



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**June 5, 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; Richard Adams II, 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 there were no late communications submitted.

**4. EX PARTE COMMUNICATIONS - None**

**5. SPECIAL PRESENTATIONS- None**

**6. ORAL COMMUNICATIONS**

Linda Tang, Kennedy Commission representing the Green Lantern Mobile Home Park residents, provided recent history of the possible Green Lantern Village closure, explained the plight of the low to very low income residents with 80 percent owning their mobile home, explained the hourly income needed to rent a market rate apartment, and provided a table to show the Commission what is considered very low and extremely low income in the Orange County area. She urged the City to engage in outreach and include the residents affected; temporarily ban mobile home park closures and conversions to allow time to address the issues of the residents; update the mobile home conversion Ordinance to strengthen resident protections;

and, request the conversion impact report submitted by the applicant in early 2018 be updated to reflect current rental rates.

Kay Lehman, Green Lantern Mobile Home Park resident, stated she has been a resident at Green Lantern for 16 years. She stated she is a single senior citizen and it would be very difficult to move. She added that the rents at that park, although increased over the years, have remained reasonable. She stated that if the park were to close, many residents would be homeless. She offered that resident's children, doctors, churches, friends, and services are centrally located and they don't want to move away from everything.

## **7. APPROVAL OF MINUTES – May 15, 2019**

**Motion:** It was moved by Chair Q. Nguyen, and seconded by Commissioner Manzo, to approve the Planning Commission meeting minutes of May 15, 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**

### **9.1 Case No. 2018-172 (Westminster Crossing Mixed-Use Project)**

**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 design review of an approved, three-story, 38-foot-high, mixed-use residential and commercial development (Westminster Crossing) comprised of 65 units.

Review of the revised project design was a condition of the project approval (City Council Resolution No. 4932).

**RECOMMENDATION:** That the Planning Commission adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Westminster Approving a Revised Design for the Westminster Crossing Mixed-Use Project 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 Q. Nguyen inquired about the possibility to place bollards by the entrance. Vice Chair Seid inquired about property maintenance and stated a concern about the homeless population congregating on the benches.

Senior Planner Wong stated the property owner should answer the question about the maintenance of the property. The City would enforce maintenance through the Code Enforcement Division. Additionally, he stated this is an affordable housing project so the management would want to help people in the area.

Commissioner Manzo stated that he liked the welcoming feel and if the benches became an issue, they could be removed in the future if it becomes a nuisance. Senior Planner Wong added that the Public Works Department will have the final say on what is placed in the public right-of-way.

Discussion ensued about the stucco on the building, the lettering on the building, the block wall and possible graffiti, the possible use of a wrought iron fencing. Prior to making the motion, Commissioner Manzo stated he would allow staff to work with the applicant on the fencing and the previously suggested bollards.

**Motion:** It was moved by Commissioner Manzo, and seconded by Chair Q. Nguyen to adopt a resolution for Case No. 2018-172 entitled, "A Resolution of the Planning Commission of the City of Westminster Approving a Revised Design for the Westminster Crossing Mixed-Use Project on Property Located at 7122-7140 Westminster Boulevard (Assessor's Parcel Number 096-111-41)." And, adding a condition that the letters on the building signage be black and adding language to the resolution that the developer must follow the approved color pallet. The motion carried (5-0) with the following vote:

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

## 10. REPORTS - None

## 11. MATTERS FROM THE PLANNING COMMISSION

Commissioner Pham requested a study session to know more about affordable housing development projects within the City. Chair Q. Nguyen and Commissioner Manzo concurred with the request. Planning Manager Ratkay stated that staff will come back with a study session related to affordable housing and housing laws on a future meeting date.

### 11.1 AB 1234 Reports - None

## 12. MATTERS FROM STAFF

Planning Manager Steven Ratkay thanked the Commission for all their hard work and commented that he was looking forward to seeing everyone at the next meeting.

13. **ADJOURNMENT** – The meeting was adjourned at 7:15 p.m. to a regular meeting on Wednesday, June 19, 2019 at 6:30 p.m. in the City Council Chambers.



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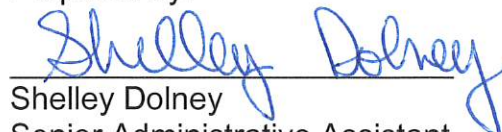
Steven Ratkay  
Planning Commission Secretary



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Weston Seid  
Planning Commission Vice-Chair

Prepared by:



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Shelley Dolney  
Senior Administrative Assistant