

PLANNING COMMISSION
Minutes of Regular Meeting
Westminster Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
November 1, 2006
6:30 p.m.

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, November 1, 2006 called to order in the Westminster Council Chambers, at 6:30 p.m. by Chairman Turro.
- Roll Call** Commissioners present: Bertels, Cruz, Turro
Commissioner absent: Chow, Krippner
- Staff Attendance** Art Bashmakian, Planning Manager; Fenn Moun; Planning Technician; Shelley Dolney, Special Services Clerk; Maria Moya, Department Secretary; and Tom Duarte, 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 October 18, 2006 were approved, on motion of Commissioner Bertels, seconded by Commissioner Cruz, and carried 3-0-2, Commissioners Chow and Krippner absent.
- Oral Communications** There were no Oral Communications received.
- Written Communications** There were no Written Communications received.
- Public Hearing** A. Case 2006-80 Conditional Use Permit. The request is to allow the sale of beer and wine for off-site consumption (Alcoholic Beverage Control Type 20 license) at a proposed mini-market (Jack's Mini-Mart) to be constructed at 14502 Beach Blvd (Assessor Parcel Number 097-101-63).
- STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit for Case Number 2006-80 based on the findings and conditions outlined in the proposed resolution.

Mr. Art Bashmakian introduced Planning Division's newly-hired Planning Technician, Mr. Fenn Moun, who will make his first presentation that evening.

Mr. Fenn Moun stated that this was a request to authorize the sale of beer and wine for off-site consumption at the proposed mini-market. He summarized the proposed project's background and indicated that staff supports the request based upon its findings, analysis, and conditions listed in the draft resolution.

The public hearing was opened and speaking in favor of the proposal were Mr. Ben Nguyen and his wife, Terry Nguyen, of 14262 Joyce Avenue. Mr. Nguyen indicated that he has lived in Westminster most of his life and has vast experience in the mini-market business. Mrs. Nguyen stated that she was in favor of the proposal.

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

Chairman Turro asked Mr. Nguyen about the ownership of the business. Mr. Nguyen responded that he is the owner, and having worked with his father-in-law in the mini-market business for many years, he is familiar with the rules relating to selling of alcoholic beverages.

Motion

Commissioner Bertels moved that the Planning Commission approve Case No. 2006-80 (Conditional Use Permit) based on the findings and conditions outlined in the draft resolution including an amendment to Condition No. 8 that should state, "Signs shall be in English only." Commissioner Cruz seconded.

Mr. Nguyen was willing to comply with Commissioner Bertels' motion to amend Condition No. 8.

The motion carried 3-0-2, Commissioners Chow and Krippner absent.

New Business

There was no New Business scheduled for review.

Old Business

There was no Old Business scheduled for review.

Administrative Approvals

The Planning Commission received notification that there was no Administrative Approval item reviewed by the Planning Manager.

Reports and Comments:

Planning Manager Mr. Bashmakian thanked Mr. Moun for his presentation.

**Follow up to
Commissioner's
Comments** None

City Attorney None

**Planning
Commissioners'
Comments** Pertaining to the illegal parkway trees at 15771 Grey Oaks Street, Commissioner Bertels indicated that since the matter was held in abeyance by the Tree Education Committee, he felt that a final completion to the Planning Commission and City Councils' actions on the matter was necessary. Mr. Bashmakian responded that tree-related issues can be communicated to Yard Operations Manager Jeff Howell. Commissioner Bertels inquired if he could call up the item but Mr. Bashmakian informed him that the issue is not within the jurisdiction of the Planning Commission. Mr. Tom Duarte volunteered to look into the matter while Mr. Bashmakian assured Commissioner Bertels that he will contact Mr. Howell. Commissioner Bertels reiterated he wants a conclusion to this problem, or he would request City Council to call it up again.

The Planning Commission welcomed Ms. Shelley Dolney who was recently hired three months ago as Special Services Clerk for the Planning Division.

**Reporting on
AB 1234** None

Adjournment The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Maria Moya
Department Secretary