

**PLANNING COMMISSION**  
**Minutes of Regular Meeting**  
**Westminster Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**May 10, 2006**  
**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, May 10, 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, Planning Manager; 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 Nguyen.
- Approval of Minutes** There were no minutes scheduled for approval.
- Oral Communications** There were no Oral Communications received.
- Written Communications** There were no Written Communications received.
- Public Hearing** A. Case 2006-31, Conditional Use Permit and Design Review. Located at Southwest Corner of Hoover Street and 21<sup>st</sup> Street. The applicant is proposing to construct and operate a wireless communications facility on an existing transmission tower within the Southern California Edison electrical utility right-of-way.
- STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit and design subject to the conditions included in the proposed resolution.
- Mr. Art Bashmakian made a brief presentation on the project proposal to allow the establishment and operation of a wireless communications facility on an existing transmission tower. Based on staff's findings and analysis, the Commission received staff

recommendation to approve the conditional use permit and design review subject to the conditions included in the proposed resolution.

The public hearing was opened, and speaking in favor and representing the applicant was Mr. John Austin of 5912 Bolsa Avenue, Huntington Beach. He was available to answer any questions.

Mr. Bashmakian pointed out that staff is recommending to delete Condition No. 5 pertaining to the submittal of a landscape plan since staff had determined the block wall would be sufficient to screen the electrical transformer.

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

**Motion** Commissioner Bertels moved that the Commission approve the conditional use permit and design review subject to the conditions included in the proposed resolution with the exception of Condition No. 5. Commissioner Krippner seconded and the motion carried 5-0.

**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 explained that the staff reports remained stapled because the agenda packets were delivered before the Commissioners requested to leave the reports unstapled. He added that instead of receiving full-sized plans with the staff report, these plans will now be reduced into 11X17-sized paper. He mentioned that Yard Operations Manager Jeff Howell is now available to respond to Commissioner Bertels' complaints regarding unauthorized parkway trees.

**Follow-up to Commissioners' Comments** Presentation by Public works Department regarding unauthorized parkway trees

Mr. Jeff Howell stated that a letter was sent to the resident at 15611 Garland to remove the unauthorized palm trees along Garland and Cloverdale Streets. Because the resident did not respond, City staff visited the resident and explained that only one tree (or two trees if they live in a corner property) could be planted from a list of trees allowed by the City. However, Mr. Howell indicated that

residents could petition or request a variance from the City to plant another tree in lieu of the City-allowed trees. Mr. Howell emphasized that his staff primarily would like to work with the residents by getting voluntary compliance through letters and meetings with them. If the residents do not respond, do not comply, or do not submit a variance request, City staff would enforce removal of the trees.

Commissioner Bertels wanted to know why his complaints about the unauthorized palm trees took three long months without any resolution. He stated that he had reported this matter even to the Mayor.

Mr. Howell responded that the City is trying very hard to get voluntary compliance which takes time. He is currently waiting for a variance request from the resident and will speak with them again. He stated that the City is trying to educate the public regarding trees through newsletters and newspaper articles.

**City Attorney**

Presentation on conflict of interest laws.

Mr. Duarte indicated that there will be a half hour refresher course and dialogue concerning the Brown Act and Conflict of Interest Law for the Commissioners. He recommended that the Commission schedule a study session before their regular meeting to discuss these items. The Commissioners unanimously agreed to meet for a study session on June 7 at 6 p.m.

**Planning  
Commissioners**

Commissioner Nguyen wanted to know if staff is monitoring the LCD sign in the mall since it is too bright. Mr. Bashmakian stated that he will review if the sign complies with the conditions of approval.

**Adjournment**

The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Maria Moya  
Department Secretary