



**PLANNING COMMISSION
Minutes of Regular Meeting
Westminster Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
October 17, 2007
6:30 p.m.**

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, October 17, 2007 called to order in the Westminster Council Chambers at 6:30 p.m. by Chairman Turro.
- Roll Call** Commissioners present: Bertels, Chow, Krippner , Tran, Turro
Commissioner absent: None
- Staff Attendance** Art Bashmakian, Planning Manager; Michael Patterson, Assistant Planner; and Maria Moya, Department Secretary
- 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 3, 2007 were approved on motion of Commissioner Bertels, seconded by Commissioner Krippner, and carried 5-0.
- Oral Communications** None
- Written Communications** None

Public Hearing A. Case 2007-43 Site Plan Review, Design Review, Sign Program (Continued from 10/3/2007. Location: 15601 Beach Boulevard (Assessor's Parcel Number 142-341-10).

The applicant is proposing: Exterior architectural modifications to the façade of an existing commercial building; the re-stripping of the existing parking areas to add one additional parking space; adding a new trash enclosure at the rear of the lot; a sign program which includes a freestanding, skirted pole sign, whereas the City's design manual encourages monument signs instead.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-43 subject to the conditions stated in the draft resolution.

Mr. Michael Patterson indicated that this item was continued from the Commission's October 17 meeting. He made a brief presentation on the proposed project, the site plan, design review, and the master sign plan. Based on staff findings and analysis, Mr. Patterson recommended approval of Case No. 2007-43 subject to all the conditions listed in the draft resolution.

Mr. Christian Bettenhausen arrived at 6:43 p.m.

The public hearing was opened and speaking in favor of the project was Mr. Steve Stoddard, project architect of KTG Y Group, Inc. of 141 5th Street, Santa Monica. He stated that the owner of the project was not available, but his associate, Ms. Jessica Myers, was present to answer any questions. Mr. Stoddard stated that they agree with the conditions imposed by staff including the landscape requirements, but addressed staff's concerns on the proposed master sign. Mr. Stoddard indicated that in order for the sign to be visible to motorists coming from north of Beach Boulevard, the proposed size and height of the pole sign was necessary. However, he indicated they were willing to reduce the sign area from 135 square feet to 100 square feet. Ms. Jessica Myers concurred with Mr. Stoddard that the proposed sign will be visible from the freeway.

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

On page 10b of Attachment AD/S Architectural Design & Signs, Commissioner Krippner corrected the word "ballard" should be spelled "bollard". He stated that he was in favor of a pylon sign instead of a pole sign.

Commissioner Chow liked the design of the proposed sign and supported staff recommendations. She believed that because the proposed sign is already facing a major highway and can be seen in the freeway, it was unnecessary to increase its height and size.

Chairman Turro concurred with Commissioner Chow.

Motion

Commissioner Chow moved that the Planning Commission approve Case No. 2007-43 subject to the conditions stated in the draft resolution to include the applicant's request for a skirted pole sign with a height limit of 25 feet and sign area of not more than 100 feet. Chairman Turro seconded. The motion carried 5-0.

B. Case 2007-71 Conditional Use Permit. Location: 8481 Heil Avenue #H (Assessor's Parcel Number 107-551-01). El Taco Grill.

The project entails the request for an on-sale beer and wine (Type 41) license to allow sale and consumption of beer and wine in conjunction with an existing 1,098 square foot restaurant (El Taco Grill). The subject restaurant/tenant space is located within an approximately 7,038 square foot commercial center.

STAFF RECOMMENDATION: That the Planning Commission deny Case No. 2007-71 based on the findings in the draft resolution.

Mr. Art Bashmakian stated that the applicant is requesting to sell beer and wine in conjunction with an existing restaurant. Staff does not support the request based on its findings, and recommended denial of the beer and wine request.

The public hearing was opened.

The applicant, Mr. Jorge M. Navarro of 8481 Heil Avenue, Westminster, stated that he has owned the business for three months and he is aware of the state's ABC requirements. He indicated that the business will remain open until 9 p.m. only. He added that serving beer and wine with the menu will encourage customers to patronize the restaurant.

Mr. Arturo Rodriguez of 2658 Orange Avenue, Costa Mesa, stated that he knows his uncle, Mr. Jorge Navarro, will never allow the restaurant to be a nuisance to the City as he will keep everything in compliance with City Code.

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

Commissioner Krippner stated that because the area is oversaturated with ABC licenses, he will support staff recommendation.

Commissioner Chow also supported staff's recommendation but not because of the over saturation issue. She explained that beer and wine license will not be appropriate for a family restaurant that serves children's menu.

Chairman Turro expressed concern over the undue concentration of on-sale beer and wine licenses within the tract.

Motion On motion of Commissioner Chow, seconded by Commissioner Tran, and carried 5-0, the Planning Commission denied Case No. 2007-71 based on the findings in the draft resolution.

Reports **A. Case 2007-63 Conditional Use Permit. Location: 9066 Bolsa Avenue (Assessor's Parcel Number 143-601-05). Green Wasabi.**

Review of Resolution No. 2007-63 – A Resolution of the Planning Commission of the City of Westminster approving Case No. 2007-63 pertaining to a Conditional Use Permit for on-sale of beer and wine in conjunction with an established, full service, 1,280 square foot restaurant. The subject restaurant/tenant space is located within an approximately 19,800 square foot commercial center.

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution No. 2007-63.

Mr. Bashmakian indicated that the Planning Commission approved Case 2007-63 at their meeting of October 3, 2007 directing staff to prepare a resolution of the action for consideration.

Motion Chairman Turro moved that the Planning Commission adopt Resolution No. 2007-63. Commissioner Chow seconded and the motion carried 4-1, Commissioner Krippner dissented.

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

Items from the Planning Commission None

Comments:
Planning None
Commissioner

Planning Manager None

City Attorney None

Reporting on None
AB 1234

Adjournment The meeting was adjourned at 7:50 p.m. to the Planning
Commission meeting of November 7, 2007 at 6:30 p.m.

Respectfully submitted,

MARIA MOYA
Department Secretary