

CARLOS MANZO
Chair

ANITA RICE
Vice Chair

TONY BUI
Commissioner

ANDREW NGUYEN
Commissioner

QUYNH-GIAO NGUYEN
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, December 6, 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)

Note: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda is available for public inspection at the public counter at City Hall located at 8200 Westminster Boulevard, Westminister, CA during normal business hours, except any documents which are exempt from disclosure under applicable law. These writings are also available for review in the public access binder located in the entryway to the Council Chambers.

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 – 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 – November 15, 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. 2017-35 – Conditional Use Permit, Development Review, and Tentative Parcel Map

Location: 14041 Beach Boulevard (APN # 096-332-60)

Applicant: Dan Almquist on behalf of Beachminster, LLC

Project Planner: Christina Michaelis, Assistant Planner

Staff Report

A proposal for a Conditional Use Permit, Development Review, and a Tentative Parcel Map to construct an approximately 2,000 square foot drive through coffee shop with indoor and outdoor seating, proposed to be open 24 hours daily.

CEQA COMPLIANCE: The proposed matter is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303, which pertains to the new commercial building that is less than 10,000 square feet in floor area on a site zoned for such use which does not involve the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Staff Report

Planning Commission Discussion

Open Public Hearing

Speaking in Favor

Speaking in Opposition

Speaking in Rebuttal (only those who spoke in favor can speak in rebuttal)

Close Public Hearing

Planning Commission Comments

Planning Commission Action

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RECOMMENDATION: That the Planning Commission:

(1) Approve Conditional Use Permit, Development Review, and a Tentative Parcel Map 2017-35 to construct a new drive through coffee shop operating 24 hours a day, subject to conditions of approval.

(2) Determine if the proposed building design is consistent with the Community Design Element of the Westminster General Plan and Design Guidelines Manual.

9. REGULAR BUSINESS – None

10. REPORTS

10.1 Case No. 2017-19 - Review of Comment Letters Concerning Conversion Application for Green Lantern Mobile Home Park (14352 Beach Blvd) filed by The Legal Aid Society of Orange County and The Kennedy Commission.

Staff Report

10.2 Scheduled meeting cancellations

10.3 Consideration of special meeting date in January/February 2018

11. MATTERS FROM THE PLANNING COMMISSION

11.1 AB 1234 Reports

11.2 MATTERS FROM STAFF

12. ADJOURNMENT – To a Regular Meeting on Wednesday, January 17, 2018, 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