever made him and his car has never been towed.
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<20230906\_083937.jpg>

## Shin-Heydorn, Hannah

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**From:** Dr. Deepa Patel <deepainc108@gmail.com>  
**Sent:** Wednesday, September 13, 2023 6:38 PM  
**To:** Shin-Heydorn, Hannah  
**Subject:** Re: Observations of Dixie Motel

So I went to the property and it was a shit show of drugs homeless and prostitution. I addressed that first and they are cleaning it up.

I went to meet with this sheriff lady that high up that the manager somehow knows. She recommended they put a gate at the entrance that only the manager can let cars and people in and out. That's being installed this weekend.

Once it's all cleaned up and in better shape. I'm going to ask the city manager again to push the project forward and if she doesn't at the point then I will send the legal letter, but as of now from what I saw it does look like a nuisance.

Blessings,  
Deepa Patel, PhD

On Sep 12, 2023, at 11:44 AM, Dr. Deepa Patel <deepainc108@gmail.com> wrote:

Hi Hannah,  
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On Sep 7, 2023, at 8:25 AM, Shin-Heydorn, Hannah <HShinHeydorn@stantonca.gov> wrote:

Hello Dr. Patel,

After our phone call of August 31, I went and visited the Dixie Motel site yesterday, September 6 from approximately 8:30 am – 9:00 am. I rang the bell and let the manager know I was present, and asked if I walked the parking lot, if I would see all cars registered. He confirmed that I would. Here were my observations:

1. I was able to count 26 cars (not including the gray minivan below). You stated last week that City staff's observations were inaccurate if they were reporting to me that many unregistered cars were identified in the Dixie lot. I have attached pictures.
  1. 5 had the motel registration
  2. 15 were unregistered
  3. 6 had expired registrations
  4. One guest came out while I was walking around and asked what I was doing. I shared I was checking that each car in the parking lot was displaying the motel registration because they were supposed to be towed if they weren't. He stated that he's been told he should do it (he shared he's stayed there for weeks), but no one has ever made him and his car has never been towed.
2. I observed an unregistered gray minivan. A man and a woman appeared to be sleeping in the vehicle in the Dixie parking lot. The woman opened the side door, pulled down her underwear, and publicly urinated in the parking lot. We made contact over a loudspeaker, and they left before I could get a picture of their dashboard showing the lack of registration.
3. I observed an intoxicated man with dried blood and flies on his face lying prone at the top of the staircase. Two City personnel attempted to rouse him, and finally were successful.
4. The trash bin was overflowing.

I am still working on obtaining the detailed reports of calls for service from the OCSD for this location. As I have shared numerous times, I continue to have concerns surrounding public safety, security, and nuisance issues related to your site.

Regards,

Hannah Shin-Heydorn  
City Manager  
City of Stanton  
7800 Katella Avenue  
Stanton, CA 90680  
714-890-4277

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## **ATTACHMENT D**

CA Hospitality One vs Stanton Decision,  
December 8, 2023



Todd I. Priest  
Administrative Hearing Officer  
m (714) 325-9643  
[tpriest54@gmail.com](mailto:tpriest54@gmail.com)

IN THE MATTER OF CONTESTATION OF ADMINISTRATIVE CITATION  
BETWEEN

Plaintiff,  
vs.  
DEEPA PATEL ON BEHALF OF HERSELF AND  
CALIFORNIA ONE HOSPITALITY LLC  
11632 BEACH BLVD (THE PROPERTY)  
STANTON, CA 90680  
Defendant

Administrative Case:  
AC005332 issued on September 26, 2023  
AC007164 issued on September 27, 2023  
AC007165 issued on September 28, 2023

CITY OF STANTON ADMINISTRATIVE HEARING DECISION

On Wednesday, November 1, 2023 at 10:00 AM I conducted a hearing regarding the code violation at the property located at 11632 Beach Blvd, Stanton, CA (THE PROPERTY). This hearing was held at Stanton City Hall, located at 7800 Katella Ave., the City of Stanton, the County of Orange, State of California. These hearings were in regards to contestation of administrative citations numbers:

- AC005332 issued Tuesday, September 26<sup>th</sup>, 2023. Fine \$500.00.
- AC007164 issued Thursday (for Wednesday), September 27<sup>th</sup>, 2023. Fine \$500.00.
- AC007165 issued Thursday, September 28, 2023. Fine \$500.00.

The hearing was conducted pursuant to section 16.04.010 of the Stanton Municipal Code. During the hearing, I requested that the respondent provide additional evidence that would support her testimony. This request was agreed upon and the hearing was continued on Wednesday, November 29, 2023 at 10:00AM.

1 **Present at the Hearing on November 1st :**

2 Daniel Urbina, Code Enforcement Officer

3 Dr. Deepa Patel, Respondent

4 Frank A. Weiser, Attorney for the Respondent

5 Eileen Caso, Employed by property lessee

6 Todd I. Priest, Administrative Hearing Officer

7 **Testimony**

8 **Daniel Urbina, Code Enforcement Officer**

9 Mr. Urbina was contacted by the city Building Inspector (Cameron) to inspect an installed  
10 fence/gate at the property. On **Thursday, September 21st**, he performed a site inspection and  
11 found a portion of a gate permanently installed into cement. This gate was unable to be  
12 moved. Also, he stated that building alterations need to be approved first, then permitted. He  
13 checked city records, and neither approval nor a permit were obtained for the gate. The gate  
14 was placed at a two-way driveway that meant there was only one-way in and one-way out.  
15 This could cause a problem in an emergency situation. Mr. Urbina spoke with the lessee of the  
16 property/hotel general manager and communicated that the gate needed to be removed  
17 immediately because it was causing an egress safety issue. A written notice of the inspection  
18 on the 21<sup>st</sup> was not required. Mr. Urbina reiterated that he clearly stated to the general  
19 manager at the hotel, that the gate had to be immediately removed. He returned to the  
20 property, on Tuesday September 26<sup>th</sup> five days after the requirement, and found the gate was  
21 still in place. At this time, he was authorized to issue the first citation (AC005332). Mr. Urbina  
22 explained that a "first notice" is not required for egress related safety issues, which negates the  
23 standard 7-day period before a citation is issued. At this time written notices were sent both  
24 certified mail and regular mail. The certified mail "bounced back" and the regular mail was did  
25 not come back, so the assumption was that it had been delivered. He made a third inspection  
26 on Thursday, September 28<sup>th</sup> and found that nothing had changed and that the gate was still  
27 installed. At that point, he issued two more citations. AC007164 for Sep 27<sup>th</sup> and AC007165 for  
28 Sep 28<sup>th</sup>. He said he returned to the property on "either Monday Oct 2<sup>nd</sup> or Tuesday Oct 3<sup>rd</sup> "  
and found that the gate had been removed and the case was closed.

1  
2 **Frank A. Weiser, Attorney for the Respondent**

3 On behalf of the respondent, he shared that Ms. Patel will be providing verbal testimony that  
4 amounts to "back-up" to the testimony just made by the city code enforcement officer. And  
5 that she is the owner of the property, and that the property is currently leased and was under  
6 lease at the time all the citations were issued. She had been in discussions with the city  
7 regarding plans to improve and expand the hotel. These discussions included possible nuisance  
8 problems at the property. He expanded this by saying that Ms. Patel was not involved with nor  
9 had any specific knowledge of these nuisance issues. He also stated, that Ms. Patel was in the  
10 process of obtaining city approval for expansion and heard about the issues and was attempting  
11 to address the issues, but does not admit to the nuisance allegations. He further stated that  
12 the gate was voluntarily put in and that it was "the city that said that it was ok to put the gate  
13 up." In his opinion, it was wrong for the city to cite the property for something they requested.  
14 Procedure of due process was also brought up as an objection due to the fact that notification  
15 of the citations were not given to all parties, which should have included the lessee of the  
16 property. Mr. Weiser communicated both, in prior written communication and during the  
17 hearing, that he was "seriously concerned" that there are potential constitutional violations by  
18 the city stemming from the close time proximity to the respondents attempts to gain  
19 acceptance to the building plan and the multiple citations that were issued.

20 **Dr. Deepa Patel, Respondent**

21 Respondent Denied Liability\*

22 \*Noted: Counsel to the Respondent stated an objection to the Administrative Hearing Officer  
23 being unilaterally appointed by the city. There is case precedence here that there is the  
24 potential for bias which may obstruct the due process of the respondent.

25  
26 Two years ago, Ms. Patel submitted plans for a 16 unit expansion. At that time, there was much  
27 turn over at the city. It felt like they were getting the "run around" and that the city kept  
28 coming up with excuses not to approve. They started having meetings with the new city



1 manager who told her that the hotel has a lot of "activity going on" and that there is a  
2 "nuisance issue" that needed to be cleaned up. The city manager requested that many things  
3 be done at the hotel to move the expansion plan forward. So, she worked with the lessee to  
4 clean things up. Things continued to move very slowly, to the point that her architect was  
5 ready to resign the project. Then, without any prior notice, the city manager came to inspect  
6 and take pictures of the property. After, this Ms. Patel worked even more directly and  
7 diligently with the lessee to accomplish the list of requests that had been made by the city.  
8 One of her "proactive" efforts included working with Sarah Shivarny, Crime Prevention  
9 Specialist, Stanton Police Services. The suggestion was made to install a gate because many  
10 Stanton hotels/businesses have been using a gate entrance to better monitor who comes on  
11 the property. According to the respondent, Sarah said "why don't you do this." Ms. Patel  
12 responded to the suggestion by saying she would have the gate installed within days. Sarah,  
13 replied "great, I'm so happy, this is going to help you monitor the people coming in and going  
14 out, please email Hannah (Hannah Shin-Heydorn-City Manager) to let her what you are doing."  
15 There was no response nor discussion about approvals or permits to this plan for the gate  
16 installation and no issue was raised so, it was assumed all was good to install. The respondent  
17 also stated it was at this time her emails started to get blocked by city personnel. The gate was  
18 installed in two days. Then Mr. Urbina inspected the property on the Sep 21<sup>st</sup>. The respondent  
19 called Sarah that day letting her know that the city had inspected the property and required  
20 that the gate be immediately removed. Sarah apologized and followed-up with the building  
21 department and confirmed that the gate required approval and must be permitted. Within a  
22 couple days Eileen Caso, Ms. Patel's assistant, went to the city to start the approval/permit  
23 process. During that time at the city, they believe they did not receive proper attention, the  
24 necessary information, nor was there a sense of urgency to assist them ("they were given the  
25 run around").

#### 26 Hearing Continued

27 I requested respondent to provide copies of the email conversations between herself, city and  
28 or police in order to provide clarification to support the respondent's position. There was an

1 agreement that respondent would provide the copies to Mr. Urbina within 7 days. The hearing  
2 was continued and scheduled for Wednesday, November 29, 2023 at 10:00AM.

3 On Wednesday, November 29, 2023 at 10:00 AM the in the Matter of Contestation of  
4 Administrative Citation Hearing between The City of Stanton Vs. Deepa Patel and California One  
5 Hospitality LLC reconvened.

6  
7 **Present at the Hearing on November 29<sup>th</sup>, 2023 :**

8 Daniel Urbina, Code Enforcement Officer

9 Dr. Deepa Patel, Respondent

10 Frank A. Weiser, Attorney for the Respondent

11 Eileen Caso, Respondent's Assistant

12 Todd I. Priest, Administrative Hearing Officer

13 Denise Hansen, Attorney for the City of Stanton

14 Patricia Garcia, City Planner Associate

15  
16 **Continued Testimony**

17 **Frank A. Weiser, Attorney for the Respondent**

18 Counsel for the respondent reiterated his objections to the city appointment of the  
19 Administrative Hearing Officer and shared several court cases and constitutional objections.

20  
21 **Denise Hansen, Attorney for the City of Stanton**

22 Denise Hansen communicated the Stanton code 1.12.110 that the hearing officer shall issue a  
23 written decision within ten (10) days after the hearing to uphold or deny the administrative  
24 citation and shall list in the decision the reasons for that decision. I concurred and said that I  
25 would comply.

26  
27 **Daniel Urbina, Code Enforcement Officer**

28 Mr. Urbina reiterated his previous testimony as to the events and process in which the citations

1 were issued on the property. Added testimony included his ability to check city permit status  
2 while at the property which confirmed the need to cite.  
3

4  
5 **Frank A. Weiser, Attorney for the Respondent**

6 Frank asked Mr. Urbina how he identified who the responsible party was that should receive  
7 the notifications and citations or if Mr. Urbina performed any sort of a property search or  
8 ownership search.

9  
10 **Daniel Urbina, Code Enforcement Officer**

11 Mr. Urbina responded that he did not do a property search nor determined if the property had  
12 a lessee, but used the property address to mail notices.

13 **Dr. Deepa Patel, Respondent**

14 The respondent reiterated their previous testimony made on November 1<sup>st</sup> as to the events  
15 and process in which the citations were issued on the property. She emphasized that her  
16 emails with the city, including Police Services announcing the installation of the gate, did not  
17 prompt any reply alerting the respondent that approvals and a permit was required. The  
18 respondent waited to get more direction from the city, but after a couple days (after the 21<sup>st</sup>),  
19 a subsequent phone conversation between Ms. Shirvany and Ms. Patel took place with the  
20 suggestion that the respondent go directly to City Hall to sort out the approval and permit for  
21 the gate. On Tuesday, 26<sup>th</sup> she sent her assistant Eileen Caso to the city to start the approval  
22 and permit process. According to Ms. Patel, Eileen was "having a hard time getting any  
23 information" and was asked to go online. "Nobody was available, nobody was helping, nobody  
24 called me back." It was then (after the 28<sup>th</sup>) that she actually received the three citations. At  
25 this time, she gave the lessee/hotel general manager instructions to immediately remove the  
26 gate.

27 **Eileen Caso, Respondent's Assistant**

28 Upon arrival to City Hall, she went the window and was helped by a gentleman that provided a



1 pamphlet explaining the process for getting approval and a permit for a gate. The clerk then  
2 said he wanted to go to the back and make sure he is providing all the info needed. It took a  
3 little longer than expected, but when he returned, another city associate accompanied him  
4 (Patricia Garcia, City Planner Associate). Ms. Cano was told by Patricia that a permit could not  
5 be issued at this time due to active plans for the property being reviewed. She asked for the  
6 reason why and was told by Ms. Garcia that there is something on the property that won't  
7 allow them to permit the gate. She asked for the reason "why", and said she could not say but  
8 that she would need to speak with Crystal. At that point Ms. Cano said that she was getting  
9 "the run-around". When Ms. Cano left city hall she immediately attempted to contact Crystal,  
10 but was unsuccessful in reaching her that day.

11  
12 **Daniel Urbina, Code Enforcement Officer**

13 Daniel responded to hearing officer question about the process that was followed on  
14 September 21<sup>st</sup> for this citation. Typically, these citations are "complaint" based. In this case  
15 the complaint came from Cameron, the city Building Inspector. Daniel checked their internal  
16 system to see if there were any active permits on file for a gate at this property. None were  
17 found for the gate. Daniel spoke with the general manager (Ms. Patel confirmed during this  
18 testimony that Daniel was speaking with the lessee/general manager). Daniel, communicated  
19 that the gate is posing an "in and out" issue that the gate must be removed immediately. The  
20 city does not need to provide a 10-Day notice for ingress-egress safety code/no permit  
21 citations. On the 26<sup>th</sup> (five days later), Daniel reinspected the property and found the gate still  
22 in place. The first citation (AC005332) was written. Daniel testified that he issued the citation  
23 provided normal notification in the regular course of his duties as Code Enforcement Officer.  
24 He was unaware of any discussions or correspondence between the respondent and other City  
25 of Stanton officials.

26 **Patricia Garcia, City Planner Associate**

27 Ms. Garcia was the city employee who assisted Eileen Caso on September 26. Due to public  
28 safety safeguards, Gate permits are handled with increased scrutiny. Counsel for the

1 Respondent asked if she had discussed with Mr. Urbina the ongoing code enforcement case.  
2 Ms. Garcia answered, "yes, but this took place after the meeting with Ms. Caso." She did not  
3 recall discussing details surrounding this particular gate permit, nor the citation. Counsel for  
4 the city asked if she had communicated to Ms. Caso the reasons why a permit could be issued.  
5 Ms. Garcia said "yes, that the permit could not be issued due to an ongoing entitlement  
6 action/application" (conditional use permit was pending). Additionally, applications for a gate  
7 typically would need to be reviewed by the city Fire Department, none of which could be  
8 remedied within a 24 hour period.

9  
10 **Frank A. Weiser, Attorney for the Respondent**

11 "Over enforcement", or misuse of an actual code violation was being used to hinder the  
12 respondent's efforts to secure a building permit for the gate. The respondent had done  
13 everything in their power to secure a permit for the gate. "Ms. Patel and her associate tried to  
14 get the permit and were not given clear direction and then they received a citation." There  
15 was a "vagueness issue" posing a "due process" issue.

16 **Denise Hansen, Attorney for the City of Stanton**

17 The constitutional issues raised by Respondent Counsel are not applicable. There are no Due  
18 Process issues. Arguments posed by Counsels letter are not relevant. This is a simple, straight  
19 forward case about a gate that was erected without a permit. The Sheriff representative had  
20 conversations with Ms. Patel to help decrease crime at the property. One suggestion was to  
21 install a gate/fence. As a property owner Ms. Patel has a duty to determine what laws are  
22 applicable in the city her property is in. Inspector Urbina inspected the property on Thursday  
23 the 21<sup>st</sup> and observed the unpermitted gate. He had the authority to cite that day, but did not.  
24 Instead provided proper and clear notification to the general manager/lessee that the gate be  
25 immediately removed. Five-days later, on Tuesday the 26<sup>th</sup>, he reinspected the property. The  
26 gate was still in place and the first citation was issued. No evidence of any conversation took  
27 place regarding this property and the gate between Ms. Garcia and Mr. Urbina prior to  
28 September 26<sup>th</sup> when the respondent, through her assistant, Ms. Caso, went to the city to find

1 out how to secure a permit for the gate. Even if there had been discussion prior, it would not  
2 alleviate the respondent from the responsibility of erecting a non-permitted gate. All three  
3 citations were properly issued and should be upheld.

#### 4 5 **FINDINGS**

6 I find that the gate (gate portion when cited) was neither approved nor permitted by the City  
7 of Stanton and therefore was in violation of Stanton Title 16 adopted CA Building Code  
8 16.04.010. This gate created an obstacle for ingress and egress of the property. Due to this  
9 safety hazard, immediate removal was ordered by the city inspector which was communicated  
10 to both the lessee/general manager who informed the respondent (owner). The city had the  
11 authority to cite this violation the very first day, but instead gave the respondent notification  
12 that provided time for removal. Five (5) days later another inspection took place, the gate was  
13 still in place, and the first citation was written and delivered. Two (2) days after the first  
14 citation, another inspection was done, and the gate was still up. Citations were written for  
15 those two days. The next inspection on either October 1<sup>st</sup> or 2<sup>nd</sup> found that the gate had been  
16 removed and the case was closed. Not until at least eight (8) days after the initial inspection  
17 (on Sep 21<sup>st</sup> order to immediately remove) was the gate removed.

18  
19 Throughout the hearing, the respondent, their witness, and their counsel communicated that  
20 the city was not cooperative nor helpful in resolving the issues that had been preventing the  
21 approval of the proposed expansion as well as helping with a permit for the gate. However, I  
22 advise that the respondent take this matter up with the city because this is out of the purview  
23 of this hearing.

24 Responsibility squarely falls on the property owner to secure proper approvals and permits  
25 prior to performing any property improvements and should be familiar with working within  
26 city building/improvement pre-requisites.

27 Counsel for the respondent, in both his letters to the city prior to the hearing and then during  
28



1 the hearing, communicated case law that brought into question "due process" and other  
2 constitutional grounds for dismissal. These are noted.

3  
4 The respondent did attempt, in good faith, to secure a permit. However, this was done after  
5 the gate was installed. The citations issued were for having a non-permitted gate on the  
6 property. Additionally, due to the safety concern and the potential severe injury or even loss  
7 of life, the city was correct in continuing to cite until the gate was removed and case was  
8 closed.

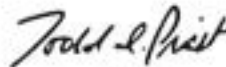
9  
10 Therefore, the request to dismiss Citations AC005332, AC007164 and AC007165 is denied.  
11 Evidence presented does not meet the level of extenuating circumstances to give cause to  
12 dismiss.

13 IT IS HERBY ORDERED THAT:

14 Citations AC005332, AC007164 and AC007165 in the amount of \$1,500.00 (\$500.00 each) are  
15 UPHELD.

16  
17 Any previously submitted advance deposit made by the respondent will be used toward  
18 satisfying the total order to satisfy the three citations.

19  
20 December 8, 2023

21  
22 

23 Todd I. Priest-Administrative Hearing Officer  
24  
25  
26  
27  
28

## **ATTACHMENT E**

### **Letters of Incomplete Filing for Expansion Application**

1. August 22, 2023
2. February 16, 2023
3. May 17, 2023
4. September 5, 2023
5. November 9, 2023



7800 Katella Avenue  
Stanton, CA 90680



P | (714) 890-4228  
F | (714) 890-1443



[www.stantonca.gov](http://www.stantonca.gov)

Date:  
8/22/2022

**Applicant:**  
Saeed Kamkar  
25431 Cabot Road, Ste.  
104  
Laguna Hills, CA 92563

Sent via Email  
[saeeddesignstudio@yahoo.com](mailto:saeeddesignstudio@yahoo.com)

**Subject: Site Plan and Design Review No. SPDR-816 – Addition of 18 new units to an existing 36-unit motel, parking lot and landscaping improvements.**

Dear Mr. Kamkar:

Thank you for submitting a Site Plan and Design Review permit application for the above mentioned project. After initial review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment "A" of this letter outlines project specific comments, questions, and revisions needed by Department/Division. If you have specific questions on Department/Division comments, each department contact information has been provided in the attachment. If email communication is sent, please copy me on the email. Upon resubmittal, provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you on your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at [pmontojo@stantonca.gov](mailto:pmontojo@stantonca.gov)

Sincerely,

Paige Montojo  
Associate Planner

Attachments: Preliminary Plan Review Comments  
Development Application Packet

CC: Jennifer Lilley, AICP, Community & Economic Development Director  
Maribeth Tinio, Planning Manager  
Kent Tsen, Building Official



**Attachment "A"**  
**Site Plan and Design Review No. SPDR-816**  
**Dixie Hotel - 11632 Beach Blvd**

**Application Completeness**

The submitted application is deemed incomplete in accordance with Government Code Section 65943(a). The following items are required for a complete application:

1. **Landscaping Plan:** Submit a landscaping plan demonstrating the requirements of Stanton Municipal Code (SMC) Section 20.320.110 (Landscaping Standards for Parking Areas) and 20.315.040 (Landscaping Standards).
2. **Lighting and Security Plan:** Please submit a lighting and security plan showing the location of site lighting, security cameras, and/or security fencing in compliance with SMC Section 20.300.080 (Outdoor Light and Glare).

**Project Specific Comments**

**Community Development- Planning Division**

*For questions regarding the following comments, please contact Paige Montoya at 714.890.4291 or [pmontoya@stantonca.gov](mailto:pmontoya@stantonca.gov).*

1. **Beach Blvd Frontage:** The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. Such improvements include robust landscaping, high quality hardscaping, pedestrian or bicycle amenities, public art, etc. Please demonstrate on the site plan and/or landscaping plans how the development enhances the existing frontage along Beach Boulevard.
2. **Dimensions:** Please show the following dimensions on the site plan:
  - a) All setbacks from the property lines to existing and proposed structures.
  - b) Building footprint dimensions on the site plan and floor plans.
  - c) The width of the proposed walkway in front of the new building.
  - d) Distance between existing and proposed structure
3. **Rear Yard Setback:** The Code requires a minimum 10-foot setback from the rear property line. Please note the dimension of the set back on the site plan.
4. **Loading and Delivery:** Section 20.320.130 of the SMC requires all commercial uses to provide loading space on site. Please provide a loading and delivery plan showing where loading/unloading occurs on site.
5. **Utility and Equipment Plan:** Please provide a plan showing the location of all utility and/or mechanical equipment. All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

6. **Parking lot landscaping:** Section 20.320., landscaping shall be evenly distributed throughout the parking area. Orchard style plantings is required throughout the parking lot with trees planted at a rate of one tree for every five parking spaces for single bays, and one tree for every 10 spaces for double bays. Please demonstrate the entire parking area meets this requirement on the landscaping plan.
7. **Trash Enclosure:** Provide elevations for the proposed trash enclosure. The trash enclosure shall be architecturally compatible with the buildings shall have a roof cover.

#### **Public Works Department**

*For questions regarding the following comments, please contact Manuel Armenta at 657.295.0919 or at [marmenta@stantonca.gov](mailto:marmenta@stantonca.gov)*

1. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
2. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
3. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
4. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will required to guarantee the work.
5. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
6. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.

#### **Community Development – Building Division**

*For questions regarding the following comments, please contact Kent Tsen at 714.890.4202 or [BOfficial@stantonca.gov](mailto:BOfficial@stantonca.gov)*

1. **Fire Sprinkler System:** Please provide automatic fire sprinkler system for the new and existing building. SMC Section 17.08.020, 903.2
2. **Trash Enclosure:** Provide type of trash enclosure and the inclusion of recycling and organic bins.

Trash enclosures shall have a roof cover. See Public Works Comment 1 for additional requirements.

**Orange County Fire Authority**

*For questions regarding the following comments, please contact Art Tinoco at 714.573.6130 or [ArturoTinoco@ocfa.org](mailto:ArturoTinoco@ocfa.org)*

1. Provide fire and life safety building information for project (e.g., fire alarm, type of fire sprinkler system, etc.). *OCFA Guideline E-04*
2. Revise plans to show building occupancy group. *OCFA Guideline E-04*
3. Revise plans to add 2019 CFC to applicable codes. *OCFA Guideline E-04*
4. Indicate on plans existing and proposed structures will be provided automatic fire sprinklers. *Stanton Ordinance No. 1094, CFC 903*
5. Provide overall building dimensions for each structure. *OCFA Guideline E-04*
6. Indicate rear setback dimension from building to property line for proposed structure. *OCFA Guideline E-04*
7. Plans must illustrate fire access roadways. *OCFA Guideline B-09*
8. Demonstrate compliance with OCFA requirements for structure (porte-cochere) over fire access roadway. *OCFA Guideline B-09*
9. Elevations must indicate vertical clearance of fire access roadways. *OCFA Guideline B-09*
10. Plans must illustrate the 150' hose pull to all points around each structure from the fire access roadway. *OCFA Guideline B-09*
11. Plans must show both inside and outside turning radii at fire department access roadways. A minimum 20' inner radius and 40' outer radius is required. *OCFA Guideline B-09*
12. Plans must illustrate location of all public or private hydrants within 300' of the property line. *OCFA Guideline B-09*

**Orange County Sheriff's Department**

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.





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Stanton, CA 90680



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**Date:**  
2/16/23

**Applicant:**  
Saeed Kamkar  
25431 Cabot Road, Ste.  
104  
Laguna Hills, CA 92563

*Sent via Email*  
[architectkamkar@yahoo.com](mailto:architectkamkar@yahoo.com)

**Subject:** Site Plan and Design Review No. SPDR-816 – Addition of 18 new units to an existing 36-unit motel, parking lot and landscaping improvements.

Dear Mr. Kamkar:

Thank you for resubmitting the Site Plan and Design Review permit application for the above-mentioned project. After initial review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment "a" of this letter outlines project specific comments, questions, and revisions needed. Please provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you on your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at [pmontojo@stantonca.gov](mailto:pmontojo@stantonca.gov)

Sincerely,

Paige Montojo  
Senior Planner

Attachments: A – Project Comments

CC: Hannah Shin-Heydorn, City Manager

Attachment "A"  
Site Plan and Design Review No. SPDR-816  
Dixie Hotel - 11632 Beach Blvd

**Project Specific Comments**

The following comments shall be addressed upon the resubmittal of plans for review.

**Public Safety** – The existing motel on the property has experienced a high volume of specific calls for service that demonstrate ongoing public safety issues on the property. Because the request to expand the hotel requires discretionary action, the existing state of the property will be considered by the decision-making body. The property owner is encouraged to address all public safety concerns prior to consideration of the project, and demonstrate the solutions or changes implemented to prevent and/or resolve any future public safety concerns.

**Orange County Fire Authority** – The following comments from OCFA shall be addressed on the plans prior to any public hearing. For questions on comments, please contact Art Tinoco at 714.573.6100.

1. Fees: Addition fees of \$230 are due at the time of plan resubmittal for OCFA review. Payment can be made online at <https://www.msbpay.com/ocfa/pd/>, over the phone at 714.573.6342, or by check made out to OCFA. Please note the SR #291939.
2. Plans must illustrate fire access roadways. OCFA Guideline B-09
  - a. Provide dimensions for S-Turns shown on plans, lengths currently do not meet the minimum requirement of 60'.
  - b. Provide dimensions for fire lane widths.
3. Demonstrate compliance with OCFA requirements for structure (porte-cochere) over fire access roadway. OCFA Guideline B-09
  - a. Provide compliance and indicate on plans, the edge of a fire access roadway should be located no closer than 10' from the building.
  - b. Provide clear width dimension at the porte-cochere, width narrows due to the left column taper.
  - c. Elevation (A-6) overall dimension does not match the floor plans
4. Plans must illustrate the 150' hose pull to all points around each structure from the fire access roadway. OCFA Guideline B-09
  - a. Plans must show hose pull distances for each structure; hose pull is measured along a path that simulated the route a firefighter may take to access all portions of the exterior of a structure from the fire lane (not a straight line)
5. Plans must show both inside and outside turning radii at fire department access roadways. A minimum 20' inner radius and 40' outer radius is required.
  - a. Show radii at first turns after porte-cochere

**Community Development – Building Division**

1. Accessible Parking: The accessible parking stalls should be spread out to serve the entire building, they're currently lumped in the middle of the parking lot. There should be at least one accessible stall close to the lobby area.
2. EV Ready: Update the site plan to show Incorporation of the required EV Ready and required EV Capable with EVCS per CALGreen.

#### **Community Development- Planning Division**

1. Beach Blvd Frontage: The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. To achieve high visual impact, please incorporate tree plantings, driveway pavers or other features among the proposed shrubs fronting the property.
2. Utility and Equipment Plan: Update the site plan to show all utility and/or mechanical equipment. All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

#### **Proposed Conditions of Approval**

The following items will be required at the time of building permit plan check or the indicated time frame. This is just a cursory list and does not include all conditions of approval that may apply to the project.

#### **Community Development – Building Division:**

1. Project will need to be designed to 2022 Edition of the CA Codes
2. Soils report required.
3. Building and MEP permits and plan check shall be separate submittals
4. Incorporation of the required EV Ready and required EV Capable with EVCS per CALGreen
5. Required fire separation between each guest room (and special requirements for Group R occupancies per Section 420 of CBC)
6. Existing restroom adjacent to the Reception Area will need to be upgraded.
7. Additional Compliance Requirements for Transient Lodging Guest Rooms per CBC Section 11B-224
  - a. Minimum Guest Room with Mobility Features per Table 11B-224.2
  - b. Minimum Guest Room with Communication Features per Table 11B-224.4
  - c. Mobility and Communication Units will need to be on 1st floor, otherwise elevator would need to be provided to 2nd floor.

#### **Public Safety Department**

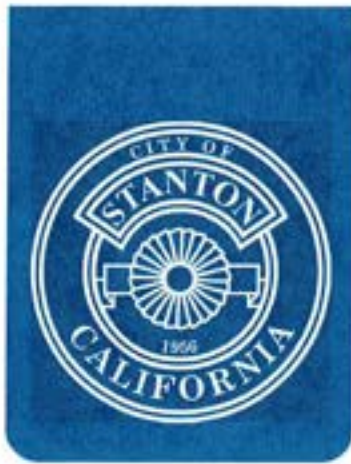
1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.
2. Calls for Service: A maximum threshold of calls for service to the Orange County Sheriff's Department regarding complaints related to the Dixie Hotel operations within a designated timeframe will be established.

#### **Public Works – Engineering Division:**

1. Preliminary redlined plans must be addressed at the time of grading permit submittal (see redlines).



2. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
3. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
4. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
5. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will be required to guarantee the work.
6. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
7. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.



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**Date:**  
5/17/2023

**Applicant:**  
Saeed Kamkar  
25431 Cabot Road, Ste.  
104  
Laguna Hills, CA 92563

*Sent via Email*  
[architectkamkar@yahoo.com](mailto:architectkamkar@yahoo.com)

**Subject: Site Plan and Design Review No. SPDR-816 – Addition of 18 new units to an existing 36-unit motel, parking lot and landscaping improvements.**

Dear Mr. Kamkar:

Thank you for resubmitting the Site Plan and Design Review permit application for the above-mentioned project. After initial review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment "a" of this letter outlines project specific comments, questions, and revisions needed. Please provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you on your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at [pgarcia@stantonca.gov](mailto:pgarcia@stantonca.gov).

Sincerely,

Patricia Garcia  
Assistant Planner

Attachments: A – Project Comments

**Attachment "A"**  
**Site Plan and Design Review No. SPDR-816**  
**Dixie Hotel - 11632 Beach Blvd**

**Project Specific Comments**

The following comments shall be addressed upon the resubmittal of plans for review.

**Public Safety** – The existing motel on the property has experienced a high volume of specific calls for service that demonstrate ongoing public safety issues on the property. Because the request to expand the hotel requires discretionary action, the existing state of the property will be considered by the decision-making body. The property owner is encouraged to address all public safety concerns prior to consideration of the project, and demonstrate the solutions or changes implemented to prevent and/or resolve any future public safety concerns.

**Orange County Fire Authority** – The following comments from OCFA shall be addressed on the plans prior to any public hearing. For questions on comments, please contact Art Tinoco at 714.573.6100.

1. Plans must illustrate fire access roadways. OCFA Guideline B-09
  - a. Provide dimensions for S-Turns shown on plans, lengths currently do not meet the minimum requirement of 60'.
  - b. Provide dimensions for fire lane widths.
2. Demonstrate compliance with OCFA requirements for structure (porte-cochere) over fire access roadway. OCFA Guideline B-09
  - a. Provide compliance and indicate on plans, the edge of a fire access roadway should be located no closer than 10' from the building.
3. Plans must illustrate the 150' hose pull to all points around each structure from the fire access roadway. OCFA Guideline B-09
4. Plans must show both inside and outside turning radii at fire department access roadways. A minimum 20' inner radius and 40' outer radius is required.
  - a. Show radii at first turns after porte-cochere

**Community Development – Building Division**

As a courtesy notice, please be aware of the following items for future building permits.

1. Construction plans shall be submitted to the Building Division for review and issuance of any future building permit(s). Construction plans shall comply with California Building Codes, as adopted and in effect at time of plan submittal. Building codes in effect, including local amendments, as of January 1, 2023: 2022 California Building Code ('22 CBC); 2022 California Plumbing Code ('22 CPC); 2022 California Mechanical Code ('22 CMC); 2022 California Electrical Code ('22 CEC); 2022 California Residential Code ('22 CRC); 2022 California Energy Code ('22 Energy); and 2022 California Green Building Standards Code ('22 CGBSC).
2. Soils report and investigation will be required with each building permit application submittal.
3. Architect of record shall be aware to provide the required number of EV Stalls per CALGreen Section 4.106.4.2.2
  - a. Ten (10) percent of the total number of parking spaces on a building site, provided for all



types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

- b. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
  - c. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
  - d. Please show locations of accessible EVCS per CALGreen Section 4.106.4.2.2.1.1.
- 4. Architect of Record shall detail on the construction plans the required fire separation between each guest room (and special requirements for Group R occupancies per Section 420 of CBC)
  - 5. Existing restroom adjacent to the Reception Area will need to be upgraded per CBC Section 11B-202.4.
  - 6. Additional Compliance Requirements for Transient Lodging Guest Rooms per CBC Section 11B-224
    - a. Minimum Guest Room with Mobility Features per Table 11B-224.2
    - b. Minimum Guest Room with Communication Features per Table 11B-224.4
    - c. Mobility and Communication Units will need to be on 1st floor, otherwise elevator would need to be provided to 2nd floor.
  - 7. The accessible parking stalls should be spread out to serve the entire building, they're currently lumped in the middle of the parking lot. There should be at least one accessible stall closet to the lobby area.

The resubmittal did not address this comment. Sheet A-2 and Grading Plan Sheet G-3 show the accessible parking stalls in different locations.

#### **Community Development- Planning Division**

- 1. Variance: Per Stanton Municipal Code 20.555, Variances and Minor Variances are only approved when, because of special circumstances applicable to the property, the strict application of this Zoning Code denies the owner of the property privileges enjoyed by other property located nearby and in an identical zone. As proposed the total number of parking spaces required is 56 spaces, however, only 52 spaces are being provided. Staff can not support as variance if we are unable to make the following findings:
  - a) There are special circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features, etc.) that do not apply generally to other properties in the vicinity under an identical zoning classification;
  - b) Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
  - c) Approving the Variance or Minor Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated; and
  - d) The requested Variance or Minor Variance would not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.
- 2. Architectural Design: Please indicate the architectural style of the proposed building. To provide more visual interest please incorporate, as architecturally appropriate:
  - a) Varied materials, colors, and exterior finishes can create visual interest. Ensure that the materials are consistent with the architectural style and that there is one main focus

- /point of interest. (Front façade)
  - b) Avoid single wall planes across the entire building. Variations in wall planes to reduce the building mass through the perceived size is reduced.
    - i. Possible use of wood siding feature to break the wall of the new structure's front façade.
  - c) Please see the attached examples of designs that incorporate color, materials, and variation in wall planes.
3. Beach Blvd Frontage: The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. To achieve high visual impact, please incorporate tree plantings, driveway pavers or other features among the proposed shrubs fronting the property.
  4. Utility and Equipment Plan: Update the site plan to show all utility and/or mechanical equipment. All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

#### Plan Check Review Comments (Review)

1. Title Sheet:
  - a. Per Stanton Municipal Code 20.700.070, Accessory Nonresidential Structures include attached and detached accessory structures. Examples include but are not limited to garages, gazebos, refuse collection structures, storage sheds, swimming pools, etc. Please update the structure coverage calculation accordingly.
  - b. Plan Sheet is incomplete. Ensure all sheets are listed.
  - c. Add parking lot area (SF) and proposed landscaping area (SF) within the parking.
2. Site Plan:
  - a. Provide the correct scale.
  - b. Ensure all existing and proposed site improvements are identified (walls/fencing/gates, hardscape improvements, etc.)
  - c. Identify material and height of existing and proposed fencing/wall/gates.
  - d. Ensure to provide a complete legend to include all shades/hatching used on the site plan.
  - e. Mechanical equipment must be properly screened.
  - f. For angled parking stalls, ensure to note the degree of the angle. Please note different degree angles require different minimum dimension length/depth.
  - g. Identify the surfacing material for the driveway/parking lot.
  - h. Identify intended use for the landscaped area north of the pool/spa.
  - i. Loading areas shall not block vehicular traffic or parking spaces.
  - j. Individual bumper stops shall be located a minimum of three feet from a fence, wall, building or walkway or any right-of-way.
3. (E) and (P) Floor Plans:
  - a. Ensure all floor plans are correctly scaled.
  - b. Label all uses of all rooms/areas within the structure.
4. Provide floor area calculations.
  - a. Provide a dimensioned plan showing the existing/proposed structure. Use geometric shapes to show how the area was obtained. Provide an area tabulation (use, area/SF).
5. Provide a dimensioned existing and proposed roof plan.
  - a. Show the roof form (ridges, hips, parapets, slopes etc.)
6. Elevations:
  - a. Provide existing and proposed elevations for all sides of the structure/s.



- b. Ensure to include height to the highest point of the structure.
  - c. Label all exterior materials/features.
  - d. Identify materials proposed on the trash enclosure. Ensure the proposed materials are compatible with the structure.
- 7. Provide cross sections that include a complete view of the proposed structure and site improvements.
- 8. Photometric Plan:
  - a. Additional lighting is required at the rear of the property.
  - b. Provide the estimated the lighting levels impacts on adjacent properties.
    - i. Lighting levels shall not exceed 0.5 foot-candles at any common property line with property zoned, used as, or planned for residential uses (SMC 20.300.080).
- 9. Landscape Plan: Beach Boulevard is a major thoroughfare within the City so the landscaping facing this arterial must provide greater variety and interest. Drought tolerant shrubs of varying heights and colors should be clustered to create visual interest along Beach Blvd. Additionally, more trees, such as Palo Verde, should be incorporated into the landscape plan along Beach Blvd. Additionally please ensure plan include the following:
  - a. Provide an alternative tree for the Australian Willow.
  - b. Trees shall be a minimum 24-gallon box.
  - c. A three-tier landscaping design (tree, shrub/vine and ground cover/turf/perennials) shall be used in all landscaped areas.
  - d. Species' ultimate mature height and width (20 years for trees, 5 years for shrubs)
  - e. Proposed maintained height and width of the species (if different from ultimate)
  - f. Provide container size at installation
  - g. At least 50 percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a minimum two-inch layer of compost or mulch. Groundcover shall be approved by the Director.
  - h. Compost and/or mulch shall maintain a consistent two-inch minimum layer and provide complete coverage under shrubs. Ensure to provide notes on plans.
  - i. Irrigation:
    - i. Indicate type of irrigation and type of control
    - ii. Ensure compliance with SMC 20.315.050
  - j. Landscape lighting:
    - i. Show all proposed fixture type and location.
    - ii. Provide fixture manufacture specifications.
    - iii. Include a legend with total fixture count.

**Public Works – Engineering Division:**

- 1. Applicant to provide approved Preliminary WQMP (JLHA sent comments back in September 2022).
- 2. Following the approved Preliminary WQMP, the storm drainage may or may not change, so they would need to reflect that on the plans.
- 3. The grading plans attached to the plans does not indicate anything regarding sewer. Upon re-submittal, please have the applicant show what they plan to do for sewer connection / lateral.
- 4. The plans call out for curb work; however, no detail shown on the plans. Please have the applicant show that on the plans (this item may be more for during the plan check phase).
- 5. Based on the scope, at minimum, the applicant will need a WQMP, grading permit / plans, encroachment permit, and Caltrans permit.

**Public Safety Department**



1. Provide a gate or security measures for the laundry/storage area located at the rear of the property.

#### **Proposed Conditions of Approval**

The following items will be required at the time of building permit plan check or the indicated time frame. This is just a cursory list and does not include all conditions of approval that may apply to the project.

#### **Public Safety Department**

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.
2. Calls for Service: A maximum threshold of calls for service to the Orange County Sheriff's Department regarding complaints related to the Dixie Hotel operations within a designated timeframe will be established.

#### **Public Works – Engineering Division:**

1. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
2. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
3. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
4. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will be required to guarantee the work.
5. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
6. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.



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[www.stantonca.gov](http://www.stantonca.gov)

**Date:**  
09/05/2023

**Applicant:**  
Saeed Kamkar  
25431 Cabot Road, Ste.  
104  
Laguna Hills, CA 92563

*Sent via Email*  
[architectkamkar@yahoo.com](mailto:architectkamkar@yahoo.com)

**Subject: Site Plan and Design Review No. SPDR-816 – Addition of 14 new units to an existing 36-unit motel, parking lot and landscaping improvements.**

Dear Mr. Kamkar:

Thank you for resubmitting the Site Plan and Design Review permit application for the above-mentioned project. After initial review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment "a" of this letter outlines project specific comments, questions, and revisions needed. Please provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you on your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at [pgarcia@stantonca.gov](mailto:pgarcia@stantonca.gov).

Sincerely,

Patricia Garcia  
Assistant Planner

Attachments: A – Project Comments

**Attachment "A"**  
**Site Plan and Design Review No. SPDR-816**  
**Dixie Hotel - 11632 Beach Blvd**

**Project Specific Comments**

The following comments shall be addressed upon the resubmittal of plans for review. **Please note, the red asterisk (\*) identifies corrections that were previously issued.**

**Public Safety** – The existing motel on the property has experienced a high volume of specific calls for service that demonstrate ongoing public safety issues on the property. Because the request to expand the hotel requires discretionary action, the existing state of the property will be considered by the decision-making body. The property owner is encouraged to address all public safety concerns prior to consideration of the project, and demonstrate the solutions or changes implemented to prevent and/or resolve any future public safety concerns.

**Orange County Fire Authority** – The following comments from OCFA shall be addressed on the plans prior to any public hearing. For questions on comments, please contact Art Tinoco at 714.573.6100.

1. \*Plans must illustrate fire access roadways. OCFA Guideline B-09
  - a. \*Provide dimensions for S-Turns shown on plans, lengths currently do not meet the minimum requirement of 60'.
  - b. \*Provide dimensions for fire lane widths.
  - c. \*Plans must show fire access roadway widths and radii.
  - d. Plans do not meet fire lane widths, S-turn and radii requirements; provide a swept path analysis.
2. \*Demonstrate compliance with OCFA requirements for structure (porte-cochere) over fire access roadway. OCFA Guideline B-09
  - a. \*Provide compliance and indicate on plans, the edge of a fire access roadway should be located no closer than 10' from the building.
  - b. Porte-cochere must be an independent structure, separated from the waiting area/reception section of the building. Fire department access cannot be along a path that exposes the fire apparatus to a potential structure fire during ingress or egress and inhibiting access to rear of site.

**Community Development – Building Division**

**As a courtesy notice, please be aware of the following items for future building permits.**

1. \*Construction plans shall be submitted to the Building Division for review and issuance of any future building permit(s). Construction plans shall comply with California Building Codes, as adopted and in effect at time of plan submittal. Building codes in effect, including local amendments, as of January 1, 2023: 2022 California Building Code ('22 CBC); 2022 California Plumbing Code ('22 CPC); 2022 California Mechanical Code ('22 CMC); 2022 California Electrical Code ('22 CEC); 2022 California Residential Code ('22 CRC); 2022 California Energy Code ('22 Energy); and 2022 California Green Building Standards Code ('22 CGBSC).
2. \*Soils report and investigation will be required with each building permit application submittal.



3. \*Architect of record shall be aware to provide the required number of EV Stalls per CALGreen Section 4.106.4.2.2
  - a. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
  - b. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
  - c. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
  - d. Please show locations of accessible EVCS per CALGreen Section 4.106.4.2.2.1.1.
4. \*Architect of Record shall detail on the construction plans the required fire separation between each guest room (and special requirements for Group R occupancies per Section 420 of CBC)
5. \*Existing restroom adjacent to the Reception Area will need to be upgraded per CBC Section 11B-202.4.
6. \*Additional Compliance Requirements for Transient Lodging Guest Rooms per CBC Section 11B-224
  - a. Minimum Guest Room with Mobility Features per Table 11B-224.2
  - b. Minimum Guest Room with Communication Features per Table 11B-224.4
  - c. Mobility and Communication Units will need to be on 1st floor, otherwise elevator would need to be provided to 2nd floor.
7. \*The accessible parking stalls should be spread out to serve the entire building, they're currently lumped in the middle of the parking lot. There should be at least one accessible stall closet to the lobby area.  
 \*The resubmittal did not address this comment. Sheet A-2 and Grading Plan Sheet G-3 show the accessible parking stalls in different locations. The Grading Plan Sheet also shows 3 accessible parking stalls whereas Sheet A-2 only shows 2. Three (3) accessible parking stalls are required for the project.

#### **Community Development- Planning Division**

1. \*Architectural Design: Please indicate the architectural style of the proposed building. To provide more visual interest please incorporate, as architecturally appropriate:
  - a) Varied materials, colors, and exterior finishes can create visual interest. Ensure that the materials are consistent with the architectural style and that there is one main focus /point of interest. (Front façade)
  - b) Avoid single wall planes across the entire building. Variations in wall planes to reduce the building mass through the perceived size is reduced.
    - i. Possible use of wood siding feature to break the wall of the new structure's front façade.
  - c) Please see the attached examples of designs that incorporate color, materials, and variation in wall planes.  
 \*No changes
2. \*Beach Blvd Frontage: The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. To achieve high visual impact, please incorporate tree plantings, driveway pavers or other features among the proposed shrubs fronting the property.  
 \*Clearly indicate location of driveway pavers. Provide patterns and specs for staff review.
3. \*Utility and Equipment Plan: Update the site plan to show all utility and/or mechanical equipment.

All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.

**\*The ground-mounted mechanical equipment located in the pool/spa area must be screened. Ensure screening is clearly noted (materials, height, etc.) and that it is compatible with the structure.**

#### Plan Check Review Comments (Review)

**Please ensure all plans are consistent (site plan, floor plans, landscape plans, grading plans).**

##### 1. Title Sheet:

- a. Update the total number of units and ensure the quantity is consistent with the proposed plans.
- b. Per 20.315.040, Nonresidential land use shall provide and maintain minimum landscaped areas based on impervious surface coverage standards (80% impervious, 20% minimum landscaping).

##### 2. Site Plan:

- a. **\*Ensure all existing and proposed site improvements are identified (walls/fencing/gates, hardscape improvements, etc.)**
- b. **\*Identify material and height of existing and proposed fencing/wall/gates.**
- c. Rear area must be secured to prevent unwanted loitering. Security cameras shall be installed for surveillance of the area.
- d. **\*Mechanical equipment must be properly screened.**
- e. **\*For angled parking stalls, ensure to note the degree of the angle. Please note different degree angles require different minimum dimension length/depth.**
  - i. For all 60 degree parking spaces, the minimum length is 24.2 ft (24 feet 2.4 inches).
- f. **\*Identify the surfacing material for the driveway/parking lot.**
- g. **\*Identify intended use for the landscaped area north of the pool/spa.**  
**\*Landscape plans indicate this area is active recreation area. Please indicate how guests will access this communal space.**
- h. **\*Loading areas shall not block vehicular traffic or parking spaces.**
- i. **\*Individual bumper stops shall be located a minimum of three feet from a fence, wall, building or walkway or any right-of-way.**
- j. Directional arrows should be clearly marked.

##### 3. (E) and (P) Floor Plans:

- a. **\*Label all uses of all rooms/areas within the structure.**  
**\*Sheets A-3, A-3.1, A-4 and A-4.1 have unlabeled areas (ex. area in the western side of the second floor needs to be labeled).**
- b. Unit 202 shows a refrigerator and kitchen range.
- c. Unit 203 shows FAU. Note how the FAU will be secured.

##### 4. Provide floor area calculations.

- a. **\*Provide a dimensioned plan showing the existing/proposed structure. Use geometric shapes to show how the area was obtained. Provide an area tabulation (use, area/SF).**  
**\*Verify the area calculations are accurate.**

##### 5. Elevations:

- a. **\*Label all exterior materials/features.**  
**\*All materials (windows, doors, etc.) must be consistent and labeled.**
- b. **\*Identify materials proposed on the trash enclosure. Ensure the proposed materials are compatible with the structure.**  
**\*Trash enclosure dimensions are not legible. Masonry enclosure should be stucco'ed and**



Painted to match the structure. The enclosure's roof must also be compatible with the structure's materials, provide an alternative solid material.

6. \*Provide cross sections that include a complete view of the proposed structure and site improvements.
7. \*Landscape Plan: Beach Boulevard is a major thoroughfare within the City so the landscaping facing this arterial must provide greater variety and interest. Drought tolerant shrubs of varying heights and colors should be clustered to create visual interest along Beach Blvd. Additionally please ensure plan include the following:
  - a. \*A three-tier landscaping design (tree, shrub/vine and ground cover/turf/perennials) shall be used in all landscaped areas.
  - b. Indicate the quantity of each species and location within the site.
  - c. \*At least 50 percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a minimum two-inch layer of compost or mulch. Groundcover shall be approved by the Director.
  - d. Turf incorporated into the landscape design shall not constitute more than 25 percent of the total landscaping area.
  - e. Total landscaping must be 20% of the lot area.
  - f. \*Irrigation:
    - i. Indicate type of irrigation and type of control
    - ii. Ensure compliance with SMC 20.315.050.  
\* The irrigation plan shall identify all components of the irrigation system drawn on project base sheets in a clear and legible fashion and shall provide any details required by Section 20.315.050.

#### **Public Works – Engineering Division:**

1. \*Applicant to provide approved Preliminary WQMP.
2. \*Following the approved Preliminary WQMP, the storm drainage may or may not change, so they would need to reflect that on the plans.
3. \*Based on the scope, at minimum, the applicant will need a WQMP, grading permit / plans, encroachment permit, and Caltrans permit.

#### **Public Safety Department**

1. Provide a gate or security measures for the laundry/storage area located at the rear of the property.  
\*Not provided. Area should not be accessible to guests.

#### **Proposed Conditions of Approval**

The following items will be required at the time of building permit plan check or the indicated time frame. This is just a cursory list and does not include all conditions of approval that may apply to the project.

#### **Public Safety Department**

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.
2. Calls for Service: A maximum threshold of calls for service to the Orange County Sheriff's Department regarding complaints related to the Dixie Hotel operations within a designated timeframe will be established.



**Public Works – Engineering Division:**

1. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
2. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
3. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
4. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will be required to guarantee the work.
5. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
6. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.



7800 Katella Avenue  
Stanton, CA 90680



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F | (714) 890-1443



[www.stantonca.gov](http://www.stantonca.gov)

**Date:**

November 9, 2023

**Applicant:**

Saeed Kamkar  
25431 Cabot Road, Ste.  
104  
Laguna Hills, CA 92563

**Sent via Email**

[architectkamkar@yahoo.com](mailto:architectkamkar@yahoo.com)

**Subject: Site Plan and Design Review No. SPDR-816 – Addition of 14 new units to an existing 36-unit motel, parking lot and landscaping improvements.**

Dear Mr. Kamkar:

Thank you for resubmitting the Site Plan and Design Review permit application for the above-mentioned project. After review, staff has determined the application to be incomplete pursuant to Government Code Section 65943(a). Attachment "a" of this letter outlines project specific comments, questions, and revisions needed. Please provide the necessary information in the form of 5 full sized sets of plans and one digital set of plans.

We look forward to working with you and want to assist you with your project. If you have any questions or need clarifications, please feel free to contact me at (714)890-4291 or via email at [pgarcia@stantonca.gov](mailto:pgarcia@stantonca.gov).

Sincerely,

Patricia Garcia  
Assistant Planner

Attachments: A – Project Comments

Attachment "A"  
Site Plan and Design Review No. SPDR-816  
Dixie Hotel - 11632 Beach Blvd

Project Specific Comments

The following comments shall be addressed upon the resubmittal of plans for review. **Please note, the red asterisk (\*) identifies corrections that were previously issued.**

**Public Safety** – The existing motel on the property has experienced a high volume of specific calls for service that demonstrate ongoing public safety issues on the property. Because the request to expand the hotel requires discretionary action, the existing state of the property will be considered by the decision-making body. The property owner must address all public safety concerns prior to consideration of the project, and demonstrate the solutions or changes implemented to prevent and/or resolve any future public safety concerns.

**\*\*\* No security plan provided in the latest submittal.**

**The project site has a high volume of calls for service that Stanton Police Services has responded to. The calls for service range from prostitution, narcotics violations, stolen vehicles, weapon possession, probation/parole violations, burglary, robbery, gang activity, assaults, and assaults with deadly weapons, etc. Additionally, numerous arrests and citations have been made and given, around, out front, and coming from this motel. For that reason, the applicant must provide a remediation and security plan that addresses site safety concerns. \*\*\***

**Community Development- Planning Division**

1. **\*Architectural Design:** Please indicate the architectural style of the proposed building. To provide more visual interest please incorporate, as architecturally appropriate:
  - a) Varied materials, colors, and exterior finishes can create visual interest. Ensure that the materials are consistent with the architectural style and that there is one main focus /point of interest. (Front façade)
  - b) Avoid single wall planes across the entire building. Variations in wall planes to reduce the building mass through the perceived size is reduced.
    - i. Possible use of wood siding feature to break the wall of the new structure's front façade.
  - c) Please see the attached examples of designs that incorporate color, materials, and variation in wall planes.  
**\*No changes**  
**\*\*\*Not Addressed\*\*\***
2. **\*Beach Blvd Frontage:** The Livable Beach Boulevard Plan outlines desired improvements for developments that front Beach Boulevard. To achieve high visual impact, please incorporate tree plantings, driveway pavers or other features among the proposed shrubs fronting the property.  
**\*Clearly indicate location of driveway pavers. Provide patterns and specs for staff review.**  
**\*\*\*Not Addressed\*\*\***
3. **\*Utility and Equipment Plan:** Update the site plan to show all utility and/or mechanical equipment. All ground-mounted equipment shall be placed in the least visible location on site. Architectural screening may be required to reduce visual impacts. All roof mounted equipment shall be screened by an architecturally compatible parapet wall that is of equal or greater height than the equipment.



\*The ground-mounted mechanical equipment located in the pool/spa area must be screened. Ensure screening is clearly noted (materials, height, etc.) and that it is compatible with the structure.

\*\*\*Latest plans indicate equipment is located within a shed. Please clearly note the materials and height of the shed. Ensure it is consistent with the structure.\*\*\*

#### Plan Review Comments (Review)

Please ensure ALL plans are consistent (site plan, floor plans, landscape plans, grading plans).

\*\*\* Not addressed\*\*\*

#### 1. \*Title Sheet:

- a. Update the total number of guest rooms and ensure the quantity is consistent with the proposed plans.

\*\*\*Cover sheet scope of work states "Addition of new 14 units". The proposed floor plans show 12 new guest rooms. \*\*\*

- b. Per 20.315.040, Nonresidential land use shall provide and maintain minimum landscaped areas based on impervious surface coverage standards (80% impervious, 20% minimum landscaping).

\*\*\*Calculations noted on cover sheet do not match the site plan. \*\*\*

#### 2. \*Site Plan:

- a. \*Ensure all existing and proposed site improvements are identified (walls/fencing/gates, hardscape improvements, etc.)

- b. \*Identify material and height of existing and proposed fencing/wall/gates.

\*\*\*Provide material for Keynote 18. \*\*\*

- c. Rear area must be secured to prevent unwanted loitering. Security cameras shall be installed for surveillance of the area.

\*\*\* Not addressed\*\*\*

- d. \*Mechanical equipment must be properly screened.

\*\*\*Provide "Pool Pump Shed" information (material, height). \*\*\*

- e. \*Identify the surfacing material for the driveway/parking lot.

\*\*\*Keynote 20: "Asphalt Finish", however it is not used on the site plan. \*\*\*

- f. \*Identify intended use for the landscaped area north of the pool/spa.

\*Landscape plans indicate this area is an active recreation area. Please indicate how guests will access this communal space.

\*\*\* Not addressed\*\*\*

- g. \*Loading areas shall not block vehicular traffic or parking spaces.

\*\*\* Not addressed\*\*\*

- h. \*Individual wheel stops shall be located a minimum of three feet from a fence, wall, building or walkway or any right-of-way.

\*\*\* Not addressed\*\*\*

#### 3. \*(E) and (P) Floor Plans:

- a. \*Label all uses of all rooms/areas within the structure.

\*Sheets A-3, A-3.1, A-4 and A-4.1 have unlabeled areas (ex. area in the western side of the second floor needs to be labeled).

\*\*\* Not addressed\*\*\*

- b. "Unit 202" shows a refrigerator and kitchen range.

\*\*\* Not addressed. Please explain why this room differs from other guest rooms. \*\*\*

- c. "Unit 203" shows an FAU. Note how the FAU will be secured.

\*\*\* Not addressed\*\*\*

#### 4. \*Elevations:

- a. \*Label all exterior materials/features.  
\*All materials (windows, doors, etc.) must be consistent and labeled.  
\*\*\* Not addressed\*\*\*
- b. \*Identify materials proposed on the trash enclosure. Ensure the proposed materials are compatible with the structure.  
\*\*\*Trash enclosure's roof must also be compatible with the structure's materials, provide an alternative solid material. \*\*\*
- 5. \*Provide cross sections that include a complete view of the proposed structure and site improvements.  
\*\*\* Not Provided\*\*\*
- 6. \*Landscape Plan: Beach Boulevard is a major thoroughfare within the City so the landscaping facing this arterial must provide greater variety and interest. Drought tolerant shrubs of varying heights and colors should be clustered to create visual interest along Beach Blvd. Additionally please ensure plan include the following:
  - a. Indicate the quantity of each species and location within the site.  
\*\*\* Not addressed\*\*\*
  - b. \*At least 50 percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a minimum two-inch layer of compost or mulch. Groundcover shall be approved by the Director.
  - c. \*Total landscaping must be 20% of the lot area.  
\*\*\*Plans do not reflect calculations provided\*\*\*
  - d. \*Irrigation:
    - i. Indicate type of irrigation and type of control
    - ii. Ensure compliance with SMC 20.315.050.  
\* The irrigation plan shall identify all components of the irrigation system drawn on project base sheets in a clear and legible fashion and shall provide any details required by Section 20.315.050.  
\*\*\* No Irrigation Plan provided. \*\*\*
- 7. Lighting Plan:
  - a. Parking lot conceptual plan and lighting photometric does not match the proposed site plan.
  - b. Lighting fixtures on Parking Lot Conceptual Lighting plan (sheet E200) differs from the Parking Lot Lighting Photometric plan (sheet E210) fixture locations.
  - c. The photometric plan shows lighting inconsistencies. To deter loitering, a minimum of 2.0 foot-candles must be provided throughout the site.
- 8. Survey:
  - a. The current survey shows no easements onsite. Per the title report provided, there are easements onsite. Please ensure to include them in the survey and the site plan.

#### **Public Works – Engineering Division:**

- 1. The applicant must submit their WQMP and Plan Check Application Form must be submitted to the Public Works & Engineering Department. The Preliminary WQMP must be approved prior to entitlement.
  - a. Please ensure to submit to the Public Works & Engineering Department as payment may be required to review.

#### **Public Safety Department**

- 1. Provide a gate or security measures for the laundry/storage area located at the rear of the property.  
\*Not provided. The area should not be accessible to guests.



\*\*\* Not addressed\*\*\*

### Proposed Conditions of Approval

The following items will be required at the time of building permit plan check or the indicated time frame. This is just a cursory list and does not include all conditions of approval that may apply to the project.

**Orange County Fire Authority** – The OCFA has reviewed the proposed project and based on the preliminary assessment the fire department requirements are listed below. Contingent upon approval of this development review application by the Planning Department/Planning Commission, the conditions listed below are applicable to this project and are to be included in the project's resolution and approval paperwork. If you need additional information or clarification, please contact me by phone or email: (714) 573-6130, [arturotinoco@ocfa.org](mailto:arturotinoco@ocfa.org).

### Conditions of Approval

**Plan Submittal:** The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- Fire master plan (service code PR145)
  - o An AM&M will be required for access deficiencies due to the porte-cochere.

Prior to issuance of a building permit:

- Architectural (service codes PR264-PR272, abbreviated review)
  - o For construction features at porte-cochere, noncombustible exterior finishes and 2-hr rated walls.
  - o underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475) if new underground system is required for new building
  - o Addition of private hydrant to be determined at Fire Master Plan review

Prior to concealing interior construction:

- Fire alarm system (service code PR500-PR520)
- Fire sprinkler system (service codes PR430-PR455), if the building is currently sprinklered and the system requires modification
  - o Extension of fire sprinkler system to provide protection at porte-cochere is required to mitigate potential impact on site access

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Portions of the project that are deferred shall be subject to the codes, standards, and other applicable requirements in force on the date that the deferred plan is submitted to OCFA. Standard notes, guidelines, informational bulletins, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting [ocfa.org](http://ocfa.org) on the Planning and Development Section homepage.

### Temporary/Final Occupancy Inspections



Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

#### Lumber-drop Inspection

After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

### **Community Development – Building Division**

#### Conditions of Approval

1. \*Construction plans shall be submitted to the Building Division for review and issuance of any future building permit(s). Construction plans shall comply with California Building Codes, as adopted and in effect at time of plan submittal. Building codes in effect, including local amendments, as of January 1, 2023: 2022 California Building Code ('22 CBC); 2022 California Plumbing Code ('22 CPC); 2022 California Mechanical Code ('22 CMC); 2022 California Electrical Code ('22 CEC); 2022 California Residential Code ('22 CRC); 2022 California Energy Code ('22 EC); and 2022 California Green Building Standards Code ('22 CGBSC).
2. \*Soils report and investigation will be required with each building permit application submittal.
3. \*Architect of record shall be aware to provide the required number of EV Stalls per CALGreen Section 4.106.4.2.2
  - a. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
  - b. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
  - c. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
  - d. Please show locations of accessible EVCS per CALGreen Section 4.106.4.2.2.1.1.
4. \*Architect of Record shall detail on the construction plans the required fire separation between each guest room (and special requirements for Group R occupancies per Section 420 of CBC)
5. \*Existing restroom adjacent to the Reception Area will need to be upgraded per CBC Section 11B-202.4.
6. \*Additional Compliance Requirements for Transient Lodging Guest Rooms per CBC Section 11B-224
  - a. Minimum Guest Room with Mobility Features per Table 11B-224.2
  - b. Minimum Guest Room with Communication Features per Table 11B-224.4
  - c. Mobility and Communication Units will need to be on 1st floor, otherwise elevator would need to be provided to 2nd floor.

**Public Safety Department**

1. Security Cameras: There shall be cameras throughout the facility including the parking lot area. Video recording is preferred. The recordings shall be maintained for at least 30 days and made available to law enforcement if needed. The location of all security cameras shall be noted on the Lighting and Security plans.
2. Calls for Service: A maximum threshold of calls for service to the Orange County Sheriff's Department regarding complaints related to the Dixie Hotel operations within a designated timeframe will be established.

**Public Works – Engineering Division:**

1. A new trash enclosure must be constructed and sized to accommodate at least one 3-yard trash dumpster, one 3-yard recycled material dumpster, and a 96-gallon organics collection cart, plus enough room for users to access all carts/dumpsters to comply with State Senate Bill 1383 and Assembly Bill 341.
2. Project must allocate space for structural best management practices required by the Santa Ana Regional Water Quality Control Board MS4 Permit, which may include surface and subsurface devices to capture, detain, and treat storm water and nuisance water runoff. Applicant must prepare a Preliminary Water Quality Management Plan and a Final Water Quality Management Plan.
3. Any work in the public right-of-way for new utility cuts and driveway aprons on Beach Boulevard may require applicant to pave the half or full width of Beach Boulevard for the length of the project frontage, depending on the location of utilities which may be required. Beach Boulevard was just repaved by Caltrans.
4. A grading permit will be required for on-site work. A grading and on-site improvement plan will be required for on-site work. A grading bond will be required to guarantee the work.
5. An encroachment permit will be required for off-site work, including for any sanitary sewer connections.
6. No on-site aerial utility connections will be permitted. All new and existing aerial utilities shall be undergrounded.

## **ATTACHMENT F**

### **Security Plan Template**



### Security Plan (Template)

Business Name:

Business Address:

Property Owner Name & Contact Info:

Business Owner Name & Contact Info:

On-Site Contact, Name & Info:

Type of Business:

Hours of Operation:

Number of Employees:

Employee Operations: *(How many employees on-site at one time? Do they work in shifts? What is the shift schedule? What are they responsible for?)*

Security Personnel: *(Will there be on site security? How many? If not, what measures are taken to monitor activity or prevent detrimental activity on site?)*

Surveillance Cameras: Yes/No    Number: *(How many?)*

Camera Location Map Attached *(locations to be approved by OC Sheriff)* All recordings must be made available to OC Sheriff and/or City of Stanton Public Safety Director upon request.

Security Procedures: *(List all programs and policies implemented with the intent of deterring nuisance activity on site)*

Incident Action Plans: *(What procedures are in place/will be implemented to address potential incidents when they occur, i.e. disturbance on site, nuisance activity, etc.?)*

## **ATTACHMENT I**

1981 Stanton Municipal Code Chapter 20.92

20.88.060 Conformance. All nonconforming uses, buildings and structures shall be removed, eliminated or made to conform to the requirements of this title, when any section of this chapter requires elimination or upon the appropriate date for amortization as listed. (Ord. 550 §1(part), 1981: prior code §20.88.060).

20.88.070 Relief. Any person aggrieved by the operation of the terms of this chapter may file an application for relief in the same manner as is provided for the filing of conditional use permits. Upon a determination that the terms hereof operate unjustly or harshly as applied to a particular use, building or structure, relief may be granted upon such terms as are deemed appropriate. (Ord. 550 §1(part), 1981: prior code §20.88.070).

## Chapter 20.92

### PRECISE PLAN OF DESIGN

#### Sections:

- 20.92.010 Purpose.
- 20.92.020 When required.
- 20.92.030 Contents.
- 20.92.040 Adoption.
- 20.92.050 Grounds for rejection.
- 20.92.060 Procedure.
- 20.92.070 Adoption subject to condition.
- 20.92.080 Compliance required.
- 20.92.090 Distinction from other precise plans.
- 20.92.100 Additional deviation relief.

20.92.010 Purpose. It is found and declared that it is impracticable or impossible to establish or apply uniform restrictions and regulations upon the subjects mentioned in Section 20.92.030 for uses other than those permitted in the R-1 zone because of the extreme variations in size and shape of lots and parcels of land devoted to such other uses and in the nature of the uses and zoning of surrounding premises. The subjects mentioned in Section 20.92.030, therefore, shall be regulated by precise plan of design to accomplish as nearly as possible a uniformity in the permitted use and enjoyment of property in any zone while at the same time imposing a uniformity of regulation and restriction to protect the use and enjoyment of surrounding properties to the same degree and extent generally provided in this chapter. (Ord. 550 §1(part), 1981: prior code §20.92.010).



20.92.020 When required. No person shall commence any use for which a conditional use permit is required or any use not permitted in the R-1 zone, and no building permit shall be issued for any structure to be used for or in conjunction with any such use, until a precise plan of design covering the parcel or parcels to be so used shall be approved and adopted as provided in this chapter. (Ord. 550 §1(part), 1981: prior code §20.92.020).

20.92.030 Contents. Such precise plan of design shall specify and include:

A. The location, size, bulk, height and number of stories of all buildings and structures including signs, walls and fences;

B. The location, size and dimensions of yards, courts, setbacks, and all other open spaces between buildings and structures;

C. The location, dimensions and method of improvements of all driveways, parking areas, walkways and means of access, ingress and egress, and drainage;

D. The location, dimensions and methods of improvement of all property to be dedicated to the public or to public utilities;

E. The general nature of the proposed use. (Ord. 550 §1(part), 1981: prior code §20.92.030).

20.92.040 Adoption. Any such precise plan of design may be rejected, adopted, modified and adopted, or adopted subject to conditions. Any such precise plan of design after adoption, may be amended in the same manner as a precise plan of sign is first adopted hereunder. (Ord. 550 §1(part), 1981: prior code §20.92.040).

20.92.050 Grounds for rejection. If the precise plan of design would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections. Otherwise, such proposed precise plan shall be approved. Modifications and conditions may be imposed only to the extent reasonably necessary in connection with the proposed use to remove the said objections, and to that extent may impose greater, but shall not permit lesser, restrictions than those imposed by this title. (Ord. 550 §1(part), 1981: prior code §20.92.050).

20.92.060 Procedure. Application for approval of a precise plan of design shall be made in such form as the planning commission shall prescribe. The procedure (but not the grounds) set forth in Section 20.76.010 shall apply to the processing and approval or rejection of proposed precise plans of design, subject, however, to the following exceptions:

A. Upon the filing of an application and prior to setting the same for hearing before the planning commission, the secretary shall refer it to the city planner. If the city planner determines that none of the grounds for rejection as set forth in Section 20.76.010 exist, he shall endorse his approval thereon in writing within five days after the date of filing. His approval may be subject to express written alterations or conditions if the applicant accepts the same in writing. Such approval shall be final and terminate the proceedings; otherwise, it shall be set for hearing before the planning commission.

B. Notice of hearings need be given only by mail and only to the applicant and to the owner or owners of the property subject to the precise plan. Notice may be dispensed with and the hearing set within ten days or less of the date of filing if all persons entitled to notice waive the same in writing filed with the secretary of the planning commission.

C. The decision of the planning commission shall be final and effective ten days after its written determination unless within said time a written appeal is filed by applicant or by action of the city council or any member thereof.

D. A filing fee shall be paid at the time of application, the amount of which shall be determined by city council resolution.

E. Applicant need not comply with Section 20.76.010, requiring a list of the names and addresses of all owners of real property within three hundred feet of the external boundaries of the property involved.

F. The approval of a precise plan of design is conditional upon the privileges being utilized within one year after the effective date thereof, and if they are not utilized or construction work is not begun within said time and carried on diligently in accordance with conditions imposed by the planning commission, this authorization shall become void, and any privileges, permit or conditions granted hereby shall be deemed to have elapsed. (Ord. 670 §2, 1988; Ord. 550 §1(part), 1981: prior code §20.92.060).

20.92.070 Adoption subject to condition. A precise plan of design may be approved and adopted subject to the granting of a change of zone, a conditional use permit, a variance, or the approval of a final subdivision map or lot split, and the planning commission or city council may require such a precise



plan of design to be submitted prior to the granting or recommending of a zone change, variance or conditional use permit. (Ord. 550 §1(part), 1981: prior code §20.92.070).

20.92.080 Compliance required. No person shall violate or fail to comply with any adopted precise plan of design or any conditions or provisions thereof nor shall a building permit be issued for any structure which would violate or fail to comply with any adopted precise plan of design for the parcel or parcels on which such structure is to be located. (Ord. 550 §1(part), 1981: prior code §20.92.080).

20.92.090 Distinction from other precise plans. The precise plans of design referred to in this chapter are not to be confused with or considered to be "precise plans," as referred to in the Government Code of the state of California. (Ord. 550 §1(part), 1981: prior code §20.92.090).

20.92.100 Additional deviation relief. In approving a precise plan of design, the planning commission may grant deviations or relief from the yard, fence, sign, height, parking or loading, and open space regulations of this title. Said deviations shall be in conformance with Section 20.76.080. (Ord. 550 §1(part), 1981: prior code §20.92.100).

## Chapter 20.93

### CONDOMINIUM CONVERSIONS

#### Sections:

- 20.93.010 Intent and purposes.
- 20.93.020 Findings.
- 20.93.030 Definitions.
- 20.93.040 Condominium conversion permit application.
- 20.93.050 Filing fees.
- 20.93.060 Inspections.
- 20.93.070 Deficiencies correction.
- 20.93.080 Transmittal to planning commission.
- 20.93.090 Planning commission report.
- 20.93.100 City council determination.
- 20.93.110 Final condominium plan.
- 20.93.120 Expiration--Extension--Revisions.
- 20.93.130 Exceptions.
- 20.93.140 Design criteria.
- 20.93.150 Development standards--Nonresidential conversions.
- 20.93.160 Development standards--Residential conversions.



## **ATTACHMENT G**

Planning Commission Resolution 859

1 RESOLUTION NO. 859

2  
3 A RESOLUTION OF THE PLANNING COMMISSION, CITY  
4 OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA  
5 APPROVING PRECISE PLAN OF DESIGN P-435.

6 THE PLANNING COMMISSION, of the City of Stanton,  
7 does hereby resolve as follows:

8 WHEREAS, the Planning Commission does hereby find and  
9 determine that an application was duly filed by:

10 Philip Chang, with respect to the  
11 real property described as follows:

12 11632 Beach Boulevard

13 and requesting a Precise Plan of Design review permitting  
14 approval for the first of two phase for a 67 unit motel complex

15  
16  
17 and further finds that a public hearing was set for:

18 October 6, 1982, at 7:30 p.m., in the Stanton  
19 City Council Chambers, at 7800 Katella Avenue, Stanton; and  
20 a notice of the date, time place, and purpose of aforesaid  
21 hearing was duly given; that a hearing was duly held at afore-  
22 mentioned time and place; and

23 WHEREAS, the Planning Commission further finds and  
24 determines that facts exist as required in Chapter 20.02.090  
25 of the STANTON MUNICIPAL CODE, justifying the adoption of  
26 a Precise Plan of Design;

APPROVAL-PRELIMINARY PLAN

1 WHEREAS, Based on the aforementioned findings,  
2 the Commission hereby approves with respect to the property  
3 described herein, the Precise Plan of Design subject to conditions  
4 as set forth in Exhibit "A" attached hereto, and incorporated  
5 herein by reference as though set forth in full and at length;  
6 and

7 WHEREAS, the permit hereby allowed is conditional upon  
8 the privileges being utilized within six (6) months after the  
9 effective date thereof, and if they are not utilized or  
10 construction work is not begun within said time, and carried  
11 on diligently in accordance with conditions imposed by the  
12 Commission, this authorization shall become VOID, and any  
13 privilege, permit or Variance granted hereby shall be deemed  
14 to have elapsed; and


15 NOW THEREFORE, this action shall become final and  
16 effective ten (10) days after the date of the adoption of this  
17 Resolution unless during that time a written appeal is taken to  
18 the Stanton City Council; and

19 The Secretary shall certify to the adoption of this  
20 Resolution, and shall transmit certified copies to the  
21 applicant, and the Stanton City Clerk.

22 ADOPTED, SIGNED AND APPROVED this 6th day of  
23 October 19 82.

24   
25 Chairman, Stanton City Planning Commission

26 ATTEST:

27   
28 Frankie Carmona  
Planning Secretary




APPROVAL-PREC 'E PLAN

1 I, ROY E. BRUCKNER, City Planner of the City of  
2 Stanton, County of Orange, State of California, hereby certify  
3 that the foregoing is a true copy of a Resolution adopted by  
4 the Planning Commission of the City of Stanton at a  
5 regular meeting thereof held on the 6th day of  
6 October 1982, by the following vote to wit:

7  
8 AYES: COMMISSIONERS: Mount, L'Hommedieu, Dotson, and Allen

9 NOES: COMMISSIONERS: None

10 ABSENT: COMMISSIONERS: Aspinall

11  
12   
13 Roy E. Bruckner, City Planner/Secretary  
14 City of Stanton Planning Commission

Conditions of Approval: P-435 and V82-14

1. That all requirements of the Director of Community Development be met.
2. That all requirements of the Planning Division be met, including, but not limited to the following:
  - a. That all applicable requirements of the Stanton Municipal Code be met.
  - b. That approval of this application is for the use and operation of the requested use only, and any future proposed uses or modifications to be incorporated with, or on the same property must make proper independent application through the City of Stanton.
  - c. The permit hereby allowed is conditional upon the privileges granted herein being utilized within 180 days after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized or where some form of construction has not actually commenced within such 180 days and is not diligently prosecuted to completion, this authority shall become null and void.
  - d. If delay has been due to reasons beyond control, a reasonable extension may be granted by the Planning Commission. The request for the extension must be filed with the secretary to the Planning Commission prior to the 180th day.
  - e. Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation.
  - f. That the recorded owner(s) and the leasee(s) return to the Planning Division written evidence of agreement to all Conditions of Approval, prior to this permit becoming effective.
  - g. Prior to any work being commenced within the public right-of-way, approval by the Public Facilities Division shall be obtained and a public works permit secured from the Engineering Division.
  - h. The following signage shall not be permitted: paper, cloth, wallboard, flashing, pulsating, bulls-eye, spotlight, beacons, spinning, animated, blinking, a-frame, portable, freestanding, or temporary banner signs.
  - i. Banner signs may be used only in conjunction with an approved "Special Events Permit", and must be for an amount of time not to exceed 7 days (unless otherwise stipulated), and of a flame retardant fabric.



Conditions of Approval (Cont'd): P-435 and V82-14

- j. That trash enclosures be provided as per Stanton Municipal Code.
  - k. That landscaping and irrigation plans be submitted for approval prior to installation.
  - l. That a minimum three foot wide landscaped strip and 6 ft. high block wall be constructed along the east property line, and a portion of the north property line, behind the proposed Phase 2 building.
  - m. That parking spaces parallel to the north property lines should be at least 11 ft. wide to facilitate turning movements into and out of said spaces.
  - n. The west stairway should be relocated westerly to the corner of the L-shape of the building to comply with exiting requirements.
3. That all conditions of the City Engineer be met, including but not limited to the following:
- a. That the applicant submit street improvement plans prepared by a registered civil engineer for off-site improvements.
  - b. That a bond or surety device be posted with the City in an amount sufficient to cover the amount of work to be done, as determined by the City Engineer.
  - c. That the applicant annex to the local sanitation district.
  - d. That the applicant submit a preliminary title report.
  - e. That the applicant construct curb and gutters.
  - f. That the applicant construct sidewalks ±9 ft., wide.
  - g. Construct driveway approaches as determined by the City Engineer.
  - h. All asphalt and driveway areas be resurfaced according to City standards.
  - i. That high pressure sodium street lights be installed on marbelite standards.
  - j. That the applicant submit a grading plan per City Engineer's request.
  - k. Provide on-site drainage study and necessary facility.
  - l. That all State permits be secured prior to construction of improvements when encroaching on State highways.
  - m. That all parking lot and street lighting to consist of high pressure sodium vapor.



Conditions of Approval (Cont'd): P-435 and V82-14

- n. That the legal owners shall record a covenant and agreement to hold three parcels as one.
  - o. All conflicting road and utility easements shall be resolved to the satisfaction of the Director of Community Development prior to issuance of building permits.
4. That all requirements of the Building Division be met, including, but not limited to the following:
- a. Units built on property line will be required to be of fire resistive construction as per the Uniform Building Code, Ch. 5.
  - b. Handicap facilities to be provided as per UBC and CH 1213. (One handicap room per each phase).
  - c. Second floor exiting to conform to the UBC CH. 33.
5. That all requirements of the Fire Department be met, including, but not limited to the following:
- a. Fire flow shall be 3,500 gallons per minute at 20 p.s.i. residual pressure (U.F.C. 10-301 and S.M.C. - 17.20).
  - b. Portable fire extinguishers shall be installed and maintained as per Uniform Fire Code, Article 10.
  - c. Place address numbers on front of building. Numbers are to be at least six (6) inches in height, contrast with the background, and be visible from the street (U.F.C. 10.208).
  - d. Final inspection required prior to occupancy.
  - e. One on-site fire hydrant shall be required. Hydrant to be placed at Fire Department approved location (U.F.C. 10.301).
  - f. New fire hydrant shall be a Rich 960 or equivalent (U.F.C. 10.301).
  - g. Plans of fire hydrant and water main shall be submitted to the Fire Department for approval.
  - h. Approved smoke detectors shall be installed in accordance with Section 1210, Uniform Building Code.
6. That all requirements of the Police Department be met, including, but not limited to the following:
- a. That all exterior lighting shall have non-breakable, tamper proof lens covers.
  - b. An emergency card shall be filed, listing names, addresses, and telephone numbers of responsible persons to notify in case of an emergency.

## **ATTACHMENT H**

Precise Plan of Design, 1983 Approval for Motel Use

CITY OF STANTON  
PLANNING COMMISSION  
AGENDA STUDY MATERIAL

October 6, 1982

---

CASE NO: Precise Plan of Design P-435 and Variance V82-14

APPLICANT: Philip Chang, property owner  
Edmund Cheng, Engineer

LOCATION: 11632 Beach Boulevard

REQUEST: To approve the construction of the first phase of a motel development, consisting of 37 rooms. Also requested is a variance from the parking requirements.

---

LAND USE AND ZONING:

SITE: Zoned C-1 and developed with an old structure used as a restaurant.

NORTH: Zoned C-1 and developed with a nursery and a non-conforming single family home.

SOUTH: Zoned C-1 and developed with a motel.

EAST: Zoned E-1 and developed accordingly.

WEST: Zoned R-1 and developed accordingly.

ENVIRONMENTAL DETERMINATION:

Pursuant to the Guidelines of the California Environmental Quality Act of 1970, as amended:

\_\_\_\_\_ this project is categorically exempt, CLASS \_\_\_\_\_

\_\_\_\_\_ ~~xxx~~ Negative Declaration has been prepared

\_\_\_\_\_ a draft EIR has been prepared

for Planning Commission certification.



October 6, 1982

FACTS:

1. The project site currently consists of three parcels. The front parcel on Beach Boulevard is occupied by the Pantry House Restaurant, while the rear parcel is vacant. The third parcel is a 24 ft. wide strip along the north boundary of the developed parcel, which is used as road access to the vacant parcel.
2. The proposed motel development will consist of two phases. This application is for phase 1, which will consist of 37 rooms. Phase 2 will include an additional 30 rooms.

Phase 1 will consist of the following:

- a. The existing restaurant would be removed.
  - b. An "L" shaped two story structure consisting of 37 rooms would be constructed along the southerly property line.
  - c. The entire lot would be paved for parking.
  - d. A pool and jacuzzi, as well as landscaping primarily in the front.
  - e. Phase 2, the construction of which is unknown at this time, would add another building consisting of 30 rooms along the north property line.
  - f. The architectural design will be Spanish style, utilizing a tiled mansard roof and stucco walls with wood trim.
3. The smallest of the three lots comprising the subject site is evidently a road easement whose use is also entitled by the property owner on the east in the E-1 zone.
  4. The smallest of the lots also contains an open drainage swale
  5. Combining all three lots, a development site measuring approximately 158 ft. wide x 300 ft. deeps, is accomplished.
  6. A variance is requested for parking. Current requirements call for  $1\frac{1}{2}$  parking spaces per 150 sq. ft. of sleeping area. The applicant would provide one parking space per room.

ANALYSIS:

1. Of primary concern is the road easement to which the property owner to the east has legal access rights. Said property owner is located in Hynes Estates, whose property currently fronts on Court Lane, a private road. A fence currently separates the subject site from that property. Thus the road easement is not currently used by said property owner. The applicant has three options in dealing with the issue:
  - a. Purchase the right of access from the property owner.
  - b. Design the project around the easement.
  - c. Relocate the easement to coincide with the proposed parking and access layout.

In any event, this issue must be resolved prior to issuance of any permits.

2. Due to the proposed construction across lot lines, a covenant to hold three parcels as one, must be filed and recorded.
3. In order to provide better separation with the adjacent land uses, a six foot high block wall should be constructed along the east property line, and portion of the north property line in the rear of the site.
4. Regarding the parking requirements, the Zoning Code was recently revised to combine several categories of parking standards. Said combining resulted in requirements for motels which are unreasonable. The existing requirement calls for  $1\frac{1}{2}$  spaces per 150 sq. ft. of sleeping area. Since a standard motel room is 300 sq. ft., three parking spaces per room would be required. A more reasonable standard would be one space per room, which is what the applicant is proposing. Staff feels that the Zoning Code should be amended and the variance approved.

BURDEN OF PROOF: V82-14

Prior to the granting of a Variance, the Planning Commission must make certain findings of fact. The applicants Burden of Proof is as follows:

1. THAT THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLICABLE TO THE PROPERTY INVOLVED OR TO THE INTENDED USE OF SUCH PROPERTY, WHICH DO NOT GENERALLY APPLY TO OTHER PROPERTY IN THE SAME ZONE:

*Not applicable*

2. THAT SUCH VARIANCE IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF A SUBSTANTIAL PROPERTY RIGHT POSSESSED BY OTHER PROPERTY SIMILARLY SITUATED, BUT WHICH IS DENIED TO THE PROPERTY IN QUESTION:

*Not applicable*

3. THAT THE GRANTING OF THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO THE ADJACENT PROPERTY:

*Not applicable*

4. THAT THE GRANTING OF THE VARIANCE WILL NOT ADVERSELY AFFECT THE STANTON COMPREHENSIVE PLAN:

*The reasonable parking requirements will encourage construction which will benefit the City economically and socially.*

Staffs analysis of the Burden of Proof is as follows:

1. *The recently revised standard is unreasonable and should be changed.*
2. *The existing standards would require so much parking that development feasibility would be questionable.*
3. *The variance would not adversely affect adjacent property.*
4. *The Stanton General Plan will not be adversely affected.*



CONCLUSION:

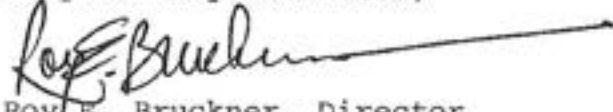
The proposed motel would be a substantial improvement of the area and should be approved subject to conditions.

Recommended Action:

Pending testimony received at the public hearing, the Planning Commission should:

1. Certify the Negative Declaration;
2. Make the required findings; and
3. Approve Precise Plan of Design P-435 and Variance V82-14, subject to the attached conditions.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Roy E. Bruckner", with a long horizontal line extending to the right.

Roy E. Bruckner, Director  
Community Development

REB:fc

Attachments

Conditions of Approval: P-435 and V82-14

1. That all requirements of the Director of Community Development be met.
2. That all requirements of the Planning Division be met, including, but not limited to the following:
  - a. That all applicable requirements of the Stanton Municipal Code be met.
  - b. That approval of this application is for the use and operation of the requested use only, and any future proposed uses or modifications to be incorporated with, or on the same property must make proper independent application through the City of Stanton.
  - c. The permit hereby allowed is conditional upon the privileges granted herein being utilized within 180 days after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized or where some form of construction has not actually commenced within such 180 days and is not diligently prosecuted to completion, this authority shall become null and void.
  - d. If delay has been due to reasons beyond control, a reasonable extension may be granted by the Planning Commission. The request for the extension must be filed with the secretary to the Planning Commission prior to the 180th day.
  - e. Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation.
  - f. That the recorded owner(s) and the leasee(s) return to the Planning Division written evidence of agreement to all Conditions of Approval, prior to this permit becoming effective.
  - g. Prior to any work being commenced within the public right-of-way, approval by the Public Facilities Division shall be obtained and a public works permit secured from the Engineering Division.
  - h. The following signage shall not be permitted: paper, cloth, wallboard, flashing, pulsating, bulls-eye, spotlight, beacons, spinning, animated, blinking, a-frame, portable, freestanding, or temporary banner signs.
  - i. Banner signs may be used only in conjunction with an approved "Special Events Permit", and must be for an amount of time not to exceed 7 days (unless otherwise stipulated), and of a flame retardant fabric.

Conditions of Approval (Cont'd): P-435 and V82-14

- j. That trash enclosures be provided as per Stanton Municipal Code.
  - k. That landscaping and irrigation plans be submitted for approval prior to installation.
  - l. That a minimum three foot wide landscaped strip and 6 ft. high block wall be constructed along the east property line, and a portion of the north property line, behind the proposed Phase 2 building.
  - m. That parking spaces parallel to the north property lines should be at least 11 ft. wide to facilitate turning movements into and out of said spaces.
  - n. The west stairway should be relocated westerly to the corner of the L-shape of the building to comply with exiting requirements.
3. That all conditions of the City Engineer be met, including but not limited to the following:
- a. That the applicant submit street improvement plans prepared by a registered civil engineer for off-site improvements.
  - b. That a bond or surety device be posted with the City in an amount sufficient to cover the amount of work to be done, as determined by the City Engineer.
  - c. That the applicant annex to the local sanitation district.
  - d. That the applicant submit a preliminary title report.
  - e. That the applicant construct curb and gutters.
  - f. That the applicant construct sidewalks  $\pm 9$  ft., wide.
  - g. Construct driveway approaches as determined by the City Engineer.
  - h. All asphalt and driveway areas be resurfaced according to City standards.
  - i. That high pressure sodium street lights be installed on marbelite standards.
  - j. That the applicant submit a grading plan per City Engineer's request.
  - k. Provide on-site drainage study and necessary facility.
  - l. That all State permits be secured prior to construction of improvements when encroaching on State highways.
  - m. That all parking lot and street lighting to consist of high pressure sodium vapor.



Conditions of Approval (Cont'd): P-435 and V82-14

- n. That the legal owners shall record a covenant and agreement to hold three parcels as one.
- o. All conflicting road and utility easements shall be resolved to the satisfaction of the Director of Community Development prior to issuance of building permits.
- 4. That all requirements of the Building Division be met, including, but not limited to the following:
  - a. Units built on property line will be required to be of fire resistive construction as per the Uniform Building Code, Ch. 5.
  - b. Handicap facilities to be provided as per UBC and CH 1213. (One handicap room per each phase).
  - c. Second floor exiting to conform to the UBC CH. 33.
- 5. That all requirements of the Fire Department be met, including, but not limited to the following:
  - a. Fire flow shall be 3,500 gallons per minute at 20 p.s.i. residual pressure (U.F.C. 10-301 and S.M.C. - 17.20).
  - b. Portable fire extinguishers shall be installed and maintained as per Uniform Fire Code, Article 10.
  - c. Place address numbers on front of building. Numbers are to be at least six (6) inches in height, contrast with the background, and be visible from the street (U.F.C. 10.208).
  - d. Final inspection required prior to occupancy.
  - e. One on-site fire hydrant shall be required. Hydrant to be placed at Fire Department approved location (U.F.C. 10.301).
  - f. New fire hydrant shall be a Rich 960 or equivalent (U.F.C. 10.301).
  - g. Plans of fire hydrant and water main shall be submitted to the Fire Department for approval.
  - h. Approved smoke detectors shall be installed in accordance with Section 1210, Uniform Building Code.
- 6. That all requirements of the Police Department be met, including, but not limited to the following:
  - a. That all exterior lighting shall have non-breakable, tamper proof lens covers.
  - b. An emergency card shall be filed, listing names, addresses, and telephone numbers of responsible persons to notify in case of an emergency.

PRECISE PLAN OF DESIGN APPLICATION

FEE: \$

1. APPLICANT:

NAME: Philip Chang

ADDRESS: 11231 Beach Blvd., Stanton, CA 90680

PHONE: (714) 897-9043

STATUS (Owner of Land, Agent, purchaser, etc.) Owner

2. PROPERTY OWNER:

NAME: Philip Chang

PHONE: (714) 897-9043

ADDRESS: 11231 Beach Blvd., Stanton, CA 90680

3. PROPERTY:

ADDRESS: 11632 Beach Blvd., Stanton, CA 90680

4. PROPOSED LAND USE:

To construct a new motel. PHASE I HAS 37 ROOMS

PHASE II HAS 30 ROOMS

5. REQUEST:

Approval of the precise plan

EXISTING USE OF PROPERTY: Restaurant

CHANGES TO BE MADE TO PROPERTY: new sidewalk, new landscaping  
new motel building.

6. SPECIAL INFORMATION:

The current parking requirements of the Cities of Buena Park,  
and Garden Grove are submitted together with this application,  
for your reference.

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA)

COUNTY OF ORANGE

ss.



OFFICIAL SEAL  
EDMOND CHENG  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires NOV 4, 1983

I, PHILIP CHANG, being duly sworn, depose and say  
that I am an owner of property involved in this petition, and that the  
foregoing statements and answers herein contained and the information  
herewith submitted are in all respects true and correct to the best of  
my knowledge and belief.

Subscribed and sworn to before me  
this 31<sup>TH</sup> day of AUGUST, 1982.

Notary Public

Signed: [Signature]

Address: 11231 Beach Blvd

City: Stanton CA 90680

Phone: (714) 897-9043

Recording requested by and mail to:

83-138600

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

-2 25 PM APR 1 '83

LEE A. BRANCH, County Recorder

CITY OF STANTON

(Name)

7800 Katella Avenue

(Address)

Stanton, CA 90680

EXEMPT  
C1

Free recording requested per California  
Government Code Section 6103.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that I/we are the owner(s) of the hereinafter legally described real property located in the City of Stanton, County of Orange, State of California:

SEE EXHIBIT "A"  
(legal description)

as recorded in Book 2, page 45 Records of Orange County, and, for the  
purpose of COMBINING THE EXISTING THREE LOTS TO ONE  
(state purpose)

STREET ADDRESS: 11632 BEACH BLVD. STANTON A.P.#: 131-221-34, 131-221-37, 131-221-38

as regulated by Section 504 of the Uniform Building Code we do hereby covenant and agree with said City that the above legally described land shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs, assignees and shall continue in effect until such time that the Stanton Municipal Code unconditionally permits the use or purpose herein above referred to or unless otherwise released by authority of the Director of Community Development of the City of Stanton.

Dated: This 26<sup>th</sup> day of APR, 19 82  
Philip Y. Cheng (Sign)  
(Sign)

Approved for Recording: By Ray E. Bucher Date: 3-25-83  
Director of Community Development  
City of Stanton, California

(INDIVIDUAL)  
STATE OF CALIFORNIA ) ss.  
COUNTY OF ORANGE )  
ON 10/24/1982, before me, the  
undersigned, a Notary Public in and for said  
County and State, personally appeared  
PHILIP Y. CHENG

known to me to be the person whose name  
subscribed to the within Instrument and acknowledged that HE  
executed the same.

WITNESS my hand and official seal.

(Sign) Edmond Cheng

(Notary Seal)



(CORPORATION)  
STATE OF CALIFORNIA ) ss.  
COUNTY OF ORANGE )  
ON \_\_\_\_\_, before me,  
the undersigned a Notary Public in and for  
said County and State, personally appeared

known to me to be the \_\_\_\_\_ President,  
and

known to me to be \_\_\_\_\_ Secretary of  
the Corporation that executed the within instru-  
ment, known to me to be the persons who execute  
the within Instrument on behalf of the Corpora-  
tion therein named, and acknowledged to me that  
such Corporation executed the within Instrument  
pursuant to its by-laws or a resolution of its  
board of directors.

WITNESS my hand and official seal.

(Sign)

(Notary Seal)



## EXHIBIT "A"

## DESCRIPTION

## PARCEL 1:

The Northwest quarter of the Southwest quarter of Lot 12 in Section 25, in the City of Stanton, County of Orange, State of California, as shown on the map showing Resurvey of J. W. Bixby & Co's subdivision of part of th Rancho Los Alamitos filed in book 2 page 43 of Record of Surveys in the office of the County Recorder of Orange County, Callifornia. (For purpose of this description the North and West lines of said Lot 12 are construed to be the center line of streets adjoining.)

EXCEPTING therefrom the Southerly 172.65 feet thereof.

ALSO except the Easterly 120.00 feet and the Northerly 24.00 feet thereof.

## PARCEL 2:

The Easterly 120 feet of the Northwest quarter of the Southwest quarter of Lot 12 in Section 25, as shown on the Map showing Resurvey of J.W. Bixby and Company's Subdivision of a part of the Rancho Los Alamitos filed in book 2 page 43 of Record of Surveys in the office of the County Recorder of Orange County, California. (For purpose of this description; the North and West lines of said Lot 12 are construed to be the center line of streets adjoining.

EXCEPT therefrom the Southerly 172.65 feet thereof.

## PARCEL 3:

The Northerly 24 feet of the Northwest quarter of the Southwest quarter of Lot 12 in Section 25, as shown on the Map showing Resurvey of J.W. Bixby and Company's Subdivision of a part of the Rancho Los Alamitos filed in book 2 page 43 of Record of Surveys in the office of the County Recorder of Orange County, California. (For purpose of this Description, the North and West lines of said Lot 12 are construed to be the center lines of streets adjoining.)

EXCEPT the Easterly 120.00 feet thereof.

Mr. John McKay  
1432 Old River Rd.  
Fullerton, CA

Introduced himself as the father of the applicant and stated that he was distressed with the staff report's findings that the food operation would be secondary. Indicated that there were several apartment houses around the proposed location which they wanted to attract as customers.

William Farrell

Introduced himself as the other applicant and stated that he did not owe his exlandlady any money and did not agree with the comments she had made.

Mr. Bruckner

Informed the Commission that the Police Department had indicated to Staff that they were against the granting of the applicants request and do have a communication on file. That fact had not been included in the staff report. The Police Department has found that the pool tables in combination with a beer bar pose all kinds of enforcement problems to the department.

There being no one else to speak either in favor or in opposition, the hearing was closed.

Mr. Bruckner

Again responded to questioning from the Commission that the applicants had applied to ABC for a beer and wine bar and not a restaurant serving beer and wine. Stated that he agreed with the Police Department that the operation would be a beer and wine bar serving food.

Ms. Judy Vaughn  
1421 Scarborough Ln.  
Anaheim, CA

Apologized to the Commission for coming forward after the hearing had been closed, but indicated she could no longer keep quiet. Stated that she had leased Mr. Farrell's old place of business. Said she was upset because Midway City denied her a dance license because of the bad name that he had left in that City. Indicated that she had in the past held licenses in various cities, and this was the first time she was denied one not because of her but because of the reputation of Mr. Farrell.

It was moved by Mr. Dotson, seconded by Mr. L'Hommedieu and unanimously agreed to DENY Conditional Use Permit C82-23 and Variance V82-13.

The applicant was advised of the ten day appeal period.

After a short recess the meeting resumed.

PUBLIC HEARING  
NO. 8

P-435 & V82-14

SUBMITTED BY PHILIP CHANG: Requested is approval of plans for the first of two phases for a 67 unit motel complex proposed to be located at 11632 Beach Boulevard in the C-1 zone and a variance from the parking requirements for motels.

Pursuant to the Guidelines of the California Environmental Quality Act of 1970, as amended, a Negative Declaration has been prepared.

Mr. Bruckner

Read a letter for the record from an adjoining property owner:

"Stanton Planning Commission  
Dear Sirs:

We will not be able to attend the hearing for Design P-435 and Variance V82-14.

We are in opposition to this plan because the building will be built right along our property line.

Should this plan pass, we would like to propose that NO windows are put along the north side of the building and that the highest possible block wall be installed along the north end of the property line. Thank you for your consideration."

Signed:  
George J. Nakahara  
Sachiko Nakahara



Mr. Bruckner

Indicated that, in addition to the letter he read, had contact with the property owner to the east of the proposed project in Hynes Estates who holds a 25 ft. easement and is quite concerned about resolving that matter.

A brief discussion ensued in which it was brought out that if the applicant only built the first phase a variance would not be required as there would be sufficient parking.

THE HEARING WAS OPENED.

Mr. Edmund Cheng  
710 So. Garfield  
Alhambra, CA

Introduced himself as a Civil Engineer representing the applicant. Stated that he was very concerned about the easement problems as they were set down in the staff report. Said that maybe he had been in error by advising his client to proceed with two phases. It would be simpler to just build the first phase and forget about the second one until such time as they can resolve all the easement problems. They have spoken to Mr. Nelson, the property owner to the east of the subject site and had a very friendly meeting. But nothing has been resolved relative to the easement.

A lengthy discussion ensued in which all the alternatives were discussed at some length relative to the easement problems. Mr. Cheng was not responsive to the suggestion of eliminating the second phase from the application. He suggested that the Commission act on the application as submitted to enable the applicant the opportunity to try to resolve the easement problems. He was advised by the Commission to work closely with staff since additional conditions would have to be added if the second phase is not constructed.

Elton Landgren  
8161 La Monte Rd.  
Anaheim, CA

Introduced himself as the President of Hynes Estates and indicated that he was not necessarily against the project, but was there to go on record because they have easements that run to the back of the property where the main water lines of Hynes Estates are located. The easement on the north is where the drainage from Hynes Estates goes into Beach Boulevard.

Mr. Bruckner

Informed Mr. Landgren that before anything is built within any easement, the applicant would have to check with the person or utility company that owns the easement as to what can or cannot be built on that easement. The applicant would have to provide a drainage facility to replace the ones that is now in existence.

There being no one else to speak either in favor or in opposition, the hearing was closed.

It was moved by Mr. Mount, seconded by Mr. L'Honniedieu and unanimously agreed to certify the Negative Declaration.

It was moved by Mr. Mount, seconded by Mr. L'Honniedieu and unanimously agreed to approve Precise Plan of Design P-435 and Variance V82-14, subject to the conditions of approval as contained in the staff report.

CONDITIONS OF APPROVAL: P-435 and V82-14

1. That all requirements of the Director of Community Development be met.
2. That all requirements of the Planning Division be met, including, but not limited to the following:
  - a. That all applicable requirements of the Stanton Municipal Code be met.
  - b. That approval of this application is for the use and operation of the proposed use only, and any future proposed uses or modifications to be incorporated with, or on the same property must make proper independent application through the City of Stanton.
  - c. The permit hereby allowed is conditional upon the privileges granted herein being utilized within 180 days after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized, or where some form of construction has not actually commenced within such 180 days and is not diligently prosecuted to completion, this authority shall become NULL and VOID.



- d. If delay has been due to reasons beyond control, a reasonable extension of time may be granted by the Planning Commission. The request for the extension of time must be filed with the secretary to the Planning Commission prior to the 180th day.
  - e. Failure to abide by and faithfully comply with any and all conditions as attached to this permit pursuant to provisions of the Municipal Code shall constitute grounds for revocation.
  - f. That the recorded owner(s) and the lessee(s) return to the Planning Division written evidence of agreement to all Conditions of Approval, prior to this permit becoming effective.
  - g. Prior to any work being commenced within the public right-of-way, approval by the Public Facilities Division shall be obtained and a Public Works Permit secured from the Engineering Division.
  - h. The following signage shall not be permitted: paper, cloth, wallboard, flashing, pulsating, bulls-eye, spotlight, beacons, spinning, animated, blinking, a-frame, portable, freestanding, or temporary banner signs.
  - i. Banner signs may be used only in conjunction with an approved "Special Events Permit", and must be for an amount of time not to exceed seven (7) days (unless otherwise stipulated), and of a flame retardant fabric.
  - j. That trash enclosures be provided as per Stanton Municipal Code.
  - k. That landscaping and irrigation plans be submitted for approval prior to installation.
  - l. That a minimum three foot wide landscaped strip and six ft. high block wall be constructed along the east property line, and a portion of the north property line, behind the proposed Phase 2 building.
  - m. That parking spaces parallel to the north property lines should be at least 11 ft. wide to facilitate turning movements into and out of said spaces.
  - n. The west stairway should be relocated westerly to the corner of the L-shape of the building to comply with exiting requirements.
3. That all conditions of the City Engineer be met, including, but not limited to the following:
- a. That the applicant submit street improvements plans prepared by a registered civil engineer for off-site improvements.
  - b. That a bond or surety device be posted with the City in an amount sufficient to cover the amount of work to be done, as determined by the City Engineer.
  - c. That the applicant annex to the the local sanitation district.
  - d. That the applicant submit a preliminary title report.
  - e. That the applicant construct curb and gutters.
  - f. That the applicant construct sidewalks  $\pm$  9 ft., wide.
  - g. Construct driveway approaches as determined by the City Engineer.
  - h. All asphalt and driveway areas be resurfaced according to City standards.
  - i. That a high pressure sodium vapor street light be installed on marbelite standard.
  - j. That the applicant submit a grading plan per City Engineer's request.
  - k. Provide on-site drainage study and necessary facility.
  - l. That all State permits be secured prior to construction of improvements when encroaching on State highways.
  - m. That all parking lot and street lighting to consist of high pressure sodium vapor.

- n. That the legal owners shall record a covenant and agreement to hold three parcels as one.
- o. All conflicting road and utility easements shall be resolved to the satisfaction of the Director of Community Development prior to issuance of building permits.
4. That all requirements of the Building Division be met, including, but not limited to the following:
  - a. Units built on property line will be required to be of fire resistive construction as per Uniform Building Code, Chapter 5.
  - b. Handicap facilities to be provided as per U.B.C. and Chapter 1213. (one handicap room per each phase).
  - c. Second floor exiting to conform to the U.B.C. Chapter 33.
5. That all requirements of the Fire Department be met, including, but not limited to the following:
  - a. Fire flow shall be 3,500 gallons per minute at 10 p.s.i. residual pressure (U.F.C. 10-301 and S.M.C.C. - 17.20).
  - b. Portable fire extinguishers shall be installed and maintained as per Uniform Fire Code, Article 10.
  - c. Place address numbers on front of building. Numbers are to be at least six (6) inches in height, contrast with the background, and be visible from the street (U.F.C. 10.208).
  - d. Final inspection required prior to occupancy.
  - e. One on-site fire hydrant shall be required. Hydrant to be placed at Fire Department approved location (U.F.C. 10.301).
  - f. New fire hydrant shall be a Rich 960 or equivalent.
  - g. Plans of fire hydrant and water main shall be submitted to the Fire Department for approval.
  - h. Approved smoke detectors shall be installed in accordance with Section 1210, Uniform Building Code.
6. That all requirements of the Police Department be met, including, but not limited to the following:
  - a. That all exterior lighting shall have non-breakable, tamper proof lens covers.
  - b. An emergency card shall be filed, listing names, addresses, and telephone numbers of responsible persons to notify in case of an emergency.

The applicant was advised of the ten day appeal period.

MOTION CARRIED.

PUBLIC HEARING  
NO 9:  
P-434

SUBMITTED BY BOYD CODDINGTON: Requested is approval for a sheet metal fabrication and storage facility located at 8121 Electric Avenue in an M-1 zone.

Pursuant to the Guidelines of the California Environmental Quality Act of 1970, as amended, this project meets the criteria of a Class I Categorical Exemption.

THE HEARING WAS OPENED.

Mr. Boyd Coddington  
6561 Orange Ave.  
Anaheim, CA

Introduced himself as the applicant in the matter before them and indicated that he has read all the conditions of approval. Agreed with all of them except the one dealing with dismantling of autos.