



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
March 18, 2015
6:30 p.m.**

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

PRESENT: Anderson, Lieberg, Manzo, and Vo

ABSENT: Nguyen

2. SALUTE TO FLAG:

Commissioner Lieberg led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Commission Secretary Art Bashmakian reported that copies of Attachment A to the draft Resolution in regards to Item 8.2 were provided to the Commissioners.

4. EX PARTE COMMUNICATIONS

Vice Chair Manzo and Commissioner Vo both reported visiting the site for Item No. 8.1.

5. SPECIAL PRESENTATIONS – None.

6. ORAL COMMUNICATIONS – None.

7. APPROVAL OF MINUTES – February 18, 2015

Motion: It was moved by Lieberg, and seconded by Vo, to approve the Planning Commission meeting minutes of February 18, 2015, as submitted. The motion carried (4-0-1) by the following vote:

AYES: Anderson, Lieberg, Manzo, Vo

NOES: None

ABSENT: Nguyen

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. 2014-84
Location: 6302 Maple Avenue (Assessor's Parcel Number 195-293-01)
Applicant: SC Land Project 9, LLC

A General Plan Amendment (GPA), Zone Map Amendment (ZMA), Comprehensive Plan (CP), and Tentative Tract Map (TTM) to:

- 1) Amend the General Plan land use designation for proposed Lot No. 1, from "Industrial" to "Residential-High"; and
- 2) Amend the zoning district designation for proposed Lot No. 1 from M1 (Light Industrial) to R5-PD (Multiple-Family Residential 19 to 24 Units/Acre – Planned Development); and
- 3) Amend the zoning district designation for proposed Lot No. 2 from M1 (Light Industrial) to M1-PD (Light Industrial – Planned Development); and
- 4) Subdivide the existing 1.83 acre parcel into two lots; and
- 5) Develop Lot No. 1 with 37 residential condominium live/work units and Lot No. 2 with parking and vehicle access for the development.

RECOMMENDATION: Recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration for the proposed Live/Work Project; and Recommend to the Mayor and City Council approval of the requested GPA, ZMA, CP and TTM, subject to the recommended Conditions of Approval.

Planning Commission Secretary Art Bashmakian stated for the benefit of the public that the City does not do developments nor does the City profit from developments. He explained that the City is required to review proposals and the City Council makes the final decision.

Associate Planner Steve Ratkay provided details of the project via a power point presentation.

Traffic Engineer Adolfo Ozaeta explained traffic related issues for the benefit of the Commission and the public.

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

Bryan Coggins, representing the applicant, thanked the Planning staff for their outstanding customer service. He presented an overview of the history of the property as well as the family who has owned it for 65 years. He said it is currently being used for storage with a few houses on the property and no benefit to the City. Mr. Coggins informed the Commission that the applicant had conducted community outreach and the public had voiced concerns regarding big trucks going through their neighborhoods. They also requested places to walk, however, overall the project was well received. In addition, he said that all of the adjacent industrial neighbors are supportive of the project. He went over the project design, their target market, street and sidewalk improvements on Willow Lane and on Maple, the updated landscape plan including additional trees, and M1 zoning.

Mr. Coggins responded affirmatively to Commission Lieberg's inquiry about installing double paned windows on all sides.

Discussion ensued regarding storm drainage.

In response to Chair Anderson's inquiries, Mr. Coggins stated that the two property owners east of the project site had been contacted regarding acquisition; and he estimates the units would sell for approximately \$500,000 each.

Matt Hamilton, representing the applicant, presented information on traffic and parking.

Mary Vanderschaaf, property owner, stated her family has owned the property since 1953 and the family receives inquiries all the time about purchasing it. She said she feels this project is ideal for this neighborhood.

Steve Vanderschaaf, property owner, provided history on growing up in Westminster and on the property and said this project is an excellent plan and he supports it.

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

Vice Chair Manzo requested that a Condition be included to limit construction hours on Saturday so nearby residents are not impacted.

Commissioner Lieberg stated the project was well done. He said he would like to see all construction traffic go east and not through the neighborhood and requested that both developers coordinate their efforts when it comes to tearing up the street so it only has to be done once. He pointed out the need for a signal at Edwards and Industry Way.

Discussion ensued regarding the Condition to replace the roll-up door with a window and Vice Chair Manzo expressed his concern that the windows would be smaller than the door. Chair Anderson clarified that the Condition states the window will replicate the door's size.

Chair Anderson reiterated Planning Commission Secretary Art Bashmakian's comments that the City does not generate developments nor are they obliged to approve them. He requested a Condition be added that requires sales brochures to include information on the current surrounding uses in addition to disclosure in escrow instructions. He stated he isn't certain that the double paned windows will be adequate to attenuate sound in the east units adjacent to the tow yard.

At this time Chair Anderson reopened the Public Hearing to allow further questions to be asked of the applicant.

Discussion ensued regarding hours of construction on Saturdays and Mr. Coggins agreed to begin at 9 a.m. on Saturdays.

In response to Chair Anderson's inquiries, Mr. Coggins stated that they have done many live/work projects and yes they can include information on surrounding uses in sales brochures.

Chair Anderson, referencing the Maple elevation, asked about undergrounding utility lines and Mr. Coggins responded that they will work with the utility to underground communication lines. Chair Anderson requested that this be included as a Condition as long as it is economically feasible.

In response to Commissioner Vo's question regarding streetlights within the development, Mr. Coggins stated two streetlights will be installed on Willow Lane south of Maple adjacent to the project.

There being no additional comments at this time, Chair Anderson closed the Public Hearing.

Chair Anderson stated traffic is a primary concern to the residents and the City. He said Mr. Ozaeta is an excellent traffic engineer and his predictions and calculations are always right on, and he trusts the findings in this case. He said there are a lot of other less compatible uses for that area, so based on the overall alternative uses, this seems to be a reasonable development for the area.

Vice Chair Manzo said the project looks good and he feels it's reasonable to have these 37 live/work units. He said both projects will add a lot to this neighborhood. He said they have reviewed every aspect of how the project will impact the community and overall he is in favor and feels this project should be approved as is.

Motion: It was moved by Lieberg, and seconded by Manzo, to recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration for the proposed Live/Work Project. The motion carried (4-0-1) by the following vote:

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

Motion: It was moved by Anderson, and seconded by Lieberg, to recommend to the Mayor and City Council approval of the requested GPA, ZMA, CP and TTM subject to the recommended Conditions of Approval including the following new Conditions: 1) hours of construction will not begin earlier than 9 a.m. on Saturdays; 2) sales brochures shall include information on adjacent uses and escrow instructions will include disclosure of surrounding uses; 3) roll-up doors will be replaced with windows that replicate the same size as the roll-up door; 4) construction traffic will travel east to Edwards Street and not west to Springdale; 5)

24 hour contact information to be posted on a large sign at the construction site; and 6) undergrounding the communication lines within the proximity of the project to the extent economically feasible. The motion carried (4-0-1) by the following vote:

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

8.2 Case No. Case No. 2012-67
Location: Citywide
Applicant: City of Westminster

A zone text amendment to modify parking standards for retail shopping centers and eating and drinking establishments within retail centers.

RECOMMENDATION: That the Mayor and City Council adopt an ordinance amending the current zoning regulations and adopt the new parking standards.

CEQA COMPLIANCE: The proposed matter was determined to be Categorical Exempt from the California Environmental Quality Act as the project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Planning Commission Secretary Art Bashmakian provided details of the staff report addressing the City's current parking standards for restaurants and retail centers, the development of a parking formula based on a survey of surrounding retail centers, and the proposed parking standards based on actual usage reflecting a more business friendly approach by facilitating additional business opportunities in centers with large parking lots.

Discussion ensued regarding the survey of surrounding retail centers, overcrowding, the size of parking spaces, the restriping of lots, and the need for a mix of compact and regular size spaces.

Chair Anderson suggested that Commissioner Lieberg request formal consideration of a ZTA to analyze parking stall size for a future meeting.

Planning Commission Secretary Art Bashmakian said he would review the restriping at shopping centers to ascertain they are maintaining the correct number of spaces.

Chair Anderson opened the Public Hearing and asked for comments in favor or opposed to the project. There being no comments, Chair Anderson closed the Public Hearing.

Motion: It was moved by Manzo, and seconded by Lieberg, to recommend to the City Council adoption of the ordinance. The motion carried (4-0-1) by the following vote:

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

9. REGULAR BUSINESS – None.

10. REPORTS

10.1 MATTERS FROM THE PLANNING COMMISSION

Commissioner Lieberg requested formal consideration of a ZTA to analyze parking stall size.

10.2 AB 1234 Reports

Commissioner Vo reported he attended Commissioner Academy training.

Commissioner Lieberg reported he attended the Planning Commission conference hosted by the League of California Cities.

11. ADJOURNMENT: At 8:20 p.m. Chair Anderson adjourned the meeting to a Regular Meeting on Wednesday, April 1, 2015 at 6:30 p.m.



Don Anderson
Chairman



Art Bashmakian
Planning Commission Secretary

Prepared by:



Art Bashmakian
Planning Commission Secretary