

DON ANDERSON
Chair

CARLOS MANZO
Vice Chair

ANDREW NGUYEN
Commissioner

ANITA RICE
Commissioner

ALEX VO
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, September 21, 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.

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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 – August 17, 2016 and August 31, 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

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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. 2015-58 (General Plan Amendment, Zone Map Amendment, Comprehensive Plan, Affordable Housing Density Bonus and Mitigated Negative Declaration)

Location: 14041, 14051, and 14061 Locust Street (APN #'s 096-101-30, 096-101-31, and 096-101-32)

Applicant: Faircrest Real Estate, LLC

Project Name: Greenfield Residential Project

Staff Report

A request for a General Plan Amendment (GPA), Zone Map Amendment (ZMA), Comprehensive Plan (CP), Affordable Housing Density Bonus and Mitigated Negative Declaration (MND) to:

- 1) Amend the General Plan land use designation for the three subject parcels from "General Commercial" to "Residential High Density;"
- 2) Amend the zoning district designation for three subject parcels from C2 (General Business) to R5-PD (Multiple Family Residential 15 to 25 Units/Acre – Planned Development Overlay); and
- 3) Develop the site with 50 multiple-family residences, which includes a density bonus pursuant to California Government Code Sections 65915 through 65918

CEQA COMPLIANCE: The proposed matter was determined not to be Categorical Exempt and pursuant to Section 15063 (d)(3) of the Guidelines for Implementation of the California Environmental Quality Act and an environmental Initial Study and Mitigated Negative declaration have been prepared.

RECOMMENDATION:

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- 1) Recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration for the Greenfield Residential Project; and
- 2) Recommend to the Mayor and City Council approval of the requested GPA, ZMA, CP and affordable housing Density Bonus

9. REGULAR BUSINESS- None

10. REPORTS

10.1.REPORT FROM CODE ENFORCEMENT REGARDING DONATION BINS

A Zone Text Amendment was initiated by the Planning Commission on July 20, 2016 to address donation bins that have proliferated in commercial center parking lots. Code Enforcement staff will provide an update on enforcement and drafting of the ordinance.

RECOMMENDATION: That the Planning Commission receive Staff's report and provide direction to staff as appropriate.

10.2.MATTERS FROM THE PLANNING COMMISSION

Chair Anderson requested discussion of an ethics ordinance for consideration.

10.3.AB 1234 Reports

11. ADJOURNMENT – To a Regular Meeting on Wednesday, October 5, 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.

Signed Agenda Posted Outside City Council Chambers

Shelley Dolney

Community Development Administrative Assistant