

**DON ANDERSON**  
Chair

**CARLOS MANZO**  
Vice Chair

**LEE LIEBERG**  
Commissioner

**ANDREW NGUYEN**  
Commissioner

**ALEX VO**  
Commissioner



# **AGENDA**

## **PLANNING COMMISSION**

### **Regular Meeting**

**Wednesday, March 18, 2015**

**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 items that are not in process by 10:30 p.m. may be carried over to the next regular meeting of the Planning Commission.

### **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: ANDERSON, LIEBERG, MANZO, NGUYEN, AND VO**

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 FIVE MINUTES.

7. **APPROVAL OF MINUTES** – February 18, 2015.

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 PERSONS WHO HAVE SPOKEN IN FAVOR WILL BE PERMITTED TO SPEAK IN

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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. Case No. 2014-84**  
**Location: 6302 Maple Avenue (Assessor's Parcel Number 195-293-01)**  
**Applicant: SC Land Project 9, LLC**

A General Plan Amendment (GPA), Zone Map Amendment (ZMA), Comprehensive Plan (CP), and Tentative Tract Map (TTM) to:

- 1) Amend the General Plan land use designation for proposed Lot No. 1, from "Industrial" to "Residential-High"; and
- 2) Amend the zoning district designation for proposed Lot No. 1 from M1 (Light Industrial) to R5-PD (Multiple-Family Residential 19 to 24 Units/Acre – Planned Development); and
- 3) Amend the zoning district designation for proposed Lot No. 2 from M1 (Light Industrial) to M1-PD (Light Industrial – Planned Development); and
- 4) Subdivide the existing 1.83 acre parcel into two lots; and
- 5) Develop Lot No. 1 with 37 residential condominium live/work units and Lot No. 2 with parking and vehicle access for the development.

## RECOMMENDATION:

Recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration for the proposed Live/Work Project; and Recommend to the Mayor and City Council approval of the requested GPA, ZMA, CP and TTM, subject to the recommended conditions of approval.

## STAFF REPORT

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

RESPONSES TO COMMENTS & MITIGATION MONITORING AND REPORTING PROGRAM

TECHNICAL APPENDIX 8.1 AIR QUALITY AND GREENHOUSE GAS DATA

TECHNICAL APPENDIX 8.2 PHASE I ESA

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TECHNICAL APPENDIX 8.3 HYDROLOGY / WATER QUALITY DOCUMENTATION

TECHNICAL APPENDIX 8.4 NOISE DATA

TECHNICAL APPENDIX 8.5 TRAFFIC TECHNICAL MEMORANDUM

- 8.2 Case No. Case No. 2012-67**  
**Location: Citywide**  
**Applicant: City of Westminster**

A zone text amendment to modify parking standards for retail shopping centers and eating and drinking establishments within retail centers.

## RECOMMENDATION:

Recommend that the Mayor and City Council adopt an ordinance amending the current zoning regulations and adopt the new parking standards.

## STAFF REPORT

## CEQA COMPLIANCE:

The proposed matter was determined to be Categorically Exempt from the California Environmental Quality Act as the project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

## 9. REGULAR BUSINESS –

## 10. REPORTS –

### 10.1 MATTERS FROM THE PLANNING COMMISSION

### 10.2 AB 1234 Reports

## 11. ADJOURNMENT: To a Regular Meeting on Wednesday, April 1, 2015 at 6:30 p.m.

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 City Council Chambers**

Art Bashmakian  
Planning Manager