

CARLOS MANZO
Chair

ANITA RICE
Vice Chair

TONY BUI
Commissioner

ANDREW NGUYEN
Commissioner

QUYNH-GIAO NGUYEN
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, February 21, 2018

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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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 – December 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

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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. 2017-06 – Bolsa Row Specific Plan and Project Development

Location: Southeast corner of Bolsa Avenue and Broohurst Street (Assessor's Parcel Numbers 108-010-06 through 108-010-14, 108-010-28 through 108-010-31, 108-010-33, 108-010-35, 108-010-36, and 108-010-40)

Applicant: IP Westminster, LLC

Project Planner: Debbie Drasler, Contract Senior Planner

Please note, many of the following hyperlinks are large files, please allow additional time to download.

Staff Report and Attachments 1-5

Attachment 6 – Plans – Pages 1-30

Attachment 6 – Plans – Pages 31-60

Attachment 7 – Tentative Parcel Map

Attachment 8 – Specific Plan

Attachment 9 – Draft Environmental Impact Report

Attachment 9A – Draft Environmental Impact Report Appendices

Attachment 9B – Draft Environmental Impact Report Appendices

Attachment 9C – Draft Environmental Impact Report Appendices

The proposed project includes a Specific Plan (SP) including a Zone Map Amendment (ZMA), Development Review (DR), Conditional Use Permits (CUP), Tentative Parcel Map (TPM), and an Environmental Impact Report (EIR) to consider:

- 1) A Specific Plan to establish permitted uses and provide design standards, detailed development standards, infrastructure requirements, and implementation requirements specific to the site for a mixed-use community of commercial and residential units centered

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around a “festival street”. The proposed Specific Plan includes a zone change from C2 “General Business” to SP” Specific Plan” on the Westminster Zoning Map;

- 2) Development Review to consider the proposed project for consistency with the permitted uses, development/design standards, and requirements per the proposed Bolsa Row Specific Plan for the development of a mix-use project, which includes a 144-room hotel, a 48,000-square-foot banquet facility, 37,550 square feet of retail use, and 201 dwelling units;
- 3) Conditional Use Permits for the following proposed uses:
 - Hotel, operating 24 hours daily, providing event and function space, with live entertainment and incidental on-site consumption of beer, wine and distilled spirits, a 24-hour café/restaurant within the hotel offering the incidental on-site consumption of beer, wine and distilled spirits and a bar/lounge within the hotel, operating from 11:00 a.m. to 2:00 a.m. daily, offering live entertainment and the on-site consumption of beer, wine and distilled spirits;
 - Banquet facility, operating from 8:00 a.m. to 12:00 a.m. Sunday through Thursday and 8:00 a.m. to 2:00 a.m. Friday and Saturday, offering live entertainment and the on-site consumption of beer, wine and distilled spirits;
 - Outdoor entertainment venue intended for temporary events up to six times per calendar year on a Festival Street, operating up to 12:00 a.m. per event, offering live entertainment and the on-site consumption of beer, wine and distilled spirits; and
 - Two 348-square-foot electronic message center (EMC) signs for on-site advertisement, operating between the hours of 6:00 a.m. to 2:00 a.m. daily; and
- 4) A Tentative Parcel Map (TPM) 2016-202 to consolidate 17 existing parcels to create two new proposed parcels.

CEQA COMPLIANCE: The Draft Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA). An

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unavoidable significant adverse impact has been identified in the environmental topic area of Traffic and Circulation.

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

RECOMMENDATION: That the Planning Commission:

- 1) Adopt a resolution recommending that the Mayor and City Council certify Environmental Impact Report (SCH 2017091029) associated with Case No. 2017-06 (Bolsa Row Specific Plan); and
- 2) Adopt a resolution recommending that the Mayor and City Council adopt the Bolsa Row Specific Plan (mixed-use residential and commercial development) and adopt an ordinance amending the City's zoning map from C2 (General Business) to SP (Specific Plan) associated with Case No. 2017-06; and
- 3) Adopt a resolution recommending that the Mayor and City Council approve a Development Review, Conditional Use Permits, and a Tentative Parcel Map associated with Case No. 2017-06 (Bolsa Row Project)

8.2 Case No. 2017-83 – Conditional Use Permit and Development Review

Location: 13950 Springdale Street (APN # 203-314-02)

Applicant: Carvana, LLC

Project Planner: Sandie Kim, Associate Planner

Staff Report and Attachments

The proposed project includes a Conditional Use Permit (CUP) to establish used car dealership and a Development Review (DR) to construct a new 8,383 square-foot building with a glass vending machine/tower to display vehicles, operating from 7AM to 9PM daily.

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CEQA COMPLIANCE: The proposed matter is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 32, Section 15332, which pertains to In-Fill Development Projects. The project site itself is less than 5 acres and has no value as a habitat for endangered, rare or threatened species as the site is already developed with two restaurant uses. Further, the project site is approximately 1.9 acres in size and is surrounded by the 405-Freeway, commercial uses, and residential (single and multi-family) developments. The proposed development will not significantly impact traffic, noise, air quality, or water quality and the project site is able to be serviced by all required utilities and public services. A conceptual Water Quality Management Plan has been reviewed and approved by the City's Public Works Department.

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

RECOMMENDATION: That the Planning Commission approve the Conditional Use Permit and Development Review, subject to conditions of approval.

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 Special Meeting on Monday, February 26, 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