

PLANNING COMMISSION
Minutes of Regular Meeting
Westminster Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
January 4, 2006
6:30 p.m.

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, January 4, 2006 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** Art Bashmakian, Interim Planning Manager; Sam Rake, Contract Planner; 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 Chairman Turro.
- Approval of Minutes** The minutes of the regular meeting of November 16, 2005 were approved on motion of Commissioner Bertels, seconded by Commissioner Krippner, and carried 5-0.
- Oral Communications** There were no Oral Communications received.
- Written Communications** There were no Written Communications received.
- Public Hearing** A. Case No. 2005-59 – Site Plan Review, Design Review, Variance. Located on 14502 Beach Boulevard. *New Retail Building.* The applicant seeks approval of a new, 5,535-square-foot retail building on a 20,563-square-foot lot at the southeast corner of Beach Boulevard and Hazard Avenue. The building is divided into four separate tenant spaces for three proposed retail uses and a single retail food and beverage service business. The building design is intended to invoke imagery of Westminster, England.
- STAFF RECOMMENDATION: That the Planning Commission approve the site plan, design and variance subject to the conditions included in the proposed resolution.

Mr. Sam Rake made a brief presentation on the background and analysis of the proposal. Referring to Page 6, Wall Signs, of the staff report, he clarified that after further review of the Sign Code, the Code allows each tenant a single primary wall sign and a single secondary sign as long as that secondary sign faces a different frontage and is not more than 50% of the area of the tenant's primary wall sign. Based on staff analysis, Mr. Rake recommended that the Planning Commission approve Case No. 2005-59 – Site Plan Review, Design Review, Variance, subject to the conditions in the draft resolution.

The public hearing was opened.

Speaking in favor was Mr. Lance Brown, architect of the project, 2901 W. MacArthur #101, Santa Ana. He stated that he intended to replicate the savings/bank building on the corner of Westminster and Beach, incorporating the Old English theme to his project. He said it will be a beautiful building.

Mr. Shawn Danesh of CALVADA Development, 26996 La Paz Road, Aliso Viejo, indicated that they began working on this project about a year ago, checking out different scenarios before coming up with the final design. Concerning signage, he was hopeful to meet a medium that could be successful for the tenants in the building and the City. He explained that the ATM sign and the small monument sign along Hazard were necessary for visibility. He was available to answer any questions.

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

Being an anti-sign activist, Commissioner Bertels was against the third face sign showing "ATM" proposed on the west side of the pylon sign and favored only two signs facing north and south. Commissioners Krippner and Nguyen concurred with Commissioner Bertels. Mr. Art Bashmakian reminded the Commission that Condition No. 4 of the resolution addresses the Commission's concern pertaining to the third face of the ATM sign. Mr. Rake pointed out that Condition No. 4a should read, " Both the pylon and monument signs shall consist of no more than two sign faces."

Motion

On motion of Commissioner Bertels, seconded by Commissioner Cruz, and carried 5-0, the Commission approve Case No. 2005-59 – Site Plan Review, Design Review, Variance subject to the conditions included in the draft resolution.

New Business There was no New Business scheduled for review.

Old Business A. Case 2004-30 (AMEND) Design Review. Located at 9741 Bolsa Avenue. The City's adopted Design Standards Manual requires consistency between a project's building design and the design of the exterior lighting. Condition 7a of Resolution 2004- 26, pertaining to the approval of a 54,387 square foot retail center (case 2004-30), also requires the design of the project's exterior lighting to be consistent with the French Colonial architecture of the center. The application is requesting that the Planning Commission determine that the proposed parking lot lighting fixture design is consistent with the project's French Colonial design.

STAFF RECOMMENDATION: That the Planning Commission determine if the applicant's proposed parking lot lighting design is consistent with the architectural theme of the building, as required by the adopted Design Standards Manual.

Mr. Bashmakian indicated that due to financial reasons, the applicant is requesting the Commission to allow boxed-shaped light poles instead of decorative exterior lighting consistent with French Colonial architecture previously approved by the Commission to illuminate parking.

Motion Commissioner Bertels moved that the Commission determine that the proposed parking lot lighting design is consistent with the architectural theme of the building. Commissioner Krippner seconded, and the motion carried 5-0. Commissioner Nguyen commented that he had observed that every time staff mentions the Little Saigon District, staff refers to its Chinese architecture style which is incorrect. He pointed out that Vietnamese architecture style is different from Chinese architecture style. Mr. Bashmakian acknowledged the difference and apologized for the mistake.

Administrative Approvals The Planning Commission received notification that the following item was reviewed by the Planning Manager. 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 2005- 51 – Administrative Adjustment. Located at 13841 Claremont. The applicant proposes to construct a new 312- sq. –ft patio enclosure, which reduces the required 20-ft. rear yard setback to 14 ft. Approval of an Administrative Adjustment is required to

allow a reduction in the rear yard setback pursuant to Chapter 17.53 of the Westminster Municipal Code.

DECISION: The project was approved by the Planning Manager.

The Commission received and filed above item.

Reports and Comments:

Planning Manager Mr. Art Bashmakian mentioned the following items will be in the next Commission meeting scheduled on January 18, 2005: Case No. 2005-65 (V) 9972 Bolsa Avenue – for third wall sign; Case No. 2005-58 (TTM, SP, DR) 14072 Goldenwest Street – 2 detached units; and Home Business Zone Amendment.

City Attorney None

Planning Commissioners A. Request for Council direction to initiate a zone text amendment

As the Planning Commission had expressed concerns regarding the mansion-sized homes which are incompatible with some neighborhoods in the City, Mr. Bashmakian stated that staff is seeking Planning Commission's approval of a report which requests that the City Council initiate a zone text amendment to limit the size of new single-family houses and remodels. The Planning Commission unanimously agreed to forward the report to the Council as drafted.

Adjournment The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Maria Moya
Department Secretary