



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
October 7, 2015
6:30 p.m.**

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

PRESENT: Anderson, Manzo, and Vo
ABSENT: Nguyen

2. SALUTE TO FLAG:

Chair Anderson led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Manager Bashmakian offered two late communication items: The draft proposed land use plan survey pulled from the General Plan Website did not make it into the packet. And, the definitions for the proposed general plan land use was updated August 18, 2015, but an older version was included in the packet. He outlined the changes in the newest version for the Commissioners.

4. EX PARTE COMMUNICATIONS - None

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – August 19, 2015

Motion: It was moved by Commissioner Vo, and seconded by Vice Chair Manzo, to approve the Planning Commission meeting minutes of August 19, 2015, as submitted. The motion carried (3-0) by the following vote:

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

8. PUBLIC HEARINGS - None

9. REGULAR BUSINESS

**9.1. Case No. 2014-68 (General Plan Amendment/Update)
Location: Citywide
Applicant: City of Westminster**

Consider the Draft Proposed Land Use Plan.

RECOMMENDATION: To Recommend the City Council accept the Draft Proposed Land Use Plan for the purpose of allowing the City's consultant to begin the required environmental analysis.

Planning Manager Art Bashmakian acknowledged Associate Planner Alexis Oropeza and General Plan Consultants Wendy Grant and Amanda Tropiano for their hard work and assistance on this project. He went over the purpose of a General Plan project, required elements, optional elements, and use of the General Plan in development and design of the City in the future.

General Plan Consultant Wendy Grant presented a brief overview of the status of the General Plan process. She stated they are seeking to affirm the project is going the right direction prior to initiating the technical studies. She went over the process of notification and public involvement thus far. She presented the details of the proposed Land Use Plan and provided a comparison to the current Land Use Plan. She also provided the remaining project schedule.

Vice Chair Manzo commented that he would like to see more entertainment options in the City and he liked the idea of a walkable downtown area. He stated he was opposed to residential on the ground floor in the core area of downtown.

Chair Anderson praised the process, staff, and consultants. And, commented that he was impressed with the community involvement in the process as community support is critical to the success of the project.

CHAIR ANDERSON EXPLAINED THAT ALTHOUGH THIS ITEM IS NOT A PUBLIC HEARING, THE COMMISSION WOULD WELCOME PUBLIC INPUT AND ASKED FOR THE SPEAKERS TO BE CALLED IN ORDER OF ARRIVAL FROM THE SPEAKER CARDS.

Mark Peterson, stated he agrees with much of what the General Plan is trying to do, but he feels that the City is not fiscally sustainable, cost to maintain a person in the city needs to be considered, and jobs per capita seem to be low. He offered some suggestions for the General Plan related to transportation and commercial growth. He also suggested locating the downtown area near Sigler Park.

Greg Sullivan stated that residential will be the economic driver for the community to thrive. He added that he would encourage specificity regarding future development. He suggested consideration of a residential component at Westminster Mall similar to the Bella Terra complex in Huntington Beach.

Huong Ly stated she was a student at University of California Irvine and was here for an assignment. She commented about the need for parking structures, future traffic concerns with growth, and economic sustainability by keeping people living and working in the City.

Commissioner Vo stated he appreciated the views of the public present at the meeting and the comments would be considered in the project. He also thanked staff and the consultants for their work on this project.

Discussion ensued about mixed use, meeting areas, future needs of the City, 40 dwelling units per acre threshold established by the community, parking considerations, and per capita cost of residents.

Vice-Chair Manzo stated he liked the downtown area proposed on Westminster Boulevard but thought the street is too wide for a downtown feel. Consultant Wendy Grant responded that as they move forward, they are looking at lane configurations, slower speed limits, and possibly angled parking to foster a downtown feel.

Chair Anderson stated he was pleased with the project and encouraged the public present come to the future General Plan Advisory Committee meetings.

Motion: It was moved by Vice Chair Manzo, and seconded by Commissioner Vo, to Recommend the City Council accept the Draft Proposed Land Use Plan for the purpose of allowing the City's consultant to begin the required environmental review process. The motion carried (3-0) by the following vote:

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

10. REPORTS - None

10.1. MATTERS FROM THE PLANNING COMMISSION - None

10.2. AB 1234 Reports - None

11. ADJOURNMENT – The meeting was adjourned at 8:07 PM to the Regular Meeting on Wednesday, October 21, 2015 at 6:30 p.m.



Don Anderson
Chairman



Art Bashmakian
Planning Commission Secretary

Prepared by:



Shelley Dolney
Administrative Assistant