



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
July 16, 2014
6:30 p.m.**

1. ROLL CALL: NGUYEN, ANDERSON, HO, MANZO, LIEBERG

PRESENT: Nguyen, Anderson, Lieberg, Manzo

ABSENT: Ho

2. SALUTE TO FLAG:

Chairman Nguyen led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS –

Mr. Bashmakian noted that the resolution for Item 8.1 has been updated and provided to the commission as late communication.

4. EX PARTE COMMUNICATIONS

Commissioner Lieberg noted for the record that he lives approximately (1/2) one half mile from the site for Item 8.1. He added that he has also visited the site.

5. SPECIAL PRESENTATIONS – None

6. ORAL COMMUNICATIONS – None.

7. APPROVAL OF MINUTES

Motion was made by Commissioner Manzo, and seconded by Lieberg, to approve the May 7, 2014 Planning Commission Minutes.

The motion carried (4-0) by the following vote:

AYES: Nguyen, Anderson, Manzo, Lieberg

NOES: None

ABSENT: Ho

ABSTAIN: None

8. PUBLIC HEARINGS

8.1 Case No. 2013-51 (CUP and Development Review)

Location: 8500 Bolsa Avenue (Assessor's Parcel Number 098-651-01)

Applicant: First Presbyterian Church of Orange County

An application for a Conditional Use Permit and Development Review to construct a new 2-story, 14,129 square-foot, education building as an ancillary use to the existing building (a place of religious worship) in the C-1 Local Business district.

RECOMMENDATION: That the Planning Commission adopt: 1) The Mitigated Negative Declaration and 2) approve the project subject to the Conditions of Approval.

CEQA COMPLIANCE: The proposed matter was determined not to be Categorically Exempt and pursuant to Section 15063 (d)(3) of the Guidelines for Implementation of the California Environmental Quality Act and an environmental Initial Study and Mitigated Negative declaration have been prepared.

A staff report was given by Alexis Oropeza. A visual presentation was displayed.

Ms. Oropeza reported that the improvements and proposed site plan include a new educational building, outside play area, and would be utilized by both the Korean and Vietnamese Church congregations. The report conclusion was that there are no significant impacts that could not be mitigated. The issues reviewed were noise, traffic, and traffic peak demand. The onsite pre-school would be operational Monday through Friday between the hours of 7:00 a.m. and 4:00 p.m.

It was noted that the design of the new building design generally complements the existing building but staff recommends additional architectural elements to improve upon the proposed design. In addition to the ample set-backs already proposed, staff is recommending a number of conditions to enhance buffering between the church and neighboring residences by enhancing the landscaping between and providing opaque windows on the second story south side to provide more privacy.

Staff recommends approval subject to the conditions and findings in the resolution, noting the landscaping requirements outlined in the new

resolution that tree wells be added to the east property line to provide buffering for the residents.

Chair Nguyen opened the public hearing and public comments.

Chair Nguyen called for those who would like to speak in favor of the project.

Myung Chung, applicant, thanked the planning staff, and noted the new building will become an asset to the community. With new landscaping, LED lighting, and plumbing the building will become more environmentally friendly. He noted that the Church is financially prepared to build, has a schedule, and is in agreement with the staff recommendations. Mr. Chung stated that Church members are present to answer any questions regarding the project.

Eom Young Min spoke regarding the temporary trailers, thanked the commission for the extensions, building finances, and the desire to open up the center to the entire neighborhood. He also mentioned that prior noise problems will be minimized by moving classrooms, half-court basketball, and activities inside the new building.

Luon Nguyen noted he is part of New Hope Evangelical Church (the Vietnamese Church) that currently uses the temporary trailer on Sundays and Wednesdays. He noted that the project will be approved and that they are looking forward to using the new building.

James Kwak English ministry pastor of the Church, noted that as a father seeking a quality pre-school for his children it will be a safe quality environment and provide a good education and many beneficial events for children.

Chair Nguyen called for those in opposition to the project.

Gerald Bramlage spoke in opposition to another educational center, and expressed his concern that the building will not serve all the community.

Mr. Bashmakian noted for the record that this is the comment time for those wishing to speak in opposition to the project.

Chair Nguyen called for any others wishing to speak in opposition, seeing none, the Chair called for rebuttals.

Myung Chung commented on the multiple uses of the new building, noted this is not a replacement for public schools, and the pre-school is open to the neighborhood.

Chair Nguyen closed the public hearing and the public comments.

Mr. Bashmakian noted for the record that there are two separate motions to be voted on.

Motion was made by Commissioner Manzo, and seconded by Vice Chair Anderson to approve the negative declaration resolution.

The motion carried (4-0) as follows:

AYES: Nguyen, Anderson, Manzo, Lieberg
NOES: None
ABSENT: Ho
ABSTAIN: None

Motion was made by Commissioner Manzo, and seconded by Chair Nguyen to approve the project subject to the Conditions of Approval.

The motion carried (4-0) as follows:

AYES: Nguyen, Anderson, Manzo, Lieberg
NOES: None
ABSENT: Ho
ABSTAIN: None

8.2 Case No. 2012-36 (ZMA)

Location: 14501, 14571, 14550 and 14611 Magnolia Street (APN 097-341-01, 097-341-02, 097-341-26, 097-341-05, & 097-391-21)

Applicant: City of Westminster

A Zoning Map Amendment (ZMA) for five parcels from the CR (Commercial Restricted) zoning district to the C1 (Local Business) zoning district.

RECOMMENDATION: That the Planning Commission recommends that the Mayor and City Council adopt an initial study/negative declaration; and approve a zoning map amendment.

A staff report was given by Steve Ratkay. A visual presentation was displayed.

Art Bashmakian, Planning Manager, noted that there are only a few CR (Commercial Restricted) parcels in the City, and this area is no different

from other areas that have C1 zones. This multi parcel change will simplify the zoning maps and zoning codes in this area. He noted that there are both pros and cons to the issue.

Chair Nguyen opened the public hearing and public comments.

Keith Doan resident, commented that the time is right for the zone change, and there are vacancies in the parcel area. By changing the zone, it will open the area to businesses, and will be beneficial to the local residents and the City as well.

Chair Nguyen closed the public hearing and the public comments.

Commissioner Lieberg expressed opposition to changing the zoning and believed that the existing CR zoning has served the City and the community well.

Other Commissioners expressed similar concerns but there was a general consensus among the rest of the commissioners that changing the zoning on some of the parcels but not all would be appropriate.

Motion was made by Commissioner Manzo, and seconded by Anderson, to recommend adoption of the negative declaration and approve the rezone of three parcels located at 14550 and 14501 Magnolia Street.

The motion carried (3-1) as follows:

AYES: Nguyen, Anderson, Manzo
NOES: Lieberg
ABSENT: Ho
ABSTAIN: None

9. REGULAR BUSINESS - None

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION - None

11.1 AB 1234 Reports – None

12. ADJOURNMENT: At 7:37 p.m., Chair Nguyen adjourned the meeting to a Regular Meeting on Wednesday, September 3, 2014 at 6:30 p.m.

Khanh Nguyen
Chairman

Art Bashmakian
Planning Commission Secretary

Prepared by:

Art Bashmakian
Planning Commission Secretary