



**PLANNING COMMISSION
Minutes of the Regular Meeting
Teleconference/Web Conference Only
8200 Westminster Boulevard
Westminster, CA 92683
March 17, 2021
6:30 p.m.**

**SPECIAL NOTICE REGARDING CORONAVIRUS (COVID-19) AND
ATTENDANCE AT PUBLIC MEETINGS**

On March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of the Executive order N-25-20 Issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that some or all of the Westminster City Planning Commission Members will participate in meetings via teleconference.

Pursuant to the State of California Executive order N-29-20 related to coronavirus (COVID-19), the Planning Commission of the City of Westminster, California convened on March 17, 2021 at 6:32 p.m. at 8200 Westminster Boulevard, Westminster, California, and via teleconference. Members of the public wishing to address the Planning Commission were asked to submit an e-mail for written comments or a request to speak form to provide verbal comments before the start of the meeting. Additionally, any members of the public in attendance that wished to speak but had not previously provided a request to speak form were also provided an opportunity to address the Planning Commission.

1. PLANNING COMMISSION ROLL CALL:

ANDERSON, M. NGUYEN, Q. NGUYEN, PHAM, SEID

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

ABSENT: NONE

STAFF PRESENT:

Steven Ratkay, Planning Manager; Christopher Wong, Senior Planner; Kathya M. Firlik, Deputy City Attorney; Shelley Stevens, Senior Administrative Assistant.

2. SALUTE TO FLAG:

Senior Administrative Assistant Stevens 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.

4. EX PARTE COMMUNICATIONS

Commissioner Anderson and Vice Chair M. Nguyen both reported visiting the site location for item 8.1 on the agenda.

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS

There were no speakers wishing to address the Planning Commission for Oral Communications. There were also no written comments provided to the WMPCCComments@westminster-ca.gov email box for oral communications prior to the meeting.

7. APPROVAL OF MINUTES – February 17, 2021 and March 3, 2021

Motion: It was moved by Chair Seid, and seconded by Commissioner Anderson, to approve the minutes of the February 17, 2021 and the minutes of the March 3, 2021 regular meetings of the Planning Commission. The motion carried (5-0) with the following vote:

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

8. PUBLIC HEARINGS

8.1 Case No. 2020-1004 (Conditional Use Permit, Tentative Parcel Map)

Location: 8151 18th Street (Assessor’s Parcel Number 195-141-01)

Applicant: Cach Nguyen

Project Planner: Christopher Wong, Senior Planner

PROJECT DESCRIPTION: A proposal to convert two existing detached multiple-family residential units into for-sale condominium units.

CEQA COMPLIANCE: The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the requirements of the City and has been found to be exempt per Class 15 (Section 15315 Minor Land Divisions of the CEQA Guidelines), since the project consists of the division of property in an urbanized area zoned for residential, commercial, or industrial use into four or fewer parcels. Additionally, the proposed division of land is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to

the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Westminster Approving Case No. 2020-1004, a Conditional Use Permit and Tentative Parcel Map, to Allow for the Conversion of Two Existing Detached Multiple-Family Residential Rental Units Into For-Sale Condominium Units on Property Located at 8151 18th Street (Assessor's Parcel Number 097-062-14)."

Senior Planner Christopher Wong provided a PowerPoint presentation to the Commission.

Commissioner Anderson, Chair Seid, and Vice Chair M. Nguyen asked for clarification on the following items:

- Whether any precedence has been set within the City by approving similar requests.
- If the proposed landscape will be reviewed by a landscape architect.
- Quantity of units existing on the site.

CHAIR SEID OPENED THE PUBLIC HEARING

Cach Nguyen, resident of Aliso Viejo, project applicant representing the owner, had submitted a speaker card but was not present at the meeting to speak.

Ann Nguyen, resident of Henderson Nevada and the subject property owner, stated she was present in case there were any questions. Commissioner Anderson asked if Ms. Nguyen was affiliated with the Limited Liability (LLC) Company and if the LLC was the property owner. Ms. Nguyen affirmed that the property was owned by the LLC.

THERE BEING NO FURTHER SPEAKERS AND NO WRITTEN COMMENTS TO READ INTO THE RECORD, CHAIR SEID CLOSED THE PUBLIC HEARING.

Commissioner Anderson stated that he drove by the property and was pleased at how nice the property looks. He felt it was a good example of an upgraded property and hoped it could encourage others to upgrade their properties. He stated he was in favor of approval.

Discussion ensued about the definition of a condominium, the pros and cons of changing single family dwellings into condominiums, and minimum lot size for single family dwellings.

Motion: It was moved by Chair Seid, and seconded by Commissioner Pham, to approve Case No. 2020-1004, a Conditional use Permit and Tentative Parcel Map, to allow for the conversion of two existing detached multiple-family residential rental units into for-sale condominium units on property located at 8151 18th street (Assessor's Parcel Number 097-062-14) as recommended. The motion carried (5-0) with the following vote:

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

9. REGULAR BUSINESS - None

10. REPORTS - None

11. MATTERS FROM STAFF


Planning Manager Ratkay shared that the upcoming April 7th planning commission meeting may be cancelled due to a lack of items for review. He thanked staff, the Deputy City Attorney, and the Commission for the great work that they do and the service they provide to the community.

12. MATTERS FROM THE PLANNING COMMISSION – INCLUDING AB1234 REPORTS WHEN REQUIRED

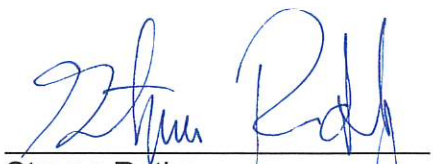
The commissioners had no comments to offer and nothing to report.

14. ADJOURNMENT

The meeting was adjourned at 7:05 p.m. to a regular meeting on Wednesday, April 7, 2021 at 6:30 p.m.

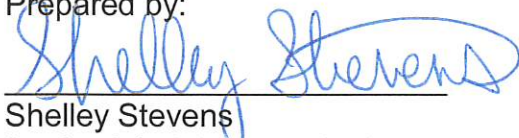


Weston Seid
Planning Commission Chair



Steven Ratkay
Planning Commission Secretary

Prepared by:



Shelley Stevens
Senior Administrative Assistant