

PLANNING COMMISSION
Minutes of Regular Meeting
Westminster Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
February 15, 2006
6:30 p.m.

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, February 15, 2006 called to order in the Westminster Council Chambers, at 6:45 p.m. by Chairman Turro.
- Roll Call** Commissioners present: Bertels, Cruz, Krippner, Nguyen, Turro
Commissioner absent: None
- Staff Attendance** Art Bashmakian, Interim Planning Manager; 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 1, 2006 were approved on motion of Commissioner Cruz, seconded by Commissioner Nguyen, 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. 2005-64 – Site Plan Review, Design Review. Located at 8201 Westminster Blvd. *New Commercial Building.* The applicant is requesting approval to construct a new, 8,042-square-foot, two-story office building with at-grade and subterranean parking totaling 43 spaces, and three decorative spires, two of them at 53-feet in height and the third at 61-feet in height. The building will be divided into five separate tenant spaces including a 1,300-square-foot tenant space on the lower level labeled as a coffee shop on the site plan. The building design is intended to be in the Old English style. The subject properties total 15,750-square-feet and consist of three, separate, contiguous lots located near the northwest corner of Westminster Boulevard and Monroe Street.

STAFF RECOMMENDATION: That the Planning Commission continue the matter to its March 15th meeting as applicant needs to revise the project and make it conform to code.

Mr. Art Bashmakian informed the Commission that due to a number of outstanding issues with the project design, staff, working with the applicant, decided to continue this item to the March 15, 2006 Planning Commission meeting so that the applicant will have time to address the deficiencies of the project.

Chairman Turro recognized the presence of a gentleman who came to the meeting to oppose Case 2005-64. Since the item was continued to March 15, Mr. Christian Bettenhausen recommended that the gentleman return on the scheduled public hearing when there would be a full presentation of the project proposed since any comments made at this time may be irrelevant. Commissioners Cruz and Bertels concurred with Mr. Bettenhausen. Commissioner Nguyen indicated that since the gentleman had already provided staff a written opposition, it could all be taken into consideration on March 15. Commissioner Krippner pointed out that it may be helpful to allow the person to speak since he or she may not be able to come back when the item is continued. After due consideration, Mr. Bettenhausen advised the Commission that the gentleman be allowed to speak within the parameters allowed as a public comment. Chairman Turro allowed the gentleman to speak for information only. His name was Mr. Liem Do, property owner of 8231 Westminster Boulevard, which is adjacent to the proposed site. He was concerned about traffic safety along the intersection of Westminster Boulevard and All American Way where frequent accidents have occurred. Because the project's proposed driveway is only 75 feet away from that intersection, Mr. Do stated that the incoming and outgoing traffic from the proposed driveway is extremely dangerous due to the sharp 90-degree turn to and from Westminster Boulevard. He suggested that the proposed driveway be eliminated by using the existing driveway on the east side.

Motion

Commissioner Bertels moved that the Planning Commission continue Case 2005-64 to the Planning Commission meeting of March 15, 2006 to resolve issues relating to the proposed project. Commissioner Cruz seconded. The motion carried 4-1, Commissioner Krippner abstained.

The Commission informed Ms. Nancy Sallee of 8232 18th Street who just recently came in to the Council Chambers for the public hearing, that the proposed project had been continued to March 15.

Commissioner Krippner pointed out a correction in the Agenda, Section III, which read, February 1, "2005" instead of "2006". Mr. Bashmakian explained that it was a typographical error. Also, in Section VI. Public Hearings A., Commissioner Krippner wanted to know if "Case No. 2005-64" was an accurate number. Mr. Bashmakian stated that the case number is correct as the application was submitted in the year 2005.

New Business A. Finding of General Plan Consistency for the sale of City property at 7101 Wyoming Street.

Mr. Bashmakian indicated that upon City Council's approval of conveyance of subject property to Abrazar, Inc. a non-profit organization, California Government Code mandates that the City makes its finding that the sale of the property is consistent with the City's General Plan. Based on staff's analysis, it was determined that the sale of the property is consistent with the City's General Plan, and recommended that the Planning Commission find that it is so.

Motion On motion of Commissioner Bertels, seconded by Commissioner Cruz, and carried 5-0, the Commission made the finding that the sale of the property is consistent with the City's General Plan.

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 None

City Attorney None

Planning Commissioners Commissioner Bertels referred to a newspaper article regarding the City Council's rejection to consider the Planning Commission's recommended zone text amendment for mansion-sized homes. He disagreed with City Council and stated that he would request for its reconsideration.

Chairman Turro stated that he and fellow Commissioners have finalized their travel arrangements by driving instead of flying to Monterey, California for the 2006 Planners Institute. However, he was not sure if they should use their individual credits cards for hotel reservations. Mr. Bashmakian stated that he will check with the Finance Director regarding the proper procedure.

Chairman Turro reported that along McFadden Avenue, 30 to 40 feet off Poinsettia Street, palm fronds had been laying on the street for a month.

Commissioner Bertels requested staff to pass on to City Council on how to better communicate to the Vietnamese residents issues pertaining to the cleaning of the streets, illegal banners, trash, and stray shopping carts.

Adjournment

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

Respectfully submitted,

Maria Moya
Department Secretary