

DON ANDERSON
Chair

CARLOS MANZO
Vice Chair

LEE LIEBERG
Commissioner

ANDREW NGUYEN
Commissioner

ALEX VO
Commissioner



AGENDA

PLANNING COMMISSION

REGULAR MEETING

February 18, 2015

6:30 p.m. – Council Chambers

**8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683**

If you need special assistance to participate in this meeting, 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)

AGENDA INFORMATION

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 and pagers.

AGENDA INFORMATION

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation is available for public review at the rear entryway of the Council Chambers prior to the meeting. On the Friday prior to the meeting, the agenda can be accessed on the City's web site at <http://www.westminster-ca.gov>.

ATTENDANCE AND PARTICIPATION BY THE PUBLIC

Except as specifically provided by law for closed sessions, all meetings of the Planning Commission shall be open and public. Every agenda for regular meetings of the Planning Commission provides 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 or on any agenda items. NO action may be taken on items not listed on the agenda unless authorized by law. Unless otherwise extended by the Planning Commission, the amount of time for each individual speaker shall not exceed five (5) minutes.

PUBLIC USE OF COUNCIL CHAMBER EQUIPMENT

All computer presentations must be e-mailed or provided on a CD-ROM to the Planning Manager at least 48 hours prior to the meeting. Items to be displayed on the overhead projector must be submitted to the Planning Manager for review by staff to verify appropriateness for general audiences by noon on the day of the meeting and prior to the use of the equipment.

AGENDA

February 18, 2015

6:30 P.M.

CONVENE PLANNING COMMISSION MEETING

1. **ROLL CALL: ANDERSON, LIEBERG, MANZO, NGUYEN, AND VO**

PRESENT:

ABSENT:

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**

MEMBERS OF THE AUDIENCE MAY ADDRESS THE COMMISSION ON MATTERS OF PUBLIC INTEREST, WHICH PERTAIN TO THE CITY AND ARE NOT OTHERWISE ON THE AGENDA. MEMBERS OF THE PUBLIC WISHING TO ADDRESS PUBLIC HEARING ITEMS SHALL DO SO AT THE TIME OF THE PUBLIC HEARING. IF YOU WISH TO SPEAK, PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AVAILABLE IN THE LOBBY OF THE COUNCIL CHAMBERS, AND SUBMIT IT TO THE CLERK. WHEN CALLED, PLEASE STEP FORWARD TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THREE MINUTES.

7. **APPROVAL OF MINUTES** – None.

8. **PUBLIC HEARINGS**

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING IS REQUESTED TO COMPLETE A BLUE SPEAKER SLIP THAT IS PROVIDED AT THE ENTRANCE TO THE COUNCIL CHAMBERS. PLEASE SUBMIT THE SPEAKER SLIP TO THE CLERK. WHEN YOUR NAME IS CALLED, PLEASE STEP TO THE PODIUM AT THAT TIME AND STATE YOUR NAME AND ADDRESS FOR THE RECORD.

AFTER THE PUBLIC HEARING IS OPENED, PERSONS SPEAKING IN FAVOR WILL BE HEARD FIRST, FOLLOWED BY THOSE PERSONS SPEAKING IN OPPOSITION; AND THEN PERSONS SPEAKING IN REBUTTAL. ONLY THOSE PERSONS WHO HAVE SPOKEN IN FAVOR WILL BE PERMITTED TO SPEAK IN

AGENDA

February 18, 2015

REBUTTAL. SPOKESPERSON(S) DESIGNATED TO SPEAK IN FAVOR OR IN OPPOSITION WILL HAVE TWELVE (12) MINUTES TO SPEAK. THEREAFTER, EACH PERSON SPEAKING IN FAVOR OR IN OPPOSITION WILL HAVE THREE (3) MINUTES. THE TOTAL TIME FOR SPEAKING IN FAVOR OR IN OPPOSITION SHALL NOT EXCEED 30 MINUTES. THOSE PERSONS SPEAKING IN REBUTTAL WILL HAVE THREE (3) MINUTES EACH, OR A TOTAL OF 20 MINUTES. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED THE TIME LIMITS.

NOTE: IF A CHALLENGE IS MADE BY ANY PARTY IN COURT FROM ACTIONS ARISING OUT OF A PUBLIC HEARING, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED AT THE PUBLIC HEARING OR PRIOR THERETO.

- 8.1 Case No. Case No. 2014-69**
Location: 14260, 14292, 14302, and 14362 Willow Lane and 6411 Maple Avenue (Assessor's Parcel Numbers 195-292-02,-03,-04,-05,-06)
Applicant: Christopher Homes

An application requesting approval of a General Plan Amendment (GPA), Zone Map Amendment (ZMA), Comprehensive Plan (CP), and Tentative Tract Map (TTM) to:

- 1) Amend the General Plan land use designation for 2 of the 5 parcels specified above from "Public/Semi-Public" and "Industrial" to "Residential Medium Density";
- 2) Amend the zoning district designation for all 5 parcels specified above from R1 (Single-Family Residential) and M1 (Light Industrial) to R3-PD (Multiple-Family Residential 13 to 14 Units/Acre – Planned Development); and
- 3) Consolidate and subdivide the 5 parcels specified above; and
- 4) Develop the subdivided parcels with 79 detached single-family residences.

RECOMMENDATION:

- 1) Recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration for the Westgate Residential Project; and
- 2) Recommend to the Mayor and City Council one of the following options:
 - Option 1) Approval of the requested GPA, ZMA, CP and TTM, as proposed; or
 - Option 2) Approval of the requested GPA, ZMA, CP and TTM, subject to recommended conditions of approval, including a condition to orient units towards Willow Lane without a 6-foot high wall; or
 - Option 3) Other appropriate action.

AGENDA

February 18, 2015

STAFF REPORT

ATTACHMENT 1-7

ATTACHMENT 8 (PART 1)

ATTACHMENT 8 (PART 2)

ATTACHMENT 8 (PART 3)

ATTACHMENT 9-11

ATTACHMENT 12-13 (PART 1)

ATTACHMENT 12-13 (PART 2)

ATTACHMENT 12-13 (PART 3)

ATTACHMENT 14 (PART 1)

ATTACHMENT 14 (PART 2)

ATTACHMENT 14 (APPENDIX 8.1)

ATTACHMENT 14 (APPENDIX 8.2)

ATTACHMENT 14 (APPENDIX 8.3)

ATTACHMENT 14 (APPENDIX 8.4)

ATTACHMENT 14 (APPENDIX 8.5)

ATTACHMENT 14 (APPENDIX 8.6)

ATTACHMENT 14 (APPENDIX 8.7)

CEQA COMPLIANCE:

The proposed matter was determined not to be Categorically Exempt and pursuant to Section 15063 (d)(3) of the Guidelines for Implementation of the California Environmental Quality Act and an environmental Initial Study and Mitigated Negative declaration have been prepared.

- 8.2 Case No. Case No. 2014-84**
Location: 6302 Maple Avenue (Assessor's Parcel Number 195-293-01)
Applicant: SC Land Project 9, LLC

An application requesting approval of a General Plan Amendment (GPA), Zone Map Amendment (ZMA), Comprehensive Plan (CP), and Tentative Tract Map (TTM), and Comprehensive Plan to:

- 1) Amend the General Plan land use designation from Industrial to Residential-High;
- 2) Amend the zoning district designation and M-1 to R-5-PD (19 to 24 units/acre);
- 3) Subdivide an existing 1.83 acre lot into two parcels with 37 live/work condominium units on one parcel; and
- 4) A comprehensive Plan for the proposed site layout and project design.

RECOMMENDATION:

Adopt motion to defer the item to the Planning Commission's March 18, 2015 meeting.

STAF REPORT

AGENDA

February 18, 2015

CEQA COMPLIANCE:

The proposed matter was determined not to be Categorical Exempt and pursuant to Section 15063 (d)(3) of the Guidelines for Implementation of the California Environmental Quality Act and an environmental Initial Study and Mitigated Negative declaration have been prepared.

9. REGULAR BUSINESS –

- 9.1 Case No.: 2013-51**
Location: 8500 Bolsa Avenue (APN 107-201-02)
Applicant: First Presbyterian Church of Orange County

A request for determination regarding whether the proposed design changes are minor changes consistent with the original project approval and design guidelines.

Recommendation: Determine if the proposed design changes are consistent with the Design Guidelines.

STAFF REPORT

CEQA COMPLIANCE: The proposed matter is exempt from the California Environmental Quality Act (CEQA) as this is review of design changes to a previously approved project. The action will simply make note of the status of the compliance with conditions of approval.

9.2 Selection of a replacement to serve on the General Plan Advisory Committee (GPAC).

The selection process requires confirmation by the Council.

Recommendation: That the Planning Commission self-select one member to serve on the GPAC.

10. REPORTS –

10.1 MATTERS FROM THE PLANNING COMMISSION

10.2 AB 1234 Reports

- 10.3** A request from Vice Chair Manzo to discuss the size of new single family houses and remodels in relationship to the existing scale and character of neighborhoods, where large houses are proposed.

Should a majority of the Commission desire to initiate a zone text amendment to direct staff to formulate new design standards that would limit the size of new single family houses and remodels, and address design and architecture issues, staff will return at the next meeting with a resolution that will memorialize the initiation of the zone text amendment.

AGENDA

February 18, 2015

11. **ADJOURNMENT: To a Regular Meeting on Wednesday, February 18, 2015 at 6:30 p.m.**

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.

Art Bashmakian
Planning Manager