

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

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, September 6, 2006 called to order in the Westminster Council Chambers, at 6:30 p.m. by Chairman Turro.
- Roll Call** Commissioners present: Bertels, Chow, Cruz, Krippner, 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 Bertels.
- Approval of Minutes** Referring to the minutes of August 23, 2006, Page 6, sixth paragraph, line 1, Commissioner clarified that the word, "parking" should be replaced by the word, "commercial".
- The minutes of the regular meeting of August 23, 2006 were approved with the changes as corrected, on motion of Commissioner Cruz, seconded by Commissioner Bertels, and carried 5-0.
- Oral Communications** There were no Oral Communications received.
- Written Communications** There were no Written Communications received.
- Public Hearing A. Case 2006-47 Conditional Use Permit.** Located at 8900 Westminster Avenue. My Thuan Supermarket. The applicant is requesting a Conditional Use Permit to allow the sale of beer and wine for off-site consumption.
- STAFF RECOMMENDATION:** That the Planning Commission approve the conditional use permit based on the findings and the conditions included in the proposed resolution.

Mr. Art Bashmakian indicated that staff supports the applicant's request for a Conditional Use Permit based on its findings and analysis with the conditions of approval incorporated.

The public hearing was opened.

Speaking in favor of the proposal was Mr. Manwai Sito, 879 Ashiya Road, Montebello, representing My Thuan Supermarket. He indicated that they have read the conditions and agree with it. He was available to answer any questions.

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

Commissioner Chow indicated that she was in favor of the proposal as it would make it more convenient for shoppers. In addition since off site consumption of alcoholic beverage is encouraged, she felt it would not increase crime or cause more police calls. Chairman Turro was in favor of the proposal also.

Motion

On motion of Commissioner Bertels, seconded by Commissioner Cruz, and carried 5-0, the Commission approved Case No. 2006-47 Conditional Use Permit based on the findings and conditions included in the proposed resolution.

New Business A. **Case 2006-64 Design Review – Level 1.** Located at 13031 Goldenwest Street. The applicant is requesting permission to remove the existing pole sign and replace it with a new 18-foot high Pylon sign. The applicant is also requesting that the Planning Commission determine that the north wall of the subject building qualifies for a second wall sign.

STAFF RECOMMENDATION: That the Planning Commission determine if the Pylon Sign is appropriate in-lieu of a monument sign and determine if the subject building is permitted one additional wall sign on the north elevation.

Mr. Bashmakian stated that this is an application for one pylon sign and one wall sign in the property located at 3031 Goldenwest Street. He described the proposed request, summarized staff's analysis, and indicated that it is up to the Planning Commission to determine if the pylon sign is appropriate in lieu of a monument sign and determine if the subject building is permitted one additional wall sign on the north elevation.

The Commission allowed the applicants, Craig Franz and Rick Jelke of 13031 Goldenwest Street, to speak. Mr. Franz stated that if they install the wall sign in the north wall in compliance with Code which should not exceed fifty percent of the wall area, it would not be as visible from the freeway. He displayed how small the permitted sign would appear in the freeway. He explained that due to stiff competition, a bigger sign would be necessary that would represent the company's nationally recognized symbol the public would easily identify.

- B. **Case 2006-03 Substantial Conformance Review.** Located at 9062 Bolsa Avenue. Substantial Conformance Review of previously approved Site Plan and Design Review application for construction of a 1,800 square foot expansion and remodeling of the existing exterior of the Hoa Binh Plaza retail center.

STAFF RECOMMENDATION: That the Planning Commission compare the proposed plans with the previously approved plans and determine if the revisions substantially conform with the previous approval.

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

Follow up to Commissioner's Comments None

City Attorney None

Planning Commissioners Commissioner Krippner commented that his main concern is to

Adjournment The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Maria Moya
Department Secretary

VIII. OLD BUSINESS - None

IX. ADMINISTRATIVE ADJUSTMENTS -

A. Case 2006-60 Administrative Adjustment.

Located at 5462 Yale Avenue. The Planning Manager approved a request to allow a 17-foot 7-inch rear yard setback for a one-story, 153 square foot kitchen expansion, whereas a 20-foot setback is required in accordance with section 17.08.020 (E) of the Westminster Municipal Code.

X. REPORTS AND COMMENTS

- A. *Planning Manager*
- B. Follow up to Commissioner's Comments
 - 1. Overgrown vegetation, trash and illegal signs on vacant lot at Beach and Hazard. (Cruz).
 - 2. Traffic light and "Do Not Block" notice at Jennrich Street. (Cruz).
 - 3. Trash on the parking lot behind Hoff's Hut. (Bertels).
 - 4. Front yard of the business in Woodmere Circle full of trash. (Bertels).
- C. City Attorney
- D. Planning Commissioners
 - 1. Request a joint study session with the City Council to address large homes.
- E. Reporting on AB 1234