



**PLANNING COMMISSION
Minutes of the Regular Adjourned Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
March 5, 2015
6:30 p.m.**

1. ROLL CALL: ANDERSON, LIEBERG, MANZO, NGUYEN, AND VO

PRESENT: Anderson, Lieberg, Manzo, and Nguyen

ABSENT: Vo

2. SALUTE TO FLAG:

Vice Chair Manzo led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

—

Planning Commission Secretary Art Bashmakian reported that an email was received from the Hebrew Academy regarding Item 8.1 and a letter was received opposing the 79 unit project.

4. EX PARTE COMMUNICATIONS

Chair Anderson reported receiving a phone call from the developer Bill Hollman.

5. SPECIAL PRESENTATIONS – None.

6. ORAL COMMUNICATIONS – None.

7. APPROVAL OF MINUTES – February 4, 2015

Motion: It was moved by Lieberg, and seconded by Manzo, to approve the Planning Commission meeting minutes of February 4, 2015, as submitted. The motion carried (4-0-1) by the following vote:

AYES: Anderson, Lieberg, Manzo, Nguyen

NOES: None

ABSENT: Vo

ABSTAIN: None

8. PUBLIC HEARINGS

Planning Commission Secretary Art Bashmakian reviewed the Public Hearing process for the benefit of those in attendance.

- 8.1 Case No. Case No. 2014-69**
Location: 14260, 14292, 14302, and 14362 Willow Lane and 6411 Maple Avenue (Assessor's Parcel Numbers 195-292-02,-03,-04,-05,-06)
Applicant: Christopher Homes

The Planning Commission continued the project, involving the proposed development of 79 single-family dwellings, from its last meeting on February 18, 2015 after voting to recommend that the City Council adopt a Mitigated Negative Declaration associated with the proposed project.

RECOMMENDATION: Recommend to the Mayor and City Council one of the following options:

- Option 1) Approval of the requested GPA, ZMA, CP and TTM, as proposed;
- Option 2) Approval of the requested GPA, ZMA, CP and TTM, subject to recommended conditions of approval.
- Option 3) Or other appropriate action.

Assistant Planner Chris Wong provided details on the revised plan as it relates to new parking and architectural enhancements. He explained the revised plan now includes 32 private street parking, 48 off street parking and 14 driveway parking for a total of 28 additional parking spaces. He also reviewed the added architectural features including iron grill work, shutters, enhanced doors, decorative hardscape, concrete and additional landscaping.

Planning Commission Secretary Art Bashmakian explained that due to the additional letters of opposition received by the City, he provided further information on the path staff took to get to this recommendation in addition to information on the General Plan Amendment, zone change, subdivision plan map and project development.

Traffic Engineer Adolfo Ozaeta explained that although the traffic study and data collection are done by a third party consultant, the Traffic Division is involved in the process and reviews all analysis. He stated that 1,000 daily trips are consistent with residential streets in Southern California and the study determined there would be 655 daily trips for this project translating to 328 incoming and 328 outgoing trips between three driveways. Mr. Ozaeta calculated it would take 1,100 daily trips for there to be a significant impact to traffic.

In response to Vice Chair Manzo's request that the Traffic Engineer address the north side parking, Mr. Ozaeta stated the red curb on the north side of Chinook Drive would eliminate some parking but would not be an issue and would allow for free flowing right turns. He stated that could be added as a Condition.

Vice Chair Manzo also requested a four-way stop at the entrance to the project and Mr. Ozaeta agreed. Vice Chair Manzo urged the Traffic Engineer to speak to the property owners about introducing a red curb at intersections.

Chair Anderson opened the Public Hearing and asked for comments in favor of project.

Bill Hollman, Applicant Christopher Homes, stated they were able to make the Commission's requested enhancement changes to the site plan and architecture, and accommodate additional parking by creating a total of 80 open parking spaces which is in excess of what the City requires. He also stated they will make the recommended traffic improvements to the drive approach at Willow and Chinook.

Mr. Hollman responded to Vice Chair Manzo's inquiries regarding street light improvements, acid wash driveways and walkways, using tile instead of shutters to enhance the Spanish colonial design and what type of screening is to be used at front entrance.

Barbara Eames, Westminster resident, thanked the Commission for serving and said the applicant has met and exceeded the conditions. She said the beautiful landscape and enhanced details will upgrade the area and encouraged approval of the project.

Dr. Thuyen Nguyen stated she is in support of the project adding it will add value to that neighborhood and attract young families. She said it will build up an under-utilized site and encourages the Board to approve.

Ricco Ruiz, Westminster resident and Pastor of Good Samaritan Church, stated the desirability of a community is based on the activity you see and this will bring more life and activity to six acres of undeveloped land.

Alex Royes, Westminster resident and Pastor at Good Samaritan Church, stated he lives right at the entrance of the project and because traffic is minimal in that area he never has problems getting in our out. He also said it has been a pleasure working with Christopher Homes.

There were no comments opposed to the project so at this time Chair Anderson closed the Public Hearing.

Commissioner Nguyen stated this will make a big impact in a good way by bringing more families and revenue especially to the schools.

Vice Chair Manzo stated he would like to lessen the impact to the existing residents so he is deferring to the Traffic Engineer's expertise on the four-way stop signs and red curbing. He added that the tow business can be noisy and he would

like that disclosed to potential homebuyers and would like to see the construction traffic patterns routed toward the industrial area.

Chair Anderson complimented staff on well prepared information and said he is comfortable with the processes and noticing. He said he would like to require the developer to disclose the surrounding uses to potential buyers maybe through escrow documents and CC&Rs.

Mr. Hollman responded affirmatively to disclosing existing surrounding uses to potential homebuyers, working with staff of traffic controls, and redesigning the front gates through the plan check process.

Motion: It was moved by Manzo, and seconded by Lieberg, to approve Option 2 with additional conditions. The motion carried (4-0-1) by the following vote:

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

9. REGULAR BUSINESS

9.1 Zone Text Amendment

Case No.: 2015-09
Location: Citywide
Applicant: City of Westminster

Initiation of a Zone Text Amendment (ZTA) regarding single-family residential development and design standards.

RECOMMENDATION: Adopt a Resolution to initiate a Zone Text Amendment.

Planning Manager Art Bashmakian provided details of the staff report.

Planning Commission members asked question for clarification.

Motion: It was moved by Vice Chair Manzo, and seconded by Lieberg, to adopt a Resolution to initiate a Zone Text Amendment. The motion carried (3-1-1) by the following vote:

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

9.2 Consideration of an alternative date to the April 15th Planning Commission Meeting.

Members of the Commission agreed to hold the meeting on Tuesday, April 14th.

10. REPORTS – None

10.1 MATTERS FROM THE PLANNING COMMISSION – None.

10.2 AB 1234 Reports – None.

11. ADJOURNMENT: At 8:22 p.m. p.m. Chair Anderson adjourned the meeting to a Regular Meeting on Wednesday, March 18, 2015 at 6:30 p.m.



Don Anderson
Chairman

Art Bashmakian
Planning Commission Secretary

Prepared by:

Art Bashmakian
Planning Commission Secretary