

CARLOS MANZO
Chair

ANITA RICE
Vice Chair

TONY BUI
Commissioner

ANDREW NGUYEN
Commissioner

QUYNH-GIAO NGUYEN
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, May 16, 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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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 – May 2, 2018

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. 2017-143 – Variance and Conditional Use Permit - Continued from the meeting of May 2, 2018.

Location: 13071 Springdale Street, facing State Route 22 Garden Grove Freeway adjacent to the Westminster Ice Rink (Assessor's Parcel Number 203-111-04 and 2013-111-05)

Applicant: Electra Media Inc. (EMI)

Project Planner: Christopher Wong, Senior Planner

Staff Report and Attachments

PROJECT DESCRIPTION: The proposed project is a request for a Conditional Use Permit to install a digital billboard and a Variance to allow the digital billboard to exceed the 35-foot maximum height limit (Section 17.330.050.C of the Westminster Municipal Code).

CEQA COMPLIANCE: The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the requirements of the City of Westminster and has been deemed to be Categorical Exempt per Class 3, Section 15303; and Class 11, Section 15311, of the California Environmental Quality Act (CEQA) because the project consists of the construction and location of a new structure that is limited in size and scope, and is accessory to (appurtenant to) existing commercial facilities; which have available all necessary public services and facilities, and are not located in an environmentally sensitive area.

Staff Report
Planning Commission Discussion
Open Public Hearing
Speaking in Favor
Speaking in Opposition

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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 adopt a resolution entitled, “a Resolution of the Planning Commission of the City of Westminster approving case no. 2017-143, a Conditional Use Permit to allow the installation of a billboard with changeable message technology and a variance to allow the billboard to exceed the maximum 35-foot height limit at 13071 Springdale Street (APN 203-111-04 and 05).”

8.2 Case No. 2017-72 – Tentative Parcel Map

Location: 8192 18th Street (Assessor’s Parcel Number 097-063-05)

Applicant: Scott T. Tran

Project Planner: Christina Michaelis, Assistant Planner

Staff Report and Attachments

PROJECT DESCRIPTION: The proposed project is a request for a Tentative Parcel Map to allow for the conversion of three detached multi-family apartment units into condominiums.

CEQA COMPLIANCE: The proposed project has been deemed to be exempt from California Environmental Quality Act (CEQA) per Section 15315 (minor land divisions) Class 15. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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 adopt a resolution entitled, “a resolution of the Planning Commission of the City of Westminster approving Case No. 2017-72, a Tentative Parcel Map to allow for the conversion of three detached multi-family apartment units into condominiums, located at 8192 18th Street. (Assessor’s Parcel Number 097-063-05).”

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8.3 Case No. 2018-63 – Zoning Text Amendment

Location: Citywide within residential zones proposed to be developed with an accessory dwelling unit.

Applicant: City of Westminster

Project Planner: Christopher Wong, Senior Planner

Staff Report

PROJECT DESCRIPTION: A Zoning Text Amendment (ZTA) to the Westminster Municipal Code Amending Sections 17.210.010, 17.320.020, 17.400.120, 17.400.135, 17.520.010, and 17.700.010 to regulate accessory dwelling units.

CEQA COMPLIANCE: Pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), this Ordinance is exempt from the California Environmental Quality Act (CEQA) because it is an ordinance regarding ADUs, which implements the provisions of Government Code Section 65852.2.

RECOMMENDATION: that the Planning Commission postpone the item to the next regularly scheduled meeting on June 6, 2018.

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, May 16, 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.

Shelley Dolney
Community Development Administrative Assistant II