

CARLOS MANZO
Chair

ANITA RICE
Vice Chair

TONY BUI
Commissioner

ANDREW NGUYEN
Commissioner

QUYNH-GIAO NGUYEN
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, September 20, 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

September 20, 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 – September 6, 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

September 20, 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. 2017-07** – Conditional Use Permit for
Location: 6702 Westminster Boulevard (APN # 195-311-01)
Applicant: Steve Rawlings on behalf of Blue Vista Partners
Project Planner: Christina Michaelis, Assistant Planner

Staff Report

An application for a Conditional Use Permit to allow the sale of beer and wine for off site consumption at an existing convenience store.

CEQA COMPLIANCE: The proposed matter is exempt from CEQA pursuant to Class 1; Section 15301 pertaining to issuance of conditional use permits involving negligible expansion of an existing use.

RECOMMENDATION: That the Planning Commission approve Case No. 2017-07; for the sale of beer and wine subject to conditions of approval.

- 8.2 Case No. 2017-32** – Zone Map Amendment, Vacation of an Alley, Tentative Parcel Map, and Development Review.
Applicant Location: 13920 Hoover Street
Huntington Westminster Senior Living Facility
Applicant: Kevin Zinngrabe for Huntington Westminster Senior Living
Project Location: 7601 California Avenue, 7611 California Avenue, 7592 Wyoming Street, and 7612 Wyoming Street (APNs 096-232-12, 096-232-13, 096-232-02, 096-232-03)
Project Planner: Sandie Kim, Associate Planner

Staff Report (Large File – Allow additional time to download)

AGENDA

September 20, 2017

The proposed project involves a Zone Map Amendment (ZMA), Vacation of an Alley, Tentative Parcel Map (TPM), and Development Review (DR) to:

- 1) Amend the zoning district designation of four R-1 Single Family Residential lots by applying the parking (P) Overlay Zone on the existing R-1 zone; and
- 2) Vacate the portion of the alley serving the four lots; and
- 3) Consolidate the abandoned alley with the four parcels into a single 28,146 square foot lot; and
- 4) Develop the new lot with an approximately 70 stall parking lot to serve the adjacent Huntington Westminster Senior Living Facility.

CEQA COMPLIANCE: The proposed matter was determined not to be exempt from the California Environmental Quality Act, therefore an Initial Study was conducted. Based upon the findings of the Initial Study a Draft Mitigated Negative Declaration has been prepared.

RECOMMENDATION: That the Planning Commission:

- 1) Recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration; and
- 2) Find that the vacation of the alley is consistent with the General Plan and Recommend to the Mayor and City Council adopt the Zone Map Amendment and approve the Tentative Parcel Map; and
- 3) Recommend to the Mayor and City Council the approval of the Development Review application.

9. REGULAR BUSINESS - None

10. REPORTS - None

11. MATTERS FROM THE PLANNING COMMISSION

11.1 AB 1234 Reports

11.2 MATTERS FROM STAFF

12. ADJOURNMENT – To a Regular Meeting on Wednesday, October 4, 2017, 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 II