



PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
February 7, 2024
6:30 p.m.

1. PLANNING COMMISSION ROLL CALL: 6:31 p.m.

ANDERSON, BUI, HAMADE, POWER, WOLBERT

PRESENT: ANDERSON, HAMADE, POWER, WOLBERT

ABSENT: BUI

STAFF PRESENT:

Steven Ratkay, Planning Manager; Catherine Lin, Community Development Director; Sandie Kim, Associate Planner; Russell Miyahira, Assistant City Attorney; Memnon Torio, Assistant. Planner; Michael Son, Housing Specialist.

2. SALUTE TO FLAG

Chair Wolbert led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Manager Ratkay noted that there were no late communications received for this meeting.

4. EX PARTE COMMUNICATIONS

There were no ex parte communications heard.

5. SPECIAL PRESENTATIONS

5.1 DISCUSSION OF THE HOUSING CRISIS ACT, DENSITY BONUS LAW AND AB2097 AS THEY RELATE TO THE RESTRICTIONS ON CITIES IN PROCESSING HOUSING PROJECTS

Planning Manager Ratkay opened the item.

Assistant City Attorney Miyahira provided an overview on the item.

Following the presentation, Assistant City Attorney Miyahira answered questions of the Commissioners.

Discussion ensued regarding housing laws, water conservation efforts, density bonus laws, housing crisis, local control over objective standards, and State standards for accessory dwelling units.

6. ORAL COMMUNICATIONS

The following individual spoke under oral communications:

1. Terry Rains commented on recent comments provided by Chair Wolbert at previously attended City Council meeting highlighting the restrictions on cities in processing housing projects, suggested that the Commission hold a joint meeting with the City Council on this topic so that comments can be shared and heard in a public setting, spoke on recent attendance at workshops related to objective standards, recommended the city taking a stance on an inclusionary housing ordinance citywide, commented on affordable housing units, and voiced support of the city being transparent on active development project reports.

7. APPROVAL OF MINUTES – None

8. PUBLIC HEARINGS - None

9. REGULAR BUSINESS - None

10. REPORTS - None

11. MATTERS FROM STAFF

Planning Manager Ratkay highlighted the importance of the presentation before the Commission as it relates to upcoming items that will be presented to the Commission regarding upcoming projects throughout the city. Planning Manager Ratkay also went into detail on the smaller projects that used to come forward to the Commission that are now being handled administratively.

In closing, Planning Manager Ratkay thanked the Commissioners for their service and highlighted the present staff for their support in running the meeting.

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

Vice Chair Anderson asked staff to clarify the subjective / objective standards prepared.

Planning Manager Ratkay responded on what the city has adopted/approved and what is included in the zoning code updates.

Discussion ensued regarding accessory dwelling units and objective standards.

Community Development Director Lin highlighted current efforts on pre-approved accessory dwelling unit plans.

Discussion continued regarding city discretion on accessory dwelling units.

Chair Wolbert commented on building standard requirements that the city can enforce at a local level.

Discussion ensued regarding building codes and regulations.

Commissioner Hamade asked staff for clarification on how many accessory dwelling units are allowed per lot.

Planning Manager Ratkay responded.

12.1 Request made by Commissioner Anderson directing staff to inform the Planning Commission of pending state planning related legislation that may impact the community so that the Planning Commission may offer its recommendation to the City Council.

Planning Manager Ratkay provided a brief overview of the item.

Motion was made by Commissioner Power, seconded by Commissioner Hamade, to direct staff to inform the Planning Commission of pending state planning related legislation that may impact the community so that the Planning Commission may offer its recommendation to the City Council.

The motion carried, 4-0-1-0, by the following roll call vote:

AYES: Wolbert, Anderson, Hamade, Power
NOES: None
ABSENT: Bui
ABSTAIN: None

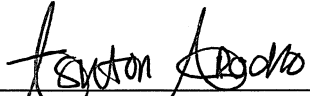
13. ADJOURNMENT

The meeting was adjourned at 8:43 p.m., to the next regular meeting on Wednesday, February 21, 2024 at 6:30 p.m.




K.C. Wolbert
Planning Commission Chair

ATTEST:



Ashton R. Arocho, MMC
City Clerk

Prepared by:



Ashton R. Arocho, MMC
City Clerk