

DON ANDERSON
Chair

NGUYET PHAM
Vice Chair

ANDY NGUYEN
Commissioner

QUYNH-GIAO NGUYEN
Commissioner

TERI VU-NGUYEN
Commissioner



AGENDA

PLANNING COMMISSION

Regular Meeting

March 1, 2023, at 6:30 p.m.

Public Access In-Person
8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683

If you need special assistance to participate in this meeting, including interpretation, please contact the Planning Division at (714) 548-3247. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda are available for public inspection on the City's website at <https://www.westminster-ca.gov/departments/community-development/planning-division/planning-commission/late-communication-written-comments>

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MEETINGS

Regular Meetings of the Planning Commission are held the first and third Wednesday of each month at the hour of 6:30 p.m. While in the City Council Chamber, please *turn off* all cellular phones. Agenda items that are not in process by 10:30 p.m. may be carried over to the next regular meeting of the Planning Commission.

AGENDA INFORMATION

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation are available for public review no later than 72 hours prior to the meeting. The agenda can be accessed on the City's web site at <https://www.westminster-ca.gov/departments/community-development/planning-division/planning-commission/agendas-minutes>.

All meetings of the Planning Commission shall be open and public. Agendas for the Planning Commission meetings provide the public an opportunity to directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission on any agenda items. NO action may be taken on items not listed on the agenda unless authorized by law.

ATTENDANCE AND PARTICIPATION BY THE PUBLIC

MEMBERS OF THE PUBLIC MAY VIEW THE MEETING LIVE IN ONE OF THE FOLLOWING WAYS:

- In Person
- [City of Westminster Streaming Video Online](#)
- Westminster WTV: Spectrum Channel 3, Frontier FiOS Channel 42, and AT&T U-Verse Channel 99

MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS IN WRITING UP TO 24 HOURS PRIOR TO THE MEETING:

- Please submit the e-mails to planning@westminster-ca.gov
- Comments received via e-mail will be provided to the Planning Commission and reflected in the minutes. Comments will not be read verbally at the meeting.
- Your comments will become part of the official meeting record. You must provide your full name, but do not provide any other personal information (i.e. phone numbers, addresses, etc.) that you do not want to be published.

TO SPEAK IN PERSON:

- Complete a blue request to speak form that is provided at the entrance of the council chambers and submit it to the Planning Commission Clerk.
- When your name is called, step up to the podium and state your name and City of residence for the record.

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CONDUCT AND DECORUM AT PUBLIC MEETINGS

In an effort to conduct orderly business of the Planning Commission and all in attendance at a public meeting the following conduct and decorum are expected and appreciated.

- Treat others courteously.
- Listen to others respectfully.
- No use of profane language.
- Please do not interrupt other speakers.
- Please remain seated or quiet when asked to.
- Please do not obstruct the visibility for others in attendance.
- Signs shall not be larger than 8 ½ X 11 in size.
- No signs on sticks are allowed, for your safety and the safety of others in the City Council Chambers.

WEBSITE/TELEVISED MEETING SCHEDULE

Regular Planning Commission meetings are broadcast live on Westminster Cable Channel 3 and REBROADCAST on Tuesday at 7:00 p.m. and Thursday at 7:00 p.m. The City's Website provides information about viewing live and archived Planning Commission meetings. If you have internet access, you can follow the meeting live with a video stream on your computer at the following link: [Meeting Broadcast](#)

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6:30 P.M.

CONVENE PLANNING COMMISSION MEETING AND CALL MEETING TO ORDER

1. ROLL CALL – ANDERSON, A. NGUYEN, Q. NGUYEN, PHAM, VU-NGUYEN
2. SALUTE TO FLAG
3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS
4. EX PARTE COMMUNICATIONS

THIS SECTION IS INTENDED TO ALLOW ALL OFFICIALS THE OPPORTUNITY TO REVEAL ANY DISCLOSURE REGARDING SITE VISITS OR EX PARTE COMMUNICATION ABOUT THE PUBLIC HEARING AND REGULAR BUSINESS ITEMS.

5. SPECIAL PRESENTATIONS - None
6. ORAL COMMUNICATIONS

THIS IS THE TIME OF THE MEETING THAT MEMBERS OF THE PUBLIC MAY ADDRESS THE PLANNING COMMISSION ON MATTERS OF PUBLIC INTEREST, WHICH PERTAIN TO THE CITY AND ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE PLANNING COMMISSION. MEMBERS OF THE PUBLIC WISHING TO ADDRESS PUBLIC HEARING ITEMS SHALL DO SO AT THE TIME OF THE PUBLIC HEARING. UNLESS EXTENDED BY A MAJORITY VOTE OF THE PLANNING COMMISSION, COMMENTS SHALL BE LIMITED TO FIVE (5) MINUTES PER SPEAKER.

TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE A BLUE REQUEST TO SPEAK FORM THAT IS PROVIDED AT THE ENTRANCE TO THE COUNCIL CHAMBERS AND SUBMIT THE FORM TO THE PLANNING COMMISSION CLERK. WHEN YOUR NAME IS CALLED, PLEASE STEP TO THE PODIUM AT THAT TIME AND STATE YOUR NAME* AND CITY OF RESIDENCE* FOR THE RECORD. (*OPTIONAL)

7. APPROVAL OF MINUTES – [August 17, 2022](#), [October 19, 2022](#), and [November 2, 2022](#)

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8. PUBLIC HEARINGS

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING SHOULD COMPLETE A BLUE REQUEST TO SPEAK FORM THAT IS PROVIDED AT THE ENTRANCE OF THE COUNCIL CHAMBERS AND SUBMIT THE FORM TO THE PLANNING COMMISSION CLERK. WHEN YOUR NAME IS CALLED, PLEASE STEP TO THE PODIUM AND STATE YOUR NAME* AND CITY OF RESIDENCE* FOR THE RECORD. (*OPTIONAL)

EACH ATTENDEE WILL HAVE FIVE (5) MINUTES TO COMMENT ON EACH PUBLIC HEARING ITEM. THE APPLICANT OR THEIR DESIGNEE WILL HAVE TWELVE (12) MINUTES TO SPEAK AND WILL ALSO BE PROVIDED A FIVE (5) MINUTE REBUTTAL. WITH EXCEPTION OF THE APPLICANT OR DESIGNEE ALL ATTENDEES MAY ONLY SPEAK ONCE. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED THE ALLOTTED TIME OR MAY ASK A SPEAKER TO RETURN TO ANSWER ADDITIONAL QUESTIONS.

8.1 2021-0229 Amended (2021-2029 Housing Element Update – General Plan Amendment)

Location: Citywide

Applicant: City of Westminster

Project Planner: Alice Tieu, Associate Planner

[Staff Report and Attachments 1-3](#)

[Attachment 4 \(Revised Draft Housing Element Update\)](#)

PROJECT DESCRIPTION: The City Council adopted the City’s 2021-2029 Housing Element and associated environmental review document (Addendum to the Final Environmental Impact Report for the Westminster General Plan 2016) on January 26, 2022. Pursuant to State Housing Law, the adopted Housing Element was submitted to the California Department of Housing and Community Development (HCD) for review. The City proposes minor amendments to the adopted Housing Element in response to HCD’s comments.

CEQA COMPLIANCE: Pursuant to the California Environmental Quality Act (CEQA) and the City’s Guidelines for the Implementation of CEQA, the City previously approved an Addendum to the Final Environmental Impact Report for the Westminster General Plan 2016 for the 2021-2029 Housing Element Update – General Plan Amendment on January 26, 2022.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a resolution entitled, “A Resolution of the Planning Commission of the City of Westminster Recommending that the Mayor and City Council Amend the Westminster General Plan by Adopting the 2021-2029 Housing Element Update, Case No. 2021-0229 Amended.”

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8.2 2022-0298 (General Plan Land Use Amendment and Revocation of Conditional Use Permit C-816)

Location: 14800 Hoover Street

Assessor's Parcel Numbers: 096-191-17

Applicant: James Pugh, Sheppard Mullin

Property Owner: Robert Dowson, SCI California Funeral Services

Project Planner: Christopher Wong, Senior Planner

[Staff Report and Attachments](#)

PROJECT DESCRIPTION: A request for a General Plan Land Use Map Amendment to re-designate a portion (approximately 17.3 acres) of the approximately 156-acre Westminster Memorial Park and Mortuary site from 'Park/Open Space' to 'Public/Semi-Public.' No construction or development is proposed in connection with the requested land use amendment. Concurrent with the General Plan Amendment, the City has initiated a revocation of Conditional Use Permit C-816, which authorized a golf driving range as an interim use on the subject 17.3-acre portion of the Westminster Memorial Park and Mortuary site.

CEQA COMPLIANCE: The proposed project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and the requirements of the City and has been deemed to be exempt from CEQA analysis under Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) and based on the commonsense exemption (Guidelines Section 15061(b)(3)).

The revocation of a Conditional Use Permit is exempt under Section 15321, Class 21 which specifically exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency. In this case, the revocation of the Conditional Use Permit for a golf driving range falls squarely within the Class 21 exemption.

The commonsense exemption applies to projects 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 GPA would merely permit cemetery uses on the project site identical to the cemetery uses that currently exist and were previously allowed on all portions of the site. Because Government Code Section 65860 requires a city's zoning ordinance to be consistent with the General Plan, and because no construction or development would be proposed in connection with the GPA, there is no reasonable possibility of environmental thresholds being exceeded for traffic, air quality, greenhouse gases, etc., and no possibility that the GPA would have a significant effect on the environment.

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RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- 1) Adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Westminster Revoking Conditional Use Permit C-816, which authorized a golf driving range on Property Located at 14800 Hoover Street (Assessor's Parcel Number 096-191-17)", 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 a General Plan Land Use Map Amendment to re-designate a portion (approximately 17.3 acres) of the approximately 156-acre Westminster Memorial Park and Mortuary site from 'Park/Open Space' to 'Public/Semi-Public' on Property Located at 14800 Hoover Street (Assessor's Parcel Number 096-191-17)".

9. REGULAR BUSINESS – None

10. REPORTS – None

11. MATTERS FROM STAFF

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

13. ADJOURNMENT – TO A REGULAR MEETING ON WEDNESDAY, MARCH 15, 2023, AT 6:30 PM.

DECLARATION: This agenda was posted on the Bulletin Board outside of the Council Chambers, where completely accessible to the public, at least 72 hours in advance of the Planning Commission meeting.

/S/Shelley Stevens, Senior Administrative Assistant