



**PLANNING COMMISSION**  
**Minutes of the Special Meeting**  
**Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**January 23, 2019**  
**6:30 p.m.**

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**1. PLANNING COMMISSION ROLL CALL:**

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

PRESENT: BUI, MANZO, Q.NGUYEN, RICE

ABSENT: NONE

**STAFF PRESENT:**

Steven Ratkay, Planning Manager; Christopher Wong, Senior Planner, Sandie Kim, Associate Planner; Adolfo Ozaeta, City Traffic Engineer; Daniel Hseih, Senior Civil Engineer; Kyle Seasock; Westminster Police Detective; Kevin MacCormick, Westminster Police Sergeant; Baron Bettenhausen, Deputy City Attorney; Alexa Smittle, Senior Administrative Analyst; Michael Son, Administrative Assistant II; Shelley Dolney, Senior Administrative Assistant; Art Bashmakian, Planning Consultant; Bill Hodge, Environmental Consultant.

**2. SALUTE TO FLAG:**

Commissioner Q. Nguyen led the salute to the flag.

**3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS**

Planning Manager Steven Ratkay reported that there was one late communication received for public hearing item 8.2 and two late communications received for public hearing item 8.3.

**4. EX PARTE COMMUNICATIONS - None**

**5. SPECIAL PRESENTATIONS - None**

**6. ORAL COMMUNICATIONS - None**

**7. APPROVAL OF MINUTES – December 5, 2018**

**Motion: It was moved by Commissioner Q. Nguyen, and seconded by Vice Chair Rice, to approve the Planning Commission meeting minutes of December 5, 2018, as presented. The motion carried (4-0) with the following vote:**

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

## 8. PUBLIC HEARINGS

### 8.1 Case No. 2018-169 – Zone Text Amendment

**Location:** Citywide

**Applicant:** City of Westminster

**Project Planner:** Sandie Kim, Associate Planner

**PROJECT DESCRIPTION:** An ordinance amending the Westminster Municipal Code to regulate Wireless Telecommunications Facilities within the public right-of-way.

**CEQA COMPLIANCE:** The proposed project is found to be exempt from the California Environmental Quality Act (CEQA) 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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Furthermore, the FCC ruling limits the local jurisdiction review of wireless facilities within the public right of way. It is expected that CEQA review for such applications would be no different than for other wireless communication applications processed by the City. For current applications, the ministerial review action is exempt from environmental review under CEQA Guidelines Section 15268. If the current applications require discretionary review, the action is typically exempt from review under CEQA Guidelines Sections 15301 (Existing Facilities) or 15303 (New Small Facilities).

**RECOMMENDATION:** That the Planning Commission take the following actions:

- 1) Adopt a resolution entitled, “A Resolution of the Planning Commission of the City of Westminster Recommending that the Mayor and City Council Adopt an Ordinance Amending Sections 12.38.040, 17.400.175, and 17.630.010 of the Westminster Municipal Code and Adding Section 17.400.177 entitled “Wireless Telecommunications Facilities in the Public Right of Way” to the Westminster Municipal Code”; and
- 2) Adopt a resolution entitled, “A Resolution of the Planning Commission of the City of Westminster Recommending that the Mayor and City Council Adopt Design Standards Diagrams for Small Wireless Telecommunications Facilities in the Public Right of Way”

Planning Consultant Art Bashmakian provided a presentation to the Commission.

Chair Manzo noted that the Design Standards Diagrams only depict light poles and inquired if tree facility standards might also be appropriate. Mr. Bashmakian explained that the way the ordinance is written is to have the small wireless facilities look like street light posts, but if a tree might be a better fit to the surrounding area the request would become a discretionary review.

Commissioner Bui inquired how the standard of 30-foot distance from a habitable dwelling was determined and if there had been any studies regarding the safety of nearby residents in relation to the small wireless facilities. Senior Civil Engineer Daniel Hsieh stated that the 30-foot from a habitable structure was determined through working with the City attorney's office and looking at the established development setbacks. He added that a determination was made that 30-feet away from a habitable structure, being a little further than a typical setback, was a reasonable distance from the structure. He further explained that the Federal Communications Commission (FCC) has ruled that as long as the design of a small cellular facility is within the FCC design standards, it is considered safe; therefore, you cannot put a health question onto the small wireless facility proposal.

CHAIR MANZO OPENED THE PUBLIC HEARING AND ASKED THOSE IN FAVOR OR OPOSITION TO SPEAK; THERE BEING NONE, CHAIR MANZO CLOSED THE PUBLIC HEARING.

**Motion:** It was moved by Vice Chair Rice, and seconded by Chair Manzo to recommend that the Mayor and City Council Adopt an Ordinance and Design Standards Diagrams related to Small Wireless Telecommunications facilities in the Public Right of Way, as recommended by staff, for Case No. 2018-169, Zone Text Amendment. The motion carried (4-0) with the following vote:

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

## **8.2 Case No. 2018-172 – Zoning Map Amendment, Comprehensive Plan, Development Review**

**Location:** 7122-7140 Westminster Blvd. (Assessor's Parcel Number 096-111-41)

**Applicant:** Meta Housing Corporation

**Project Planner:** Christopher Wong, Senior Planner

**PROJECT DESCRIPTION:** A proposed mixed use residential and commercial development involving the following entitlements:

- 1) Zoning Map Amendment (ZMA) to add the Planned Development (PD) Overlay zoning district atop the base C2 (General Commercial) zoning district;

- 2) Comprehensive Plan (CP) to establish the permitted mix of land uses and development standards for the proposed PD Overlay zoning district; and
- 3) Development Review (DR) to develop the site with mixed-use development consisting of 65 affordable residential rental units and commercial land uses on an 86,928-square-foot lot.

**CEQA COMPLIANCE:** The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA), the State of California Implementation Guidelines, and the requirements of the City for any potential environmental impacts associated with the project. These potential impacts were evaluated in an Initial Study (IS), which discusses in detail the various environmental impacts. As a result, a Mitigated Negative Declaration (MND) was prepared by Hodge and Associates and is recommended for consideration by the Planning Commission. The IS/MND identified the following environmental factors to be potentially affected: air quality, hazards and hazardous materials, hydrology and water quality, noise, public services, and tribal cultural resources. A copy of the IS/MND is included as Attachment No. 7. The MND was made available for public review and comment beginning on January 14, 2019 and ended on February 4, 2019. No comments regarding the MND were received prior to completion of this report.

In addition, a conceptual Water Quality Management Plan was reviewed and approved by the City's Public Works and Engineering Department on January 7, 2019.

**RECOMMENDATION:** That the Planning Commission take the following actions:

- 1) Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Westminster Recommending that the Mayor and City Council Adopt a Mitigated Negative Declaration Associated with Case No. 2018-172 Involving a Zoning Map Amendment, Comprehensive Plan, and Development Review for a Mixed-Use Development with Commercial Land Uses and 65 Affordable Residential Rental Units on Property Located at 7122-7140 Westminster Boulevard (Assessor's Parcel number 096-111-41)"; and
- 2) Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Westminster Recommending that the Mayor and City Council Approve Case No. 2018-172 Involving a Zoning Map Amendment, Comprehensive Plan, and Development Review for a Mixed-Use Development with Commercial Land Uses and 65 Affordable Residential Rental Units on Property Located at 7122-7140 Westminster Boulevard (Assessor's Parcel Number 096-111-41)."

Senior Planner Christopher Wong provided a presentation to the Commission.

Chair Manzo inquired if the applicant had been given a list of City approved trees and if the Commission could condition for the applicant to exclude palm trees within the development. Senior Planner Wong responded that the Public Works Department is producing a new street tree palette which would not include palm trees and affirmed the Commission could condition against palm trees within the development.

Commissioner Bui inquired if there were plans to widen Westminster Boulevard due to the population growth in that area. Senior Planner Wong acknowledged the City Traffic Engineer's response from the audience and indicated there are no plans to widen the street along Westminster Boulevard.

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

Tim Soule, Vice President with Meta Housing Corporation the project applicant, provided the history of Meta Housing and the project details to the Commission. He added that they have worked very closely with staff, who closely scrutinized and the project until it was pleasing to all parties involved in the development. He offered this would take an underutilized retail strip and replace it with a very vibrant contemporary design that is consistent with the City's updated General Plan.

Chair Manzo inquired if Mr. Soule was agreeable to adding language into a lease agreement and bringing the project design back to the Commission. Mr. Soule responded that he had no reservations about providing a statement in a lease agreement; however, he was unsure about the specific language that will be used. He added that it was an effort and cost to bring back his design for review, but if that is what it takes to please the City, he was committed to doing so.

Vice Chair Rice inquired if the bottom floor is reserved for businesses and to explain the parameters of the targeted residents. Mr. Soule stated the bottom floor is reserved for uses that serve residents, such as an art studio, study rooms, and conference rooms. Of the 65 units, one unit will be reserved for a full-time resident manager and 15 units are dedicated for permanent supportive housing for residents with a physical and/or mental disability which places them at risk for homelessness. He further explained that there will be robust and intensive case management services to enhance the probability that the residents will be successfully housed.

Commissioner Q. Nguyen stated she was concerned about the limited parking and the safety of the residents. Mr. Soule stated there were 89 parking spaces available for residents. He offered his findings with the other properties Meta Housing has built with permanent supportive housing, that the parking is adequate to serve the residents since many residents living in permanent supportive housing do not own cars. Regarding safety, he added that the parking area will be gated and building access is by a key card so only residents or someone granted access by a resident

may enter; additionally, the building has been developed in a way were there are no areas conducive to hiding or dark spots. He offered that residents are encouraged to park in the parking lot, not on the street; however, visitors may park on the street.

Commissioner Bui stated he didn't see any dedicated space for kids to play on the site or any reading room or study rooms for young students on the plan. Mr. Soule stated that both amenities are included in the plan as required by the project's lending sources. He added that they also offer a growing garden on the eastern side of the street.

**CHAIR MANZO ASKED THOSE IN OPOSITION TO SPEAK.**

Rosalind Rawlings, Westminster resident representing the Brentwood Home Owners Association, stated that she and her husband have resided on Brentwood Lane for 32 years and she was present to share her concerns about the Meta Housing Corporation's proposal to add low income housing on the corner of Locust Street and Westminster Boulevard. She offered that there was already an approved 50 unit project behind the Brentwood Lane homes and this would add an additional 65 units creating unsafe traffic conditions. She felt that any traffic studies done would not be accurate since the 50 unit complex is still under construction. She stated that she and other homeowners on Brentwood Lane take a lot of pride in their community and keep their properties clean. She asked the Commission to please consider the Brentwood Community before voting.

Stuart Strother, Westminster resident residing on Brentwood Lane, stated he was concerned with overcrowding in the area and noted dangerous activity and homelessness within the nearby Sigler Park. He felt that the proposed low income rental housing project would add to the undesirable element in the area. He stated that he preferred to live in the suburbs, not next to a downtown area with high rise buildings; adding that he felt that a three story building was incompatible with the existing neighborhood.

Veronique McCarthy, Westminster resident residing on Brentwood Lane, stated she and her neighbors really take pride in the neighborhood by keeping the streets clean. She reported that people often sleep in their cars or recreational vehicles overnight. She believed that idea of providing affordable housing sounded great as long as it is managed with proper criteria and monitored standards. She stated her concern is that the neighborhood had very limited parking, unsafe streets without crosswalks, speeding cars, and no infrastructure present to support more density. She concluded by offering suggestions of speed bumps, one-way streets, or parking permits to help mitigate some of the issues.

Brian Nazareno, Westminster business owner of West Glen Manor, stated West Glen Manor is a low income senior care facility and is concerned about his community's safety. He stated that he properly screens his clients to ensure that he does not have alcoholics, homeless, drug users, or troublemakers within his

community. He felt the proposed project provided potential for homeless people who may have a rap sheet, use drugs, or prey on children to reside nearby. He stated that he takes pride in his community and asked the Commission to consider the betterment of the Community.

CHAIR MANZO ASKED THOSE WHO SPOKE IN FAVOR TO SPEAK IN REBUTTAL.

Tim Soule, Vice President with Meta Housing Corporation the project applicant, thanked the residents for sharing their concerns about the Westminster Crossing proposal. He stated that many of the concerns brought up are his concerns as well. He provided the following responses to some of the concerns raised:

- Congestion – The state of California requires a traffic study through the CEQA Process. The traffic study completed according to the standards indicated there would be no impact from the development.
- Overcrowding, dirty streets, and safety – We don't wish our residents to have a high turnover, it is not in our interest as business owners. We want residents to come, stay, and thrive in our development ultimately making contributions to the broader community.
- People (homeless) sleeping in their vehicles around Sigler Park – We hope to offer our services and help these people turn their lives around.
- Potential criminals – We screen all of our residents with detailed criminal background checks, carefully vetting everyone.

Mr. Soule concluded that Meta Housing is very concerned about the residents they bring into the development and who we provide assistance to as members of our community. We invest in their wellbeing and we want them to succeed. One of the standards of our resident services program is to create a community watch to ensure that the community safety is maintained and the quality of the community is preserved. We are good neighbors and we want to work with others to ensure the community thrives.

CHAIR MANZO CLOSED THE PUBLIC HEARING.

Commissioner Q. Nguyen stated she had a concern about 65 units being proposed with only 89 parking spaces to serve the residents. Chair Manzo asked for City Traffic Engineer Ozaeta to explain how traffic would be affected with other developments that are already in process in the area.

City Traffic Engineer Adolfo Ozaeta stated the traffic study provided good analysis and he worked very closely with the applicant to make sure there was adequate

analysis. He answered Commissioner Bui's earlier question about widening the streets to accommodate more people. Mr. Ozaeta offered that the City had an extensive study in 2016 through the General Plan adoption. Every roadway, intersection, and traffic signal was analyzed through that study; and, the study provided analysis that told us Westminster roadways are in good shape when it comes to capacity and we are properly sized for planned growth identified by the General Plan. Mr. Ozaeta then explained the process for analyzing the project and necessary parking and how the analysis was consistent with CEQA. In response to Commissioner Q. Nguyen's question, Mr. Ozaeta stated that through the study it was identified that on-side parking at similar facilities is less than a one parking space to one unit ratio. He added, the parking requirement is identified through the study of real world data collection and we don't expect any overflow parking. Mr. Ozaeta stated if we were experiencing parking capacity issues in the area today, we would have had a comprehensive area wide study. He offered that enforcement issues may exist with people parking overnight, but the parking is not at capacity. He explained a second independent study was conducted to verify what spaces were available to verify any parking issues. He stated the site will be dramatically improved for pedestrian activity and safety based on the addition of a curb and gutter. He provided some examples of street improvements obtained through grants and stated that community involvement is a key factor in finding solutions and funding. He concluded that he was available to the community for any traffic related concerns and offered that the Traffic Commission meets on the last Tuesday of the month and members of the community can voice any concerns.

Commissioner Bui commented that he concurred with the concerned residents who are worried about growth. He noted, however, that the City was just a rural area 50 years ago and nobody knew about Westminster. He concluded that our City is growing and thriving and with careful planning, rules, and regulations, we can help our City grow in a way that all can enjoy.

Chair Manzo thanked the community for their comments. He stated he shared many of their concerns and echoed their desire to take pride in their neighborhood. He commented that it is always important to know who is in the neighborhood, know who doesn't belong, and to call the police if there is ever a threat. He felt that people who are low-income should not be classified as bad people; adding, just because they are less fortunate does not make them bad. He stated that housing costs have risen so to a level over the years that it makes even a small two bedroom apartment practically unaffordable. He offered that this project would help beautify the area and set a precedence for other property owners to care for their properties. He concluded that he was in favor of the project.

**Motion:** It was moved by Chair Manzo, and seconded by Vice Chair Rice to recommend that the Mayor and City Council adopt a Mitigated Negative Declaration and approve a Zoning Map Amendment, Comprehensive Plan, and Development Review associated with Case No. 2017-172 as conditioned; adding conditions to require the use of a lease agreement acknowledging a 24-hour commercial



operation near the development, require a maintenance plan, and that the developer follows a tree pallet chosen by Community Development Department. The motion carried (4-0) with the following vote:

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

### 8.3 Case No. 2018-184 – Conditional Use Permit

**Location:** 7722, 7724, 7732 Garden Grove Boulevard (Assessor's Parcel Number 096-491-07)

**Applicant:** Thomson Dang

**Project Planner:** Christopher Wong, Senior Planner

**PROJECT DESCRIPTION:** A request for a Conditional Use Permit (CUP) to (1) expand a banquet facility; (2) allow on-site sales and consumption of beer, wine and distilled spirits; and (3) allow live entertainment. A request for an Administrative Use Permit (AUP) to allow the expanded banquet facility to meet the required number of parking spaces through a shared parking agreement with adjoining parcels.

**CEQA COMPLIANCE:** The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the requirements of the City of Westminster and has been deemed to be Categorical Exempt per Class 1, Section 15301 of the California Environmental Quality Act (CEQA) because the project consists of the operation, permitting, licensing, and minor alteration of an existing private structure and facilities involving negligible or no expansion of an existing use.

**RECOMMENDATION:** That the Planning Commission adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Westminster Approving Case No. 2018-184 Involving a Conditional Use Permit to Expand a Banquet Facility, Allow On-Sale Alcohol, and Allow Live Entertainment; and an Administrative Use Permit to Allow the Expanded Banquet Facility to Meet the Required Number of Parking Spaces Through a Shared Parking Agreement on Property Located at 7722, 7724, and 7732 Garden Grove Boulevard (Assessor's Parcel Number 096-491-07)."

Senior Planner Christopher Wong provided a presentation to the Commission.

Chair Manzo inquired about the police concern to stop alcohol at 12 (midnight) and asked Detective Seasock to clarify the concern in more detail. Vice Chair Rice stated she was concerned about safety, specifically mentioning the motel near the corner of Garden Grove Boulevard and Beach Boulevard as a place of frequent unsafe activities.

Detective Seasock with the Westminster Police Department, stated that stopping alcohol service at 2:00 AM seemed reasonable for a banquet facility and they want

to avoid the possible nightclub situation and public safety concerns that may occur if alcohol service was kept until 2:00 AM. Answering the concern about the motel, he explained that property is located in the City of Garden Grove. He added that the police deemed the facility as safe over the areas that can be controlled by the City of Westminster.

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

Johnathan Zane, Architect representing the business owner, stated they have been working with the Westminster Police Department on what security measures should be taken to ensure their patron's safety. He added that the dance studio has existed for a number of years and the concerns about the local motel and the homeless residing in the area has not affected the business thus far due to their security measures. He emphasized that the business would serve the community through offering banquet facilities for private parties and social dances would be available to the community when there are no banquets are scheduled. Mr. Dang, the business owner, is a professional dancer and would also continue to teach in the facility. He concluded that they were in complete agreement with the conditions being imposed upon the business.

Vice Chair Rice stated she was in favor of the project but was concerned about the security of the patrons. Mr. Zane stated he has been a patron of the dance studio for some time and the business owner does an excellent job keeping the operation of the studio "top notch." He offered he had not seen any security issues inside the facility and security takes care of the parking lot area for patrons.

Deputy City Attorney Bettenhausen wished to clarify the matter of security is an important discussion and relevant to the project; he offered that concerns or conditions imposed regarding security should be limited to the impacts created by the project and not impacts created by other properties in the area which may be out of the property owner's control.

Chair Manzo inquired if the lighting was adequate. Mr. Zane stated that the standard is 1 foot candle per square-foot and they meet that standard based on their light study. He offered that they will be adding some additional lighting in some areas to keep the homeless from sleeping in the parking lot after 2:00 AM, which has been an issue in the past.

Thompson Dang, business owner, stated he has been working in the in the field of dance for 23 years and moved into Westminster eight years ago. He offered that he loves the City of Westminster and felt his banquet facility would benefit to the community. He requested that the Commission grant his request to operate until 2:00 AM with alcoholic beverages. He stated his attorney was also present and would speak later about the request.

Krzysztof Glowiniowski, dance teacher representing the applicant, stated he was in favor of the project. He added he has known, has known Thom for a number of years now as an independent teacher at his studio. He offered the extra room and the extra services would create extra jobs. He felt the banquet would help draw people to the business.

Vital D'Carpio, attorney representing the business owner, stated he had known Mr. Dang for about 10 years as a patron of the dance studio. Would like to request that the beverages be served until 2:00 AM since it is competitive with other businesses and would help attract patrons to the facility. He offered they have no problem with the 26 conditions imposed by the Westminster Policed Department, however, they are asking for one modification. He stated that increasing the sales of alcoholic beverages until 2:00 AM still had some controls; he offered that if the Police Department and City Council get too many calls they could initiate a revocation. He explained that the dance studio would not operate like a nightclub as it is also a dance studio offering dancing lessons. He concluded that the Commission could reduce the alcohol service hours to 1:00 AM and impose a probationary period if there was concerns with allowing alcohol service until 2:00 AM.

Kym Zion, dance studio management team member and present to represent the applicant. She stated the facility is not a night club as it caters to all ages including youth and seniors. She offered the facility will bring new revenue and new jobs to the community. She reiterated that they have been working on the security needs with the Westminster Police Department, but will also hire additional security as needed for any special events.

Lisa Sibel, property manager where the business is located, stated as a landlord they are supporting the expanded use of the facility. She offered that security is an issue to them as well, but they have had a patrol company there seven days a week for eight hours a day for a couple of years now and they work cooperatively with the dance studio security.

Kimmi Vuong, dance studio customer, stated she has been going to the studio for the past 4-5 years and felt dancing was a healthy activity. She stated this expansion would be a good addition for the City of Westminster.

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

Chair Manzo stated he was in favor of the project but wanted keep the condition for alcohol service to stop at 12 (midnight) as recommended by the Westminster Police Department. He also stated he would like to keep the condition to review the project in six months.

**Motion:** It was moved by Vice Chair Rice, and seconded by Chair Manzo to approve case number 2018-184, located at 7722, 7724, and 7732 Garden Grove Boulevard, with the retention or changes to the following conditions of approval:

Strike condition #8 – The banquet facility shall not be in operation during times when the dance studios are engaged in social dances with or without limited live entertainment.

Strike condition #12 – There shall not be any contests associated to or held at the business such as dance contests, prize giveaways or awards.

Amend condition #15 - ~~There shall be no individual admission charge, individual cover charge, or minimum drink purchase requirement for admission to the premises at any time.~~

There shall be no individual admission charge or individual cover charge for admission to the premises at any time, except for social dances. "Social dance" shall be defined as a classification of ballroom dance, which typically involves coordinated dancing of two partners, as opposed to individuals dancing alone or individually in a non-coordinated manner, where sociability and socializing are the primary focuses of the dancing.

There shall be no minimum drink purchase requirement for admission to the premises at any time.

Keep condition #28 – The sale, furnishing or consumption of alcoholic beverages on this premises must be limited to Monday through Friday from 6:00 PM to 12:00 AM (midnight), and Saturday and Sunday from 10:30 AM to 12:00 AM (midnight) only.

Keep condition #48 - Six months from the date the City of Westminster issues the requested Conditional Use Permit, the Planning Manager shall review the operations of the facility within the past six months and report its findings to the Planning Commission.

The motion carried (4-0) with the following vote:

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

Planning Manager Steven Ratkay wished the Commissioners a Happy New Year and thanked them for their service. He acknowledged and thanked Vice Chair Rice who is filling a position until the new Commissioners are selected.

11. ADJOURNMENT – The meeting was adjourned at 8:50 p.m. to a regular meeting on Wednesday, February 6, 2019 at 6:30 p.m. in the City Council Chambers.

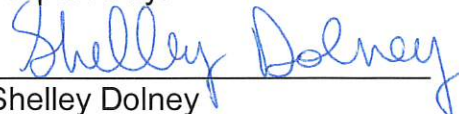


Steven Ratkay  
Planning Commission Secretary



Carlos Manzo  
Chairman

Prepared by:



Shelley Dolney  
Senior Administrative Assistant