

QUYNH-GIAO NGUYEN
Chair

WESTON SEID
Vice Chair

CARLOS MANZO
Commissioner

MARK NGUYEN
Commissioner

NGUYET PHAM
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, June 5, 2019

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.

AGENDA

June 5, 2019

6:30 P.M.

CONVENE PLANNING COMMISSION MEETING

1. ROLL CALL – MANZO, M. NGUYEN, Q. NGUYEN, PHAM, SEID

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 15, 2019

8. PUBLIC HEARINGS - None

9. REGULAR BUSINESS

9.1 Case No. 2018-172 (Westminster Crossing Mixed-Use Project)

Location: 7122-7140 Westminster Blvd (Assessor's Parcel Number 096-111-41)

Applicant: Meta Housing Corporation

Project Planner: Christopher Wong, Senior Planner

AGENDA

June 5, 2019

Staff Report

Attachment 1 – Draft Planning Commission Resolution

Attachment 2 – City Council Staff Report Dated February 12, 2019

Attachment 3 – City Council Approved Resolution No. 4932

Attachment 4 – Revised Project Architectural Plans Received May 15, 2019

Attachment 4 – Revised Project Landscape Plans Received May 15, 2019

Attachment 4 – Revised Colored Building Renderings Received May 15, 2019

Attachment 5 – Original Site Plan, Building Elevations, Building Materials, and Colors, and Colored Building Renderings Received January 14, 2019

PROJECT DESCRIPTION: A design review of an approved, three-story, 38-foot-high, mixed-use residential and commercial development (Westminster Crossing) comprised of 65 units.

Review of the revised project design was a condition of the project approval (City Council Resolution No. 4932).

RECOMMENDATION: That the Planning Commission adopt a resolution entitled, “A Resolution of the Planning Commission of the City of Westminster Approving a Revised Design for the Westminster Crossing Mixed-Use Project on Property Located at 7122-7140 Westminster Boulevard (Assessor’s Parcel Number 096-111-41).”

10. REPORTS - None

11. MATTERS FROM THE PLANNING COMMISSION

11.1 AB 1234 Reports

12. MATTERS FROM STAFF

13. ADJOURNMENT – To a Regular Meeting on Wednesday, June 19, 2019, at 6:30 p.m. in the Council Chambers.

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.

/S/Shelley Dolney, Community Development Senior Administrative Assistant