

**PLANNING COMMISSION**  
**Minutes of Regular Meeting**  
**Rooms A & B**  
**Community Services and Recreation Building**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**November 16, 2005**  
**6:30 p.m.**

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- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, November 16, 2005 called to order in Rooms A & B, at 6:30 p.m. by Chairman Turro.
- Roll Call** Commissioners present: Bertels, Cruz, Krippner, Nguyen, Turro  
Commissioner absent: None
- Staff Attendance** Art Bashmakian, Interim Planning Director; Chris Wong, Assistant Planner; 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** The minutes of the regular meetings of November 2, 2005 were approved on motion of Commissioner Bertels, seconded by Commissioner Cruz, and carried 5-0.
- Oral Communications** There were no Oral Communications received.
- Written Communications** There were no Written Communications received.
- Public Hearing** A. Case 2005-56 - Site Plan Review and Design Review. Located at 13621 & 13631 Beach Boulevard. The project consists of reviewing the proposed site plan and design for a used car dealership on a 19,065 square-foot parcel. The dealership will consist of a 3,769 square foot two-story building that includes office and display area, and a 912 square-foot auto-servicing area. In addition to the parking area for the automobile display, the project includes 14 parking stalls including one handicapped stall for employees and customers. The proposed design consists of a mix of textured stucco, artificial stone, with extensive use of glass for the indoor display area.

This project was previously approved by the Commission on May 26, 2004. At that time, the applicant also proposed to consolidate two parcels into one parcel through a Lot Line Adjustment. A zone change from the C-1, "Local Business" District to the C-2, "General Business" was also approved in addition to a conditional use permit to allow the sale of used automobiles. This project deals only with a change in the site plan and architectural design from the previously approved project.

**STAFF RECOMMENDATION:** That the Planning Commission approve the revised site plan and design subject to the conditions included in the proposed resolution.

Presenting for Planning Consultant Mr. Richard Zimmer, Mr. Art Bashmakian indicated that this project was previously approved by the City Council last year. However, the applicant had revised the site plan and architectural design from old English to contemporary theme which is before the Commission for consideration. Staff analysis and findings reveal that the revisions in the design plan will significantly improve the project and meet the City's standard conditions. Based on these, staff recommended approval of the project.

The public hearing was opened.

Speaking in favor of the project was Mr. Kay Lee, architect, 7601 Commonwealth Avenue, Buena Park. He stated that the change would only be in the façade of the building. He informed the Commission that the property owner/applicant would like to extend the hours of operation to 9 p.m. instead of 7 p.m. as stated in Condition No. 8.

Business operator Mr. Mark Alicki of 15151 Beach Boulevard supported any business that would operate in the site as it would alleviate the traffic and parking that occur in the area on weekends.

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

Commissioner Cruz felt that business hours of Monday to Saturday, 9 a.m. to 9 p.m. and Sunday, 9 a.m. to 7 p.m. was reasonable. Due to the automobile repair services, Chairman Turro wanted to limit the operating hours to 7 p.m. everyday. Mr. Lee explained that the repair services would be up to 5 p.m. or 6 p.m. only, and the closing hours would be devoted to paperwork. However, Mr. Lee was willing to close the business at 7 p.m. on Sunday.

Commissioner Nguyen was not concerned about the 9 p.m. closing time noting that most customers usually do business late in the day.

Motion

Commissioner Krippner moved that the Planning Commission approve Case 2005-56 based on the following findings and subject to the following conditions: Site Plan findings Nos. 1-5; Design Review Findings Nos. 1-4; Conditions of Approval Nos. 1-16; and adjusting the hours of operation to: Monday – Saturday 9 a.m. to 9 p.m. and Sunday, 9 a.m. to 7 p.m. for auto sales; and 9 a.m. to 6 p.m. for auto services. Commissioner Cruz seconded, and the motion carried 5-0.

- New Business A. Case No. 2005-32 – Site Plan Review and Design Review. Located at 7302 20<sup>th</sup> Street. *Triplex*. The project involves a proposal to demolish an existing single-family dwelling and develop a three-unit, two-story apartment on a 7,425 sq. ft. lot.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2005-32 (Site Plan Review and Design Review) subject to the conditions stated in the attached draft resolution.

Mr. Chris Wong presented a brief background of the proposal and discussed the issues related to the site plan and architectural design. With the recommended conditions of approval, Mr. Wong supported the Site Plan Review and Design Review to demolish an existing single-family dwelling and develop a three-unit two-story apartment.

The Commission allowed the project designer, Mr. Kenny Le of 3709 W. Camille #B Santa Ana, to speak. He stated that he worked with Mr. Wong on enhancing the roof lines, but indicated that the owner, Mr. Phat Ho of 10121 N. Hampton Avenue, prefers to have simple design. Mr. Le stated that the second floor balconies are for decorative purposes only. However, because of the balconies' 3 ft. depth, Commissioner Bertels and Chairman Turro expressed concerns that the balconies could be used as storage or trash areas. Mr. Bashmakian pointed out that if the balconies are expanded to a depth of 5 ft. as conditioned, it would encroach into the setback requirements. He suggested that instead of the balconies, other appropriate design element could be added to enhance the blank wall. He indicated that it would be up to the Commission to either approve the proposed design as conditioned or impose additional conditions, or deny it.

The Commission discussed in depth the importance of good building design in compliance with the City's design standards for residential developments. Commissioner Nguyen suggested that the applicant and staff compromise to modify the design according to City's standards.

**Motion** On motion of Commissioner Bertels, seconded by Commissioner Krippner, and carried 5-0, moved that the Commission approve Case No. 2005-32 (Site Plan Review and Design Review) subject to the conditions stated in the draft resolution including additional conditions that the balcony must be 5 ft. depth or a false balcony; and applicant must comply with the articulation of the roof requirements.

**Old Business** There was no Old Business scheduled for review.

**Administrative Approvals** The Planning Commission received notification that there was no administrative approvals during this reporting period.

#### **Reports and Comments:**

**Planning Director** Mr. Bashmakian mentioned that staff has provided the Commissioners a Code Enforcement report concerning various code violations reported by the Commissioners. He added that Code Enforcement continues to monitor these violations including the unauthorized palm trees along Candlewood Street. According to Mr. Bashmakian, Public Works staff has informed the owner not to plant unauthorized trees.

Commissioner Bertels reported that the illegal signs are still up on Bolsa and Brookhurst Streets during weekends when there is no Code enforcement staff on duty. He stated that he would take the illegal signs down himself.

Regarding Commissioner Cruz's report on the illegal garage conversion at 8501 Jennrich Avenue, Mr. Bashmakian informed the Commission that the City is working to adopt an ordinance that would clearly define the width, length, and setbacks requirements of residential driveways and extensions.

Commissioner Bertels requested that the City Council discuss the issue of mansion-sized residences in the City. Mr. Bashmakian indicated that Commissioner Bertels' request will be placed in the December 7 Planning Commission agenda in order to facilitate Commission discussion and recommendation to the City Council.

Considering that two Commissioners will not be able to attend Tuesday meetings, Mr. Bashmakian indicated that the Commission will continue to meet on the first and third Wednesdays of the month. There are 3 items tentatively scheduled for the January 4, 2006 meeting.

**City Attorney** None

**Planning Commissioners** None

**Adjournment** The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Maria Moya  
Department Secretary