



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**May 15, 2019**  
**6:30 p.m.**

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**1. PLANNING COMMISSION ROLL CALL:**

**MANZO, M.NGUYEN, Q.NGUYEN, PHAM, SEID**

PRESENT: MANZO, M.NGUYEN, Q.NGUYEN, PHAM, SEID

ABSENT: NONE

**STAFF PRESENT:**

Steven Ratkay, Planning Manager; Christopher Wong, Senior Planner; Sandie Kim, Assistant Planner; Alice Tieu, Assistant Planner; Memnon "Meme" Torio, Planning Technician; Ivan Reyes-Garay, Planning Technician; Baron Bettenhausen, Deputy City Attorney; Michael Son, Administrative Assistant II; Shelley Dolney, Senior Administrative Assistant.

**2. SALUTE TO FLAG:**

Vice Chair Seid led the salute to the flag.

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

Planning Manager Steven Ratkay reported that no late communications were received.

**4. EX PARTE COMMUNICATIONS - None**

**5. SPECIAL PRESENTATIONS**

*Request to move item 5.1 after reports (Item No. 10) on the agenda. Deputy City attorney Bettenhausen confirmed there was no need for a motion to move the agenda order.*

**6. ORAL COMMUNICATIONS - None**

**7. APPROVAL OF MINUTES – May 1, 2019**

**Motion:** It was moved by Chair Q. Nguyen, and seconded by Commissioner Manzo, to approve the Planning Commission meeting minutes of May 1, 2019, as

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

AYES: MANZO, M.NGUYEN, Q.NGUYEN, PHAM, SEID  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

**8. PUBLIC HEARINGS - None**

**9. REGULAR BUSINESS – None**

**10. REPORTS - None**

**5.1 VISION FOR DOWNTOWN WESTMINSTER - PRESENTATION BY URBAN AND REGIONAL PLANNING STUDENTS FROM THE CALIFORNIA STATE POLYTECHNIC UNIVERSITY AT POMONA**

Planning Manager Steven Ratkay provided some history about the General Plan.

California State Polytechnic University Professor Rick Zimmer provided history of the project, student involvement, and explained the presentation would be the last action for many of the student who would be graduating in a few days.

Andrea Padilla and Anthony Higgins, both students representing the Urban and Regional Planning program of California State Polytechnic University at Pomona, provided a presentation to the Commission. They shared their research and images of the existing Downtown condition. And, then shared their vision of what the future Downtown could be, covering mixed use zoning, increased residential density, building height and massing, outdoor parks, outdoor frontages, pedestrian circulation, and transit circulation.


**11. MATTERS FROM THE PLANNING COMMISSION - None**

**11.1 AB 1234 Reports - None**

**12. MATTERS FROM STAFF**

Planning Manager Steven Ratkay thanked the students from the California Polytechnic University at Pomona for their presentation.

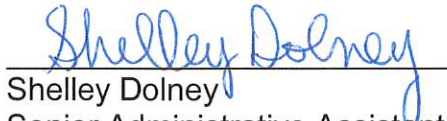
**13. ADJOURNMENT – The meeting was adjourned at 7:10 p.m. to a regular meeting on Wednesday, June 5, 2019 at 6:30 p.m. in the City Council Chambers.**

  
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Quynh-Giao Nguyen  
Planning Commission Chair



Steven Ratkay  
Planning Commission Secretary

Prepared by:



Shelley Dolney  
Senior Administrative Assistant