

DON ANDERSON
Chair

CARLOS MANZO
Vice Chair

ANDREW NGUYEN
Commissioner

ANITA RICE
Commissioner

ALEX VO
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, August 17, 2016

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.

AGENDA

August 17, 2016

6:30 P.M.

CONVENE PLANNING COMMISSION MEETING

1. ROLL CALL – ANDERSON, MANZO, NGUYEN, RICE, 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 FROM STAFF, 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 – July 20, 2016

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

AGENDA

August 17, 2016

OPPOSITION; AND THEN PERSONS SPEAKING IN REBUTTAL. ONLY THOSE 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. 2016-07 (Waiver of Final Parcel Map, and approval of Certificate of Compliance, Development Review and Variance from the City's Parking Standards)

Location: 13811 Locust Street (APN #096-072-11)

Applicant: American Family Homes

Staff Report

The proposed project involves a waiver of Final Parcel Map and approval of Certificate of Compliance for parcel to accommodate development of three affordable rent residential dwelling units in two buildings. Each of the three units is proposed with one garage space and three off-street open parking spaces. A Variance is proposed for three open parking spaces, whereas Westminster Municipal Code requires a minimum of four garage parking spaces.

CEQA: The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the requirements of the City of Westminster and has been deemed to be exempt from CEQA per section 15303 (new construction of small structures) Class 3, which applies to projects involving four or less dwelling units in an urban setting.

RECOMMENDATION: To approve Conditional Use Permit 2016-07, subject to the conditions of approval.

8.2 Case No. 2014-68 General Plan and Draft Environmental Impact Report (State Clearing House No. 2015111068)

Location: Citywide

Applicant: City of Westminster

AGENDA

August 17, 2016

Staff Report

A presentation of the 2015-2035 General Plan Public Hearing Draft, Implementation Plan Public Hearing Draft, and associated Draft Environmental Impact Report (EIR).

The proposed General Plan updates and reorganizes all elements of the current General Plan except for the Housing Element (last updated January 2015 and is valid through October 2021). The state mandated elements of the updated General Plan are organized into the following Chapters:

- Land Use;
- Mobility;
- Parks and Recreation;
- Infrastructure and Natural Resources; and
- Public Health and Safety

The City of Westminster also elected to prepare two optional elements to address special community priorities:

- Economic development
- Community Design

An Implementation Plan, prepared concurrently with the General Plan, establishes the actions needed to be carried out so that the vision, goals, and policies identified in the General Plan can be achieved.

An Environmental Impact Report (EIR) has been prepared as a companion document to the General Plan and assesses the potential environmental impacts generated and mitigation measures to address the impacts.

CEQA: The Draft Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA). According to Section 15168 of the CEQA guidelines, a Program EIR may be prepared for a series of actions that can be characterized as a single project. The EIR prepared for the General Plan meets the requirements for a Program EIR. The EIR assesses the potential impacts that are generated by the goals and policies of the General Plan, and identifies mitigation measures to address those impacts. Unavoidable significant adverse impacts have been identified in four environmental topic areas: 1) Air Quality; 2) Greenhouse Gas Emissions; 3) Noise; and 4) Transportation and Traffic.

RECOMMENDATION:

1. Receive Staff's Presentation of General Plan and Draft Environmental Impact Report and Receive Public Testimony.
2. Continue the Public Hearing to a meeting on Wednesday, August 31, 2016 at 6:30 p.m.

AGENDA

August 17, 2016

9. REGULAR BUSINESS

10. REPORTS - None

10.1.MATTERS FROM THE PLANNING COMMISSION

Summary of meeting with Southern California Edison to discuss development requirements on properties owned by Southern California Edison.

10.2.AB 1234 Reports

11. ADJOURNMENT – To an Adjourned Meeting on Wednesday, August 31, 2016 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.

Shelley Dolney
Community Development Administrative Assistant