

QUYNH-GIAO NGUYEN
Chair

WESTON SEID
Vice Chair

CARLOS MANZO
Commissioner

MARK NGUYEN
Commissioner

NGUYET PHAM
Commissioner



***REVISED* AGENDA**

PLANNING COMMISSION

Regular Meeting

Wednesday, September 18, 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.

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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

Affordable Housing Special Presentation

Presented by: Alexa Smittle, Economic Development Manager

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 – August 21, 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

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PODIUM AT THAT TIME AND STATE YOUR NAME AND CITY OF RESIDENCE FOR THE RECORD.

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. 2019-075 (Conditional Use Permit and Administrative Use Permit)

Location: 7200-7250 Hazard Avenue (Assessor's Parcel Number 096-481-05)

Applicant: Justin Taylor

Project Planner: Christopher Wong, Senior Planner

PROJECT DESCRIPTION: A request for a Conditional Use Permit to establish a movement arts studio on an industrially zoned property, and an Administrative Use Permit to allow the existing and proposed land uses to meet parking requirements by sharing the same off-street parking facilities.

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 1 (Section 15301 Existing Facilities of the CEQA Guidelines), since the project pertains to the operation of existing private structures involving negligible or no expansion of existing or former 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

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RECOMMENDATION: That the Planning Commission adopt a resolution entitled, “A Resolution of the Planning Commission of the City of Westminster Approving Case No. 2019-075, which involves a Conditional Use Permit to allow the establishment of a movement arts studio in a tenant space located at 7220 Hazard Avenue (Assessor’s Parcel Number 096-481-05), and an Administrative Use Permit to allow more than two nonresidential uses to meet parking requirements by sharing the same off-street parking facilities on property located at 7200-7250 Hazard Avenue (Assessor’s Parcel number 096-481-05).”

9. REGULAR BUSINESS

9.1 Case No. 2019-096 (Certificate of Compliance)

Location: 14432 Olive Street (Assessor’s Parcel Number 096-142-12)

Applicant: Jack Lee

Project Planner: Sandie Kim, Associate Planner

PROJECT DESCRIPTION: A request for a Certificate of Compliance to waive the requirement for recording a final parcel map.

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 Categorical Exempt from CEQA per Section 15315 (Minor Land Divisions) Class 15. This Class 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 parcels to local standards are available, the parcel was not involved in a division of a larger parcel with the previous two years, and the parcel does not have an average slope greater than 20 percent. The proposed project meets the criteria for Class 15 exemption.

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. 2019-096, pertaining to land division of properties identified as 14422 Olive Street and 14432 Olive Street, and issuing a Certificate of Compliance (waiver from recording a final parcel map) for property located at 14432 Olive Street (Assessor’s Parcel Number 096-142-12)”

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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, **October 2, 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