

CARLOS MANZO
Chair

ANITA RICE
Vice Chair

TONY BUI
Commissioner

ANDREW NGUYEN
Commissioner

QUYNH-GIAO NGUYEN
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, November 1, 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.

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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 – October 18, 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

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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. 2016-40 – Conditional Use Permit (CUP) to establish a nursery on Southern California Edison property

Location: Near the southwest corner of Hoover Street and 21st Street (Assessor's Parcel Number 096-062-27)

Applicant: Van Nguyen

Project Planner: Sandie Kim, Associate Planner

Staff Report

The proposed project involves a request for a Conditional Use Permit to establish a new 69,500 square-foot plant nursery on a portion of Southern California Edison Right-of-Way.

CEQA COMPLIANCE: The proposed matter is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303, which applies to projects consisting of construction and location of limited numbers of new, small facilities or structures, and the installation of small new equipment and facilities.

RECOMMENDATION: That the Planning Commission defer the public hearing to the regular meeting of November 15, 2017, as requested by the applicant.

8.2 Case No. 2017-54 – Conditional Use Permit (CUP) for off-site consumption of alcoholic beverages

Location: 14731 Goldenwest Street (Assessor's Parcel Number 195-353-07)

Applicant: Steve Rawlings on behalf of Alcoholic Beverage Consultants

Project Planner: Christina Michaelis, Assistant Planner

Project Name: 99 Cents Only Store

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Staff Report

The proposed project involves a request for a request for a Conditional Use Permit to obtain an Alcoholic Beverage Control (ABC) type 20 license to allow for the sale of beer and wine for off-site consumption of alcohol at an existing 14,007 square-foot grocery store.

CEQA COMPLIANCE: The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the requirements of the City and has been found to be categorically exempt per Class 1 (Section 15301 existing facilities per the CEQA Guidelines), since the project is for the licensing of a commercial use within an existing structure and business.

RECOMMENDATION: That the Planning Commission approve Conditional Use Permit 2017-54 for the sale of beer and wine for off-site consumption at a 99 Cents Only Store, subject to conditions of approval.

8.3 Case No. 2017-95 – Zoning Text Amendment – Banners and Window Signs

Location: Citywide

Applicant: City of Westminster

Project Planner: Christina Michaelis, Assistant Planner

Staff Report

A proposed Zoning Text Amendment to modify the regulations for temporary banner and window signs.

CEQA COMPLIANCE: The proposed matter is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 5 (Section 15305 for Minor Alterations in Land Use Regulations per the CEQA Guidelines), since the project makes minor changes to the sign regulations effecting window signs and temporary banner signs for commercial businesses located within non-residential areas of the City.

RECOMMENDATION: That the Planning Commission conduct a public hearing, take public testimony and recommend to the City Council adoption of an ordinance amending various code standards regarding temporary banner and window signs.

9. REGULAR BUSINESS - None

10. REPORTS - None

11. MATTERS FROM THE PLANNING COMMISSION

11.1 AB 1234 Reports

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11.2 MATTERS FROM STAFF

12. ADJOURNMENT – To a Regular Meeting on Wednesday, November 15, 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 copy of agenda posted outside of City Council Chambers

Shelley Dolney

Community Development Administrative Assistant II