

PLANNING COMMISSION
Minutes of Regular Meeting
Westminster Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
February 23, 2005
6:30 p.m.

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, February 23, called to order in the Westminster Council Chambers, at 6:30 p.m. by Chairman Turro.
- Roll Call** Commissioners present: Bertels, Cruz, Krippner, Nguyen, Turro
Commissioner absent: None
- Staff Attendance** Bonny Lay, Planning Director; Jennifer Mansur, Planning Technician; Maria Moya, Department Secretary; and Christian Bettenhausen, Deputy City Attorney
- Salute to the Flag** All persons present joined in the Salute to the Flag, conducted by Commissioner Bertels.
- Approval of Minutes** The minutes of the regular meeting of February 9, 2005 were approved on motion of Commissioner Krippner, seconded by Commissioner Bertels, and carried 5-0.
- Oral Communications** There was no Oral Communications received.
- Written Communications** There was no Written Communications received.
- Public Hearing** A. Case No. 2005-01 (Site Plan/Design Review), an application filed by Mark Lord, authorized agent for Bob Longpre and Ron Ford, property owners of record. The applicant is proposing to expand the existing Lexus car dealership located at 13590 Beach Boulevard by approximately 12,107 square feet. If the application is approved, a Notice of Exemption will be filed to fulfill the mandates of the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2005-01 subject to the conditions in the draft resolution.

Ms. Alice Lau made a brief presentation on the general consistency, background, and analysis of the proposal. She provided the Commission the revised engineering requirements from the Public Works Department and indicated that based on staff analysis and findings of the proposal, staff is recommending that the Commission approve Case No. 2005-01 subject to the conditions in the draft resolution.

The public hearing was opened.

Speaking in favor of the application was Mr. Robert Longpre, business owner of Lexus of Westminster, 13590 Beach Blvd. He spoke about the brief history of the property until its current use as a Lexus auto dealership. He indicated that the business has outgrown the facility and the service department was recently relocated to 7600 Westminster Blvd. He explained that the proposed expansion would have the same architectural design as its new service department facility. The proposal would be comprised of a new showroom, sales cubicles, and general office area. He added that it is a good plan; it is compatible with the neighborhood; and they do not anticipate adding more personnel.

The architect, Mr. Mark Lord of 192 Technology Drive, Irvine, indicated that he has worked diligently with Mr. Longpre and the corporate office of Lexus not only to create an identity for the Lexus of Westminster but provide a positive architecture solution for the City. He pointed out that the architectural design would be the same type as the new service center which would create an energy conscious architecture for the City by providing solar protection and natural lighting.

No one spoke in opposition and the public hearing was closed.

Commissioner Bertels felt the traffic impact fee of \$23,064 was excessive. However, Ms. Lay explained that the fee is based on the number of traffic counts after Prop. 13 was passed in California several years ago. This had a tremendous impact on cities in terms of infrastructure improvement as the fee would be used for the

modification and enhancement of traffic to the project site such traffic signs and signals. According to Ms. Lay, the fee schedule was approved by City Council and is comparable to other cities.

Chairman Turro felt it is a good plan and he plans to vote for it. Commissioner Krippner added it is going to be attractive and will help bring up the quality of architecture and businesses in the City. Commissioners Cruz and Nguyen concurred with the previous Commissioners.

Motion On motion of Commissioner Bertels, seconded by Chairman Turro, and carried 5-0, the Commission approved Case No. 2005-01 subject to the conditions in the draft resolution.

Ms. Lay mentioned that there is a 15-day appeal period and the City Council could call up this item for further review at their meeting on March 2.

New Business There was no New Business scheduled for review.

Old Business There was no Old Business scheduled for review.

Administrative Approvals The Commission received notification that the following item was reviewed by the Planning Director. The decision of the item becomes final unless such decision is appealed to the Planning Commission or the Planning Commission requests further review.

- A. Case 2004-74 (Administrative Adjustment), an application filed by Robert and Renee Lavoie, property owners of record at 5082 Vallecito in the R1 (Single Family Residence) district. The applicants propose an addition of 450 sq. ft. in the rear yard of an existing residence. The addition will encroach 4 ft. into the required 20-ft. rear setback. An administrative adjustment is required to allow the reduction of the rear setback to 16 ft.

DECISION: The decision was to approve Case No. 2004-74 subject to conditions in the draft resolution.

- B. Case No. 2005-02 (Administrative Adjustment), an application filed by Jerome Julian authorized agent for Arthur D. Hemphill III, property owner of record at 13912 Wilson Street in the R1 (Single Family Residence) district. The applicant proposes an addition of

760 sq. ft. in the rear yard of an existing residence. The addition will encroach 5 ft. into the required 20-ft. rear setback. An administrative adjustment is required to allow the reduction of the rear setback to 15 ft.

DECISION: The decision was to approve Case No. 2005-02 subject to conditions in the draft resolution.

The Commission received and filed Case 2004-74 and Case 2005-02 (Administrative Adjustments).

Reports and Comments:

Planning Director

Agenda Sheet Update

Ms. Lay mentioned there will be one item in the next Planning Commission meeting scheduled March 9, 2005, Case 2003-79, AV/CUP/SO/DR) 546 Westminster Mall – Modification of CUP to allow more than four entertainment devices.

Ms. Lay asked Commissioners Bertels and Krippner if they were interested in attending the Planner's Institute Conference in Pasadena on April 13-15. Commissioner Krippner indicated that he plans to attend and Commissioner Bertels will decide later.

Council Review Items

There were no items reviewed by City Council during this reporting period.

City Attorney

None

Planning Commissioners

Chairman Bertels inquired about the Administrative Approval procedure. Ms. Lay explained the new Administrative Approval process started in 2001 and was designed for minor variances such as setbacks for residential properties. She added that after receipt of an application, staff sends out a notification to adjacent property owners within 300 feet for a 10-day review period. After the review period, the Planning Director makes a decision which is reported to the Commission for review or comments.

Adjournment The meeting was adjourned at 7:25 p.m.

Respectfully submitted:

Maria Moya
Department Secretary