



GENERAL PLAN ADVISORY COMMITTEE
Minutes of the Regular Meeting
Miriam Warne Community Building/Chamber of Commerce
14491 Beach Boulevard, Suite A
Westminster, CA 92683
July 13, 2015
6:30 p.m.

CALL TO ORDER: Chair Ta called the meeting to order at 6:31 p.m.

ROLL CALL: Don Anderson, Gloria Constas, Sergio Contreras, Gilbert Cruz, Owen Eames, April Erazo, Lupe Fisher, Richard Jolly, Mimi Lozano, Gia Ly, Lisa Manzo, Sandra McClure, Khanh Nguyen, Tyler Nichols, Helen Ortega, Jamison Power, Patricia Robbins, Laura Sottile Rose, Syed Shah, Tri Ta, Diana Williams

PRESENT: Don Anderson, Sergio Contreras, Gilbert Cruz (arrived at 6:46 p.m.), Lupe Fisher, Richard Jolly, Gia Ly, Khanh Nguyen, Jamison Power, Syed Shah, Tri Ta, Diana Williams

ABSENT: Gloria Constas, Owen Eames, April Erazo, Mimi Lozano, Lisa Manzo, Sandra McClure, Tyler Nichols, Helen Ortega, Patricia Robbins, Laura Sottile Rose

STAFF PRESENT: City Manager Eddie Manfro, Assistant City Manager Chet Simmons, Community Development Director Soroosh Rahbari, Planning Manager Art Bashmakian, Associate Planner Steven Ratkay

Placeworks Staff: Wendy Grant, Amanda Tropiano

SALUTE TO FLAG: GPAC Member Jamison Power led the assembly in the Salute to the Flag.

PUBLIC COMMENTS:

City Manager Manfro introduced new Community Development Director, Soroosh Rahbari to the Committee.

Chair Ta opened public comments.

Melinda McGrew, speaking on behalf of Charles and Gail McGrew, noting that the City is a beautiful place in which to live and to visit. She commented on increased resources of revenue from commercial, industrial and manufacturing entities noting it would be a burden on service facilities and would increase traffic. She suggested working with Southern California Edison to underground utilities for safety and appearance. Additionally, she suggested planning the Edison facility on Hoover Street and Bolsa to

become an industrial manufacturing facility.

De Nova Homes, reported that they are currently under contract for the Green Lantern Mobile Home Park and shared their vision for that site.

Discussion followed regarding the proposed site, whether plans have been presented to Planning and a timeline for the project.

Chair Ta closed public comments.

APPROVAL OF MINUTES: February 9, 2015, June 1, 2015, and June 13, 2015

The Minutes were approved at the end of the meeting following the regular business since there was no quorum prior to the arrival of Committee Member Cruz.

Motion: It was moved by Committee Member Anderson, and seconded by Committee Member Shah, to approve the February 9, 2015 GPAC meeting minutes, as presented. The motion carried with Gloria Conostas, Owen Eames, April Erazo, Mimi Lozano, Lisa Manzo, Sandra McClure, Tyler Nichols, Helen Ortega, Patricia Robbins, Laura Sottile Rose, absent, and Committee Member Nguyen, abstaining.

Motion: It was moved by Committee Member Shah, and seconded by Committee Member Anderson, to approve the June 1, 2015 GPAC meeting minutes, as presented. The motion carried with Gloria Conostas, Owen Eames, April Erazo, Mimi Lozano, Lisa Manzo, Sandra McClure, Tyler Nichols, Helen Ortega, Patricia Robbins, Laura Sottile Rose, absent, and Committee Member Li, abstaining.

Motion: It was moved by Committee Member Nguyen, and seconded by Committee Member Shah, to approve the June 13, 2015 GPAC meeting minutes, as presented. The motion carried with Gloria Conostas, Owen Eames, April Erazo, Mimi Lozano, Lisa Manzo, Sandra McClure, Tyler Nichols, Helen Ortega, Patricia Robbins, Laura Sottile Rose, absent.

REGULAR BUSINESS:

- Highlights of Bus Tour

Amanda Tropiano, Place Works, Senior Associate, provided background, including prior meetings and a recent bus tour. She reported that all of the material presented is available on line and provided a summary of items for consideration at this time. Additionally, she reported that her staff is looking for the Committee's feedback on the proposed land-use plan and addressed next steps.

Wendy Grant, Place Works, Associate Principal, added that the Land Plan will be used as the basis for the project description for the Environmental review. She provided highlights of the recent bus tour including lessons learned.

Discussion followed regarding observing some of the developments that were high density yet pleasing in appearance, conditions on Beach Boulevard, Westminster Boulevard, considering circulation and opportunity areas.

- Continue to discuss Proposed Land Use Categories

Wendy Grant, Place Works, Associate Principal, referenced a description of Land Use Categories included in the agenda packet. She noted that the Westminster Mall was included as a land use category.

- Continue to discuss Draft Land Use Plan

Amanda Tropiano, Place Works, Senior Associate, addressed the City's total acreage, areas in the City that are already established, focus on opportunity areas, consideration of urban-industrial as a new category, changes for administrative cleanup and designation of public facilities.

Discussion followed regarding proposed changes and the reason why changes would be appropriate, necessary changes in the Zoning Code, commercial properties, the goal of the mixed-use category and ensuring a balance of jobs, housing and legal, non-conforming properties.

Ms. Tropiano provided details of the current plan, areas identified for change, the Civic Center area, creating a "downtown" area, a comparison of the plans, roadway boundaries and mixed-use corridors. In response to an inquiry by the committee, she reported that changes are being accepted on the proposal.

Wendy Grant, Place Works, Associate Principal, provided an example of camouflaged design.

Amanda Tropiano, Place Works, Senior Associate, continued with her presentation addressing the Little Saigon area, creating a cultural destination, the possibility of requiring a master plan in specific areas, and mixed use categories. She addressed integration with existing uses, urban industrial areas and others. She provided information regarding possible impacts of the proposed changes, existing and proposed number of units, implications to the City's population, and provided other comparisons between the current plan and the proposed plans.

Discussion followed regarding the need to plan for parking, monitoring the City's needs for a hospital and identifying opportunities accordingly, the possibility of establishing wellness districts, types of uses appropriate for the corridor, having the ability to change designations, ownership of the golf course, providing incentives, being sensitive to density, and opportunities for future amendments in the future.

Ensuing discussion pertained to the difference between urban industrial and industrial, commercial and urban commercial, articulating specific uses as part of the industrial vision within the definitions and availability of resources on the internet.

The GPAC found that the draft Proposed Land Use Plan accurately reflected the Committee's direction and the community's vision for the City of Westminster

Wendy Grant, Place Works, Associate Principal, provided details of next steps, including upcoming community events.

Planning Manager Art Bashmakian addressed noticing for upcoming meetings.

It was noted that the Land Plan will be uploaded to the internet for access by the public.

Discussion followed regarding other methods to promote and notify the public regarding upcoming meetings and challenges in terms of engaging the public. Discussion continued regarding the project timeline.

- Present Draft Projections and Methodology

Wendy Grant, Place Works, Associate Principal, presented draft projections and reviewed the methodology.

- Identify Future Topic Area Discussions (e.g., Neighborhood Preservation, Community Design, Mobility, Parks and Recreation)

Wendy Grant, Place Works, Associate Principal, provided details of the project timeline and future topics for discussion.

Discussion followed regarding notifying existing property owners of potential changes in uses, the need to comply with CEQA requirements and engaging members of the community.

The General Plan Advisory Committee took action on the minutes listed earlier in the agenda.

ADJOURN:

There being on further business to come before the General Plan Advisory Committee, Chair Ta adjourned the meeting at 8:20 p.m. to the next meeting of the GPAC, the date of which is to be determined.

TRIMELTA

Mayor Tri Ta
Chairperson

Prepared by:

Art Bashmakian

Art Bashmakian
Planning Manager