

QUYNH-GIAO NGUYEN
Chair

WESTON SEID
Vice Chair

CARLOS MANZO
Commissioner

MARK NGUYEN
Commissioner

NGUYET PHAM
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, August 21, 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 Westminister 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.

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 portable USB device 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

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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 CITY OF RESIDENCE FOR THE RECORD. PLEASE LIMIT YOUR REMARKS TO FIVE (5) MINUTES.

7. APPROVAL OF MINUTES – July 3, 2019

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 CITY OF RESIDENCE FOR THE RECORD.

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AFTER THE PUBLIC HEARING IS OPENED, PERSONS SPEAKING IN FAVOR WILL BE HEARD FIRST, FOLLOWED BY THOSE PERSONS SPEAKING IN 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. 2018-70 (Conditional Use Permit Amendments, Conditional Use Permit, Development Review, and Variances)

Location: 13741 Beach Boulevard (Assessor's Parcel Number 096-313-11)

Applicant: Travis Companies, Inc

Project Planner: Christopher Wong, Senior Planner

Staff Report and Attachments

PROJECT DESCRIPTION: A proposal to demolish an existing service station convenience store and reconstruct a new 1,421-square-foot convenience store that will continue to sell beer and wine and operate 24-hours per day. Variances are requested from the minimum required street side yard setback and the minimum required number of parking spaces to accommodate the proposed reconstruction.

CEQA COMPLIANCE: The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and requirements of the City and has been found to be exempt per Class 2 (Section 15302 Replacement or Reconstruction of the CEQA Guidelines), since the project involves replacement of a commercial structure with a new structure of substantially the same size located on the same site as the structure replaced.

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

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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. 2018-70 involving Conditional Use Permit (C-583) Amendments, Conditional Use Permit, Development Review, and Variances for the Reconstruction of a Service Station Convenience Store on Property Located at 13741 Beach Boulevard (Assessor’s Parcel Number 096-313-11).”

8.2 Case No. 2019-028 (Conditional Use Permit)

Location: 15358 Beach Boulevard (Assessor’s Parcel Number 107-161-03)

Applicant: Vinh Nguyen

Project Planner: Memnon “Meme” Torio, Planning Technician

Staff Report and Attachments

PROJECT DESCRIPTION: A request for a Conditional Use Permit (CUP) to operate a karaoke establishment in an existing multi-tenant commercial building within the Westminster Plaza shopping center.

CEQA COMPLIANCE: The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and requirements of the City of Westminster and has been deemed to be Categorically Exempt per Class 1, Section 15301 of the California Environmental Quality Act (CEQA) because the project consists of the operation, permitting, licensing, and minor alteration of an existing private structure and facilities involving negligible or no expansion of an existing use.

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. 2019-028, a Conditional Use Permit to allow a karaoke establishment at 15358 Beach Boulevard (Assessor’s Parcel number 107-161-03)”

9. REGULAR BUSINESS - None

10. REPORTS - None

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11. MATTERS FROM THE PLANNING COMMISSION

11.1 AB 1234 Reports

12. MATTERS FROM STAFF

13. ADJOURNMENT – To a Regular Meeting on Wednesday, September 4, 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