

**CARLOS MANZO**  
Chair

**ANITA RICE**  
Vice Chair

**TONY BUI**  
Commissioner

**ANDREW NGUYEN**  
Commissioner

**QUYNH-GIAO NGUYEN**  
Commissioner



# **AGENDA**

## **PLANNING COMMISSION**

### **Regular Meeting**

**Wednesday, April 19, 2017**

**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

April 19, 2017

6:30 P.M.

## CONVENE PLANNING COMMISSION MEETING

### 1. ROLL CALL – BUI, MANZO, A. NGUYEN, Q. NGUYEN, RICE

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 – April 5, 2017

### 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

April 19, 2017

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. 2015-57** (Development Review II & Affordable Housing Density Bonus)  
**Location:** 7241 & 7251 20<sup>th</sup> Street (APN # 096-063-09, 096-063-10, 096-063-11)  
**Applicant:** Chris Albers

## Staff Report

A request for consolidation of three (3) lots to accommodate the development of 11 multi-family residences, which includes a density bonus pursuant to California Government Code Sections 65915 through 65918

CEQA COMPLIANCE: The proposed matter is exempt from CEQA pursuant to Class 32; Section 15332 pertaining an in-fill development less than 5 acres.

RECOMMENDATION: That the Planning commission adopt a resolution recommending to the Mayor and City Council approval of the requested Development Review and Affordable Housing Density Bonus.

- 8.2 Case No. 2016-57** (Conditional Use Permit, Development Review, Variance, Affordable Housing Density Bonus, and Mitigated Negative Declaration)  
**Location:** 14800 Beach Boulevard (APN # 097-121-25)  
Della Rosa Supportive Housing Project  
**Applicant:** Affirmed Housing, Inc.

## Staff Report

## Project Plans

## Initial Study and Mitigated Negative Declaration (Large File)

# AGENDA

April 19, 2017

A request to consider 1) A Conditional Use Permit in the C-1 Local Business District for Supportive Housing as permitted in the Municipal Code for permanent affordable housing; 2) A Variance to exceed the maximum allowed building height; and, 3) A Development Review to develop the site with 50 supportive housing units, 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: That the Planning Commission:

- 1) Adopt a resolution recommending that the Mayor and City Council adopt a Mitigated negative Declaration associated with Case No. 206-57 (Della Rosa supportive Housing Project); and
- 2) Adopt a resolution recommending that the Mayor and City Council approve Case No. 2016-57 involving a Conditional Use permit, Development Review, Variance, and Affordable Housing Density Bonus.

## 9. REGULAR BUSINESS - None

## 10. REPORTS - None

## 11. MATTERS FROM THE PLANNING COMMISSION

Request from Vice Chair Rice for updates on the following projects:

- Veterinary Hospital on Westminster Boulevard
- Apartments to be built on Edwards Street
- Aldi Grocery Store
- Apartments behind McDonalds
- Nursing facility on Vallecito
- Hotel being built on Bolsa and Brookhurst

### 11.1 AB 1234 Reports

### 11.2 MATTERS FROM STAFF

## 12. ADJOURNMENT – To a Regular Meeting on Wednesday, May 3, 2017 at 6:30 p.m.

# **AGENDA**

April 19, 2017

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