



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
September 20, 2017
6:30 p.m.**

1. PLANNING COMMISSION ROLL CALL:

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

PRESENT: BUI, MANZO, A.NGUYEN, Q.NGUYEN, RICE

ABSENT: NONE

STAFF PRESENT:

Steven Ratkay, Acting Planning Manager; Sandie Kim, Associate Planner; Christina Michaelis, Assistant Planner; Kyle Seasock, Police Detective; Kevin MacCormick, Police Sergeant; Bill Hodge, Environmental Consultant; Tina Do Tran, Community Development Intern; Shelley Dolney, Administrative Assistant II; Carrie Raven, Deputy City Attorney.

2. SALUTE TO FLAG:

Commissioner Q. 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 communication items.

4. EX PARTE COMMUNICATIONS

Vice Chair Rice reported visiting the sites for items 8.1 and 8.2.

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS

There were no members of the public wishing to speak during oral communications.

7. APPROVAL OF MINUTES – September 6, 2017

Motion: It was moved by Chair Manzo, and seconded by Vice Chair Rice, to approve the Planning Commission meeting minutes of September 6, 2017, as

presented. The motion carried (5-0) with the following vote:

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

8. PUBLIC HEARINGS

- 8.1 Case No. 2017-07 – Conditional Use Permit for**
Location: 6702 Westminster Boulevard (APN # 195-311-01)
Applicant: Steve Rawlings on behalf of Blue Vista Partners
Project Planner: Christina Michaelis, Assistant Planner

An application for a Conditional Use Permit to allow the sale of beer and wine for off site consumption at an existing convenience store.

CEQA COMPLIANCE: The proposed matter is exempt from CEQA pursuant to Class 1; Section 15301 pertaining to issuance of conditional use permits involving negligible expansion of an existing use.

RECOMMENDATION: That the Planning Commission approve Case No. 2017-07; for the sale of beer and wine subject to conditions of approval.

Assistant Planner Christina Michaelis provided a presentation to the Commission.

There was discussion about the meaning of off-site consumption, properties adjacent and near to the site, and noticing for the public hearing.

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

Steve Rawlings, project applicant representing Western Fuel Corporation, stated the Company concurred with the staff findings and agreed with all the conditions of approval. He spoke about Western Fuel Corporation's operation, history, and rehabilitation of the site; adding that Western Fuel is a big corporation that has strict policies, procedures, and has a good track record of being a responsible member of the business community. He offered to answer any questions and also mentioned that the Director of Operations and District Manager for Western Fuel Corporation were also present for the meeting.

CHAIR MANZO ASKED THOSE IN OPPOSITION TO SPEAK, THERE BEING NONE CHAIR MANZO CLOSED THE PUBLIC HEARING.

Discussion ensued about the police report, census tract alcoholic beverage license concentration, and crime rates for the area.

Chair Manzo stated that he didn't see this application as a need of public necessity or convenience since there was an oversaturation of alcohol licenses in the census tract. He added that he was against approving this application since there is four allowed alcoholic beverage licenses and there is already eight in the census tract.

Vice Chair Rice stated she visited the site and witnessed people in the back parking lot with open alcohol containers, drinking on the property. She added that the police report states there is a twenty percent higher crime rate in the area and she didn't see the necessity for the public since there are already four locations that serve alcohol on the same street. She indicated that she is not in favor of approving the proposal.

Motion: It was moved by Chair Manzo, and seconded by Vice Chair Rice, to deny Case No. 2017-07, based on the lack of public necessity of convenience and an over saturation of alcohol licenses in the census tract. The motion to deny carried (3-2) with the following vote:

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

8.2 Case No. 2017-32 – Zone Map Amendment, Vacation of an Alley, Tentative Parcel Map, and Development Review.

Applicant Location: 13920 Hoover Street
Huntington Westminster Senior Living Facility

Applicant: Kevin Zinngrabe for Huntington Westminster Senior Living

Project Location: 7601 California Avenue, 7611 California Avenue, 7592 Wyoming Street, and 7612 Wyoming Street (APNs 096-232-12, 096-232-13, 096-232-02, 096-232-03)

Project Planner: Sandie Kim, Associate Planner

The proposed project involves a Zone Map Amendment (ZMA), Vacation of an Alley, Tentative Parcel Map (TPM), and Development Review (DR) to:

- 1) Amend the zoning district designation of four R-1 Single Family Residential lots by applying the parking (P) Overlay Zone on the existing R-1 zone; and
- 2) Vacate the portion of the alley serving the four lots; and
- 3) Consolidate the abandoned alley with the four parcels into a single 28,146 square foot lot; and
- 4) Develop the new lot with an approximately 70 stall parking lot to serve the adjacent Huntington Westminster Senior Living Facility.

CEQA COMPLIANCE: The proposed matter was determined not to be exempt from the California Environmental Quality Act, therefore an Initial Study was conducted.

Based upon the findings of the Initial Study a Draft Mitigated Negative Declaration has been prepared.

RECOMMENDATION: That the Planning Commission:

- 1) Recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration; and
- 2) Find that the vacation of the alley is consistent with the General Plan and Recommend to the Mayor and City Council adopt the Zone Map Amendment and approve the Tentative Parcel Map; and
- 3) Recommend to the Mayor and City Council the approval of the Development Review application.

Associate Planner Sandie Kim provided a presentation to the Commission.

Discussion ensued about the entrance locations, safety access, required parking, and Americans with Disability Act (ADA) parking. Acting Planning Manager Steven Ratkay further explained that the proposed parking is not required parking for the facility, all parking spaces would be considered surplus parking spaces.

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

Kevin Zinngrabe, project applicant, stated his family has been in the senior housing industry for over 50 years and continue their dream of making the lives of seniors better. He stated that there is no requirement to add the parking spaces, it is something they are choosing to do for their residents. He further explained the need for the additional parking stems from the fact that seniors are living, working, and staying married longer than they were in the 1985 when the facility was built, so many still require a vehicle to live the lifestyle they are used to living.

Discussion ensued about assignment of parking spaces, visitor parking, ADA parking, security, maturity and coverage of the proposed landscaping, and screening on the gates.

Chair Manzo stated he appreciated the effort of the applicant and appreciated the look of the project with mature trees. He inquired if there was a way to put more trees along Wyoming. Mr. Zinngrabe explained that area is part of the required bioswale to filter and purify rainwater runoff and more trees may prohibit the process.

Al Marshall, project consultant representing the applicant, stated he has been in the senior housing business for thirty years and met the Zinngrabe family when he developed the two senior housing sites across the street, the Cambridge and the Coventry, in 2002 and 2005. He provided several examples where the Zinngrabe

family put care and resources into the projects that they have built. He highly recommends this property as a great benefit to residents.

Kathy Buchoz, project consultant representing the applicant, stated she has been with the Zinngrabe family since the beginning as their very first leasing agent. She spoke about some of the amenities available to the residents of the facility. She further explained that the project is just an enhancement for the residents and asked the Commission to consider approval.

Mario Candelario, Westminster Resident, stated he lived next to the proposed project and he asked if there was a plan to build a block wall around the project to protect his house. The parcel map to identify the property and the elevations to show the wall were displayed, depicting that he lived on lot number eleven on the Assessor's Parcel Map and that there was a six-foot block wall proposed. Mr. Candelario had no further questions.

CHAIR MANZO ASKED THOSE IN OPPOSITION TO SPEAK, THERE BEING NONE CHAIR MANZO CLOSED THE PUBLIC HEARING.

Vice Chair Rice stated she thought it was a wonderful project and she was in favor of approving the project.

Commissioner A. Nguyen thanked Mr. Zinngrabe for serving the community and serving the seniors in the City. He felt that the proposed parking lot was a safer option than a previously proposed lot across the street.

Commissioner Q. Nguyen stated that it was a nice project and that she appreciated the applicant building more parking for the senior residents since reducing traffic was important.

Commissioner Bui stated he drove by the senior apartments and felt it was a very nice apartment building and with more parking, it will be more convenient for the residents.

Chair Manzo echoed the comments of the other Commissioners. He stated the project looks great and he appreciated all the effort. He was looking forward to the project being completed to serve the residents in the facility, adding he was in favor of the project.

Motion: It was moved by Vice Chair Rice, and seconded by Chair Manzo, to find that the vacation of the alley is consistent with the General Plan; and recommending the Mayor and City Council to adopt the Mitigated Negative Declaration, adopt the Zone Map Amendment, approve the Tentative Parcel Map, approve of the Development Review application with an added condition of approval to add a mesh screen on the entry gates, for Case No. 2017-32. The motion carried (5-0) with the

following vote:

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

Acting Planning Manager Steven Ratkay stated for the record that the City Council will consider this item during a public hearing on October 25, 2017. He additionally read into the record that the last day to receive any comments for the draft Initial Study and Mitigated Negative Declaration is October 2, 2017.

9. REGULAR BUSINESS - None

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION

Vice Chair Rice thanked staff for all the hard work and the presentations provided as she felt they were easy to understand.

11.1 AB 1234 REPORTS - None

11.2 MATTERS FROM STAFF

Acting Planning Manger Steven Ratkay stated the Commission would be meeting on October 4th and there were two items currently scheduled for that meeting.

12. ADJOURNMENT – The meeting was adjourned at 7:43 p.m. to a regular meeting on Wednesday, October 4, 2017 at 6:30 p.m. in the City Council Chambers.




Andrew Nguyen
Acting Chairman



Steven Ratkay
Planning Commission Secretary

Prepared by:


Shelley Dolney
Administrative Assistant II