



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
May 17, 2017
6:30 p.m.**

1. PLANNING COMMISSION ROLL CALL:

BUI, MANZO, A.NGUYEN, Q.NGUYEN, AND RICE

PRESENT: MANZO, A.NGUYEN, Q.NGUYEN

ABSENT: BUI, RICE

STAFF PRESENT:

Steven Ratkay, Acting Planning Manager; Braulio Moreno, Contract Assistant Planner; Carrie Raven, Deputy City Attorney; Shelley Dolney, Administrative Assistant.

2. SALUTE TO FLAG:

Commissioner A. Nguyen led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Acting Planning Manager Steven Ratkay reported there were no late communications.

4. EX PARTE COMMUNICATIONS

Chair Manzo reported visiting the site for item 8.1.

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS

Mark Peterson, Westminster resident, spoke about the Mobile Home Park Conversion Ordinance, stating it was approved in 1994 and he requested the Commission update the rate and terms of compensation for displaced mobile home park residents, as noted in the Ordinance. He also spoke about parking standards in multi-unit developments, stating that the required parking should be one parking space per bedroom instead of one space per unit.

There was discussion about the Mobile Home Conversion Ordinance compensation and the possibility of bringing the matter up to the City Council. No action was taken on this item since it was not on the agenda.

7. APPROVAL OF MINUTES – May 3, 2017

Motion: It was moved by Commissioner Q. Nguyen, and seconded by Chair Manzo, to approve the Planning Commission meeting minutes of May 3, 2017, as presented. The motion carried (3-0) with the following vote:

AYES: MANZO, A.NGUYEN, Q.NGUYEN
NOES: NONE
ABSENT: BUI, RICE
ABSTAIN: NONE

8. PUBLIC HEARINGS

8.1 Case No. 2016-41 – (Tentative Tract Map and Development Review)

Location: 7201 21st Street (APN # 096-051-14)

Applicant: 9 Max Capital LLC

Project Planner: Braulio Moreno, Contract Assistant Planner

The proposed project involves the development of 16 three-story residential condominium units on a 29,070 square-foot parcel.

CEQA COMPLIANCE: The proposed matter is exempt from CEQA pursuant to Section 15332 (In-Fill Development) Class 32 which applies to projects characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation, all applicable general plan policies, applicable zoning, and regulations.
- b) The proposed project development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as a habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise air quality, or water quality.
- e) The project site can be adequately served by all required utilities and public services.

RECOMMENDATION: That the Planning Commission approve Case No. 2016-41 pertaining to a tentative tract map and development review for the development of 16 residential condominium units located at 7201 21st Street, subject to conditions of approval.

Acting Planning Manager Steven Ratkay provided brief project history and Contract Assistant Planner Braulio Moreno provided a presentation to the Commission.

CHAIR MANZO OPENED THE PUBLIC HEARING AND ASKED THOSE IN FAVOR TO SPEAK

Mike Barnett, applicant representing 9 Max Capitol, stated the properties that are currently at the location are old and run down and his goal is to make a change and update it in a way that gives people pride of ownership.

Mark Peterson, Westminster resident, suggested the proposed development be designed in a way that allowed for a parking space in the front of the property for deliveries, additional open parking spaces, and additional landscaping within the front yard setback. He felt the design changes would be more favorable to the community.

CHAIR MANZO ASKED THOSE IN OPPOSITION TO SPEAK

Charles Barker, Westminster resident, stated he lives around the corner from this property on Chestnut Street and objects to the additional foot traffic, car traffic, and additional parking issues that developments like this create.

CHAIR MANZO ASKED THOSE IN FAVOR TO SPEAK IN REBUTTAL

Mike Barnett, applicant representing 9 Max Capitol, declined to speak in rebuttal.

THERE BEING NO OTHER SPEAKERS, CHAIR MANZO CLOSED THE PUBLIC HEARING

Chair Manzo reported visiting the site and saw how run down the buildings appeared, he believed the proposed development would improve the site greatly. He added the project complies with the City codes and requirements and he was in favor of approving the project. Discussion ensued about the conditions, covenants, and restrictions (CCRs) and enforcing the homeowners to use their garages for parking. The applicant, Mr. Barnett, returned to the podium to clarify the CCRs will be enforced by the Home Owners Association which will require mandatory garage inspections to ensure garages are used for parking and not being used for storage.

Chair Manzo stated there was a lot of traffic on 21st Street and would like to inform the Traffic Engineering Division to investigate the issue further to seek solutions.

Motion: It was moved by Chair Manzo, and seconded by Commissioner A. Nguyen, to approve Case No. 2016-41 a tentative tract map and development review located at 7201 21st Street, subject to the conditions of approval as written in the draft resolution. The motion carried (3-0) with the following vote:

AYES: MANZO, A.NGUYEN, Q.NGUYEN

NOES: NONE
ABSENT: BUI, RICE
ABSTAIN: NONE

9. REGULAR BUSINESS - None

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION - None

11.1 AB 1234 REPORTS - None

11.2 MATTERS FROM STAFF

Acting Planning Manager Steven Ratkay thanked the Commission for attending the meeting and welcomed the Deputy City Attorney, Carrie Raven, to the Commission meetings.

12. ADJOURNMENT – The meeting was adjourned at 7:10 p.m. to a regular meeting on Wednesday, June 7, 2017 at 6:30 p.m. in the City Council Chambers.

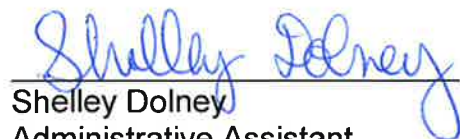


Carlos Manzo
Chairman



Steven Ratkay
Planning Commission Secretary

Prepared by:



Shelley Dolney
Administrative Assistant