

KHANH NGUYEN
Chairperson

DON ANDERSON
Vice Chairperson

KIMBERLY HO
Commissioner

LEO LOPEZ
Commissioner

CARLOS MANZO
Commissioner



AGENDA

PLANNING COMMISSION

REGULAR MEETING

August 21, 2013

6:30 p.m. – Council Chambers

**8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683**

If you need special assistance to participate in this meeting, please contact the Planning Division at (714) 548-3247. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

AGENDA INFORMATION

MEETINGS

Regular Meetings of the Planning Commission are held the first and third Wednesday of each month at the hour of 6:30 p.m. While in the City Council Chamber, please *turn off* all cellular phones and pagers.

AGENDA INFORMATION

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation is available for public review at the rear entryway of the Council Chambers prior to the meeting. On the Friday prior to the meeting, the agenda can be accessed on the City's web site at <http://www.westminster-ca.gov>.

ATTENDANCE AND PARTICIPATION BY THE PUBLIC

Except as specifically provided by law for closed sessions, all meetings of the Planning Commission shall be open and public. Every agenda for regular meetings of the Planning Commission provides the public an opportunity to directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission or on any agenda items. NO action may be taken on items not listed on the agenda unless authorized by law. Unless otherwise extended by the Planning Commission, the amount of time for each individual speaker shall not exceed five (5) minutes.

PUBLIC USE OF COUNCIL CHAMBER EQUIPMENT

All computer presentations must be e-mailed or provided on a CD-ROM to the Planning Manager at least 48 hours prior to the meeting. Items to be displayed on the overhead projector must be submitted to the Planning Manager for review by staff to verify appropriateness for general audiences by noon on the day of the meeting and prior to the use of the equipment.

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6:30 P.M.

CONVENE PLANNING COMMISSION MEETING

1. **ROLL CALL: NGUYEN, ANDERSON, HO, LOPEZ, MANZO,**

PRESENT:

ABSENT:

2. **SALUTE TO FLAG:**

3. **REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS**

4. **EX PARTE COMMUNICATIONS**

THIS SECTION IS INTENDED TO ALLOW ALL OFFICIALS THE OPPORTUNITY TO REVEAL ANY DISCLOSURE REGARDING SITE VISITS OR EX PARTE COMMUNICATION ABOUT THE PUBLIC HEARING AND REGULAR BUSINESS ITEMS.

5. **SPECIAL PRESENTATIONS – None.**

6. **ORAL COMMUNICATIONS**

MEMBERS OF THE AUDIENCE MAY ADDRESS THE COMMISSION ON MATTERS OF PUBLIC INTEREST, WHICH PERTAIN TO THE CITY AND ARE NOT OTHERWISE ON THE AGENDA. MEMBERS OF THE PUBLIC WISHING TO ADDRESS PUBLIC HEARING ITEMS SHALL DO SO AT THE TIME OF THE PUBLIC HEARING. IF YOU WISH TO SPEAK, PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AVAILABLE IN THE LOBBY OF THE COUNCIL CHAMBERS, AND SUBMIT IT TO THE CLERK. WHEN CALLED, PLEASE STEP FORWARD TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THREE MINUTES.

7. **APPROVAL OF MINUTES – [June 5, 2013](#); [June 19, 2013](#); [July 3, 2013](#)**

8. **PUBLIC HEARINGS**

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING IS REQUESTED TO COMPLETE A BLUE SPEAKER SLIP THAT IS PROVIDED AT THE ENTRANCE TO THE COUNCIL CHAMBERS. PLEASE SUBMIT THE SPEAKER SLIP TO THE CLERK. WHEN YOUR NAME IS CALLED, PLEASE STEP TO THE PODIUM AT THAT TIME AND STATE YOUR NAME AND ADDRESS FOR THE RECORD.

AFTER THE PUBLIC HEARING IS OPENED, PERSONS SPEAKING IN FAVOR WILL BE HEARD FIRST, FOLLOWED BY THOSE PERSONS SPEAKING IN OPPOSITION; AND THEN PERSONS SPEAKING IN REBUTTAL. ONLY THOSE

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PERSONS WHO HAVE SPOKEN IN FAVOR WILL BE PERMITTED TO SPEAK IN REBUTTAL. SPOKESPERSON(S) DESIGNATED TO SPEAK IN FAVOR OR IN OPPOSITION WILL HAVE TWELVE (12) MINUTES TO SPEAK. THEREAFTER, EACH PERSON SPEAKING IN FAVOR OR IN OPPOSITION WILL HAVE THREE (3) MINUTES. THE TOTAL TIME FOR SPEAKING IN FAVOR OR IN OPPOSITION SHALL NOT EXCEED 30 MINUTES. THOSE PERSONS SPEAKING IN REBUTTAL WILL HAVE THREE (3) MINUTES EACH, OR A TOTAL OF 20 MINUTES. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED THE TIME LIMITS.

NOTE: IF A CHALLENGE IS MADE BY ANY PARTY IN COURT FROM ACTIONS ARISING OUT OF A PUBLIC HEARING, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED AT THE PUBLIC HEARING OR PRIOR THERETO.

- 8.1 Case No. 2013-43 Conditional Use Permit (CUP)**
Location: Within the Southern California Edison utility right-of-way, encircled by the north bound 405 Freeway on ramp and Beach Boulevard
Applicant: AT&T Mobility

The project consists of the construction and operation of an unmanned, wireless communication facility on an existing Southern California Edison transmission tower that is located within the electric utility right-of-way. The wireless communication facility includes three sectors consisting of nine panel antennas, mounted sixty-one foot, six inches above grade, and a microwave dish mounted seventy-three feet above grade to an existing lattice tower. Ground mounted equipment will be located at the base of the tower within a roofed enclosure that is nine feet in height

[Staff Report](#)

RECOMMENDATION: Approve the Conditional Use Permit

- 8.2 Case No. 2013-03 Zoning Text and Map Amendments**
Location: Citywide (ZTA) and 21.4 acres of Industrial developed land near the southeast intersection of the 405 (San Diego) freeway and Bolsa Avenue (ZMA)

The proposed project consists of amendments to Title 17 (Land Use) of the Westminster Municipal Code and rezoning an existing industrial area (approximately 21.4 contiguous acres) to include the proposed Emergency Shelter (ES) ES Overlay Zone, atop of the existing M2 (Medium Industrial) base zone.

The amendments are proposed for the purpose of achieving compliance with Senate Bill (SB) 2, which was adopted in 2007. SB 2 requires local governments to take specific actions regarding emergency shelters, and transitional and supportive housing.

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RECOMMENDATION: Recommend that the Mayor and City Council adopt a negative declaration and adopt an ordinance amending Title 17 (Land Use) of the Westminster Municipal regarding emergency shelters, transitional housing and supportive housing; rezone a 21.4 acre area into the proposed Emergency Shelter (ES) overlay zoning district.

9. REGULAR BUSINESS –

9.1 Appeal of Case No. 2013-59 Temporary Use Permit (TUP)

Location: 14381 Magnolia Street (Assessor's Parcel Number 097-322-53)

Applicant: Kyu Paek for the Korean Christian Reformed Church of Orange County

Appeal of the Director's denial of a Temporary Use Permit to allow two existing trailers to remain on site for a maximum of 5 years

Staff Report

RECOMMENDATION: Uphold the Director's denial of the Temporary Use Permit application for an extension of time.

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION

11.1 Hoover Street and opportunity for a bicycle path/lane (Commissioner Manzo)

11.2 AB 1234 Reports

12. ADJOURNMENT: To a Regular Meeting on Wednesday, September 4, 2013 at 6:30 p.m. in the Council Chambers.

DECLARATION: This agenda was posted on the Bulletin Board outside of the Council Chambers, where completely accessible to the public, at least 72 hours in advance of the Planning Commission meeting.

Signed Copy Posted Outside of City Hall

Art Bashmakian
Planning Manager