

**CARLOS MANZO**  
Chair

**ANITA RICE**  
Vice Chair

**TONY BUI**  
Commissioner

**ANDREW NGUYEN**  
Commissioner

**QUYNH-GIAO NGUYEN**  
Commissioner



# **AGENDA**

## **PLANNING COMMISSION**

### **Regular Meeting**

**Wednesday, March 7, 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, Westminster, 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 – None**

### **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. 2016-60 – Zone Map Amendment and Development Review

**Location:** 7499 McFadden Avenue (Assessor's Parcel number 142-311-34)

**Applicant:** Andrew Farrigno on behalf of the City of Huntington Beach

**Project Planner:** Christina Michaelis, Assistant Planner

Staff Report and Attachments

The proposed project includes a Zone Map Amendment (ZMA) and Development Review (DR) to:

- 1) Amend the zoning district designation from Railroad (ROW) to Park/Open Space.
- 2) Develop the site with a potable water well facility to help serve the City of Huntington Beach.

**CEQA COMPLIANCE:** The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State of California Implementation Guidelines, and the requirements of the City for any potential environmental impacts associated with the project. These potential impacts were evaluated in an Initial Study (IS), which discusses in detail the various environmental impacts. As a result, a Mitigated Negative Declaration (MND) was prepared by Hodge and Associates and is recommended for consideration by the Planning Commission. The IS/MND identified the following environmental factors to be potentially affected: aesthetics, biological resources, hazards and hazardous materials, hydrology and water quality, noise and public services.

Staff Report  
Planning Commission Discussion  
Open Public Hearing  
Speaking in Favor

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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) That the Planning Commission recommends to the Mayor and City Council the adoption of a Mitigated Negative Declaration for the City of Huntington Beach Well Site Project and Zone Map Amendment; and,
- 2) That the Planning Commission recommends to the Mayor and City Council approval of the requested Zone Map Amendment and Development Review, subject to the recommended 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 Regular Meeting on Wednesday, March 21, 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.

  
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Shelley Dolney  
Community Development Administrative Assistant II