

PLANNING COMMISSION
Minutes of Regular Meeting
Westminster Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
March 9, 2005
6:30 p.m.

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, March 9, 2005 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; 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 Krippner.
- Approval of Minutes** The minutes of the regular meeting of February 23, 2005 were approved on motion of Commissioner Bertels, seconded by Commissioner Cruz, and carried 5-0.
- Oral Communications** There was no Oral Communications received.
- Written Communications** There was no Written Communications received.
- Public Hearing** There was no Public Hearing item scheduled for this meeting.
- New Business** A. Case No. 2005-03 (Site Plan/Design Review), an application filed by Dzu Pham authorized agent for Kelly Vu, property owner of record. The applicant proposes to remodel an existing single-family residence and add three new two-story rental units on an 11,475-square-foot lot. If the project is approved, a Notice of Exemption (NOE) will be filed to fulfill the mandates of the California Environmental Quality Act (CEQA).
- STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2005-03 subject to conditions in the draft Resolution

In the absence of Project Manager Jennifer Mansur, Ms. Bonny Lay made a brief presentation of the project. She recommended that the Commission received staff recommendation to approve Case No. 2005-03 based on staff's findings and conditions in the draft resolution,

Commissioner Krippner commented that the design plans were not oriented towards the north and suggested that it should be so for easier understanding. Ms. Lay informed the Commission that staff requires all plans to be properly oriented.

While reviewing the plans, Commission Bertels noticed that there were too many bathrooms for each rental unit including Unit A which has five bathrooms. Ms. Lay explained that the applicant had requested these numbers of bathrooms because of the proposed large single-family home remodel. However, she stated that staff had imposed special conditions to prevent subdivision of the units for other uses.

The Commission allowed the property owner, Kelly Vu of 7902 14th Street, to speak. Ms. Vu indicated that coming from a typical Asian family, it was her desire to help and provide housing for members of her family since rental rates have become very prohibitive. In response to Commissioner Bertels' comment that there would be more cars than parking garages, she assured the Commission that she does not intend to overcrowd the units.

Commissioner Krippner expressed concern that with the number of bathrooms proposed, the possibility of converting garages into dwelling units is very likely. He intends to vote against it.

Coming from a big family himself, Commissioner Nguyen sympathized with Ms. Vu as he understands the Vietnamese culture. He felt that the applicant has the right to pursue her needs and desires as long as it within the law. He believed that the conditions imposed by staff is sufficient and urged his fellow Commissioners to consider the culture of the Vietnamese people. Ms. Vu indicated that she intends to comply with City codes including the conditions imposed by staff.

Chairman Turro complimented the applicant for her charitable intentions to provide housing for her family. Commissioner Krippner expressed his understanding but stressed that it was the Commission's responsibility to keep in check the City's land use and restated that he felt the number of bathrooms for the proposed

units were excessive. Ms. Vu indicated she was willing to reduce the bathrooms in Unit A. Also, Commissioner Krippner was concerned that the City's sewage system may be overused and land use exceeded. Ms Lay explained that the General Plan adopted by the City had taken into consideration the maximum build-out capacity of the City. In addition, Public Works Department provided no objections after reviewing this proposal. Ms. Lay further explained that the new trend in housing development is one bathroom for one bedroom as current consumers prefer more bathrooms. Commissioner Krippner commented that the proposed project needs to be revised and reduced for land use purposes. Chairman Turro concurred with Commissioner Krippner stating that because of the many bathrooms which added up to 14.5 in all, the project can easily end up into a boarding house.

The Commission allowed a resident from Huntington Beach to speak. She indicated that Westminster has a better water and sewage system than Huntington Beach. She could not understand why anyone would object to the proposed project.

Motion

Commissioner Krippner moved that Commission deny Case No. 2005-03. Commissioner Bertels seconded.

Taking into advisement, Commissioner Nguyen stated that the applicant should be given a chance to work further with staff to determine how many bathrooms would be acceptable. He felt the conditions imposed by staff addresses the concerns of possible conversion. He suggested that the item be continued to provide the applicant an opportunity to discuss other acceptable alternatives.

With approval of the Commissioner Bertels, Commissioner Krippner withdrew his motion in favor of Commissioner Nguyen's suggestion to continue the proposed item.

Motion

On motion of Commissioner Nguyen, seconded by Commissioner Krippner, and carried 5-0, the Commission approved deferral of the above item to provide the applicant an opportunity to work with staff to address any concerns. Ms. Lay suggested that the item be continued to April 13, 2005. Related to this proposal, Commissioner Bertels requested staff to review the environmental impact of the project.

Old Business

There was no Old Business scheduled for review.

Administrative Approvals

The Commission received notification that there was no administrative approvals during this reporting period.

Reports and Comments:

Planning Director

Agenda Sheet Update

Ms. Lay reminded the Commission that the next meeting is scheduled on March 30, 2005 at the Council Chambers and mentioned there will only be one item in the next Planning Commission meeting.

Council Review Items

The following item was reviewed by City Council on the March 2, 2005 City Council agenda.

Case No. 2004-69 (Special Ad Permit), to allow an 85-foot-high freestanding sign at the Westminster Mall with a 672-square-foot electronic display screen on each sign face and four 144-square-foot electronic display screens, one mounted on the wall above each main entrance to the mall.

City Attorney None

Planning Commissioners Referring to Case 2005-03, Chairman Turro suggested that the Commission keep all the project's plans so that they could compare it with the new revised plans when the item is considered again in the April 13 meeting.

Commissioner Bertels called for the City's clean-up as he noticed trash is all over the City. He asked staff to pass this comment along for code enforcement.

Adjournment The meeting was adjourned at 8:30 p.m.

Respectfully submitted:

Maria Moya
Department Secretary