



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Westminster Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**September 17, 2008**  
**6:00 p.m.**

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- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, September 17, 2008 called to order in the Westminster Council Chambers at 7:00 p.m. by Chairman Turro.
- Roll Call** Commissioners present: Bertels, Chow, Krippner, Tran, Turro  
Commissioner absent: None
- Staff Attendance** Doug McIsaac, Community Development Director; Art Bashmakian, Planning Manager; Alexis Schopp, Associate Planner; Fenn Moun, Planning Technician; Maria Moya, Administrative Assistant; 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 September 3, 2008 were approved on motion of Commissioner Bertels, seconded by Commissioner Krippner, and carried 5-0.
- Oral Communications** Mr. Darrel Nolta, a Westminster resident, stated that the role of the Planning Commission is very special as it represents the people and is mandated by the state. He commended Commissioner Bertels for his vigilance in keeping Little Saigon clean and stressed that something has to be done because the situation is getting worse. He suggested that the Commission should require businesses to maintain their properties well.
- Mr. Richard Harlow of 14352 Beach Blvd., Ste. 37 expressed his opposition to a notice he received six months ago that will relocate all the residents of the mobile home park (Green Lantern Mobile Home Park) in 2013. He stated that it will be a great financial burden for him and all the other residents to move out as he has lived in the mobile home park for many years.

**Written  
Communications**

Mr. Art Bashmakian mentioned that in relation to Case 2008-19, copies of an email received by staff were provided to the Commission for its consideration.

**Public Hearing A. Case 2008-19 Conditional Use Permit, Site Plan and Design Review.**

**Location: 6491 Maple Avenue (Assessor's Parcel Number 195-292-10)**

The application involves a request for a conditional use permit, site plan and design review of a new billboard and pole sign for an existing self storage business (U-Store it).

**STAFF RECOMMENDATION:** That the Planning Commission deny the conditional use permit, site plan review and design review.

Mr. Bashmakian informed the Commission that the applicant had requested to continue the public hearing to October 15, 2008 so that the applicant can meet with staff and address its concerns. Since there were people present for this public hearing item, Mr. Bashmakian suggested that the Commission hear their comments. Mr. Christian Bettenhausen advised the Commission to open the public hearing and then continue it to the meeting of October 15, 2008.

Ms. Alexis Schopp made a brief presentation on the applicant's request for a conditional use permit, site plan review and design review. Based on staff findings and analysis, Ms. Schopp recommended that the Planning Commission deny the proposed entitlements.

The public hearing was opened.

No one spoke in favor.

Speaking in opposition, Mr. Darrell Nolta supported staff findings and recommendation. As an environmentalist, Mr. Nolta stated that he will oppose large signs which can be a distraction for drivers.

Long-time Westminster resident Mr. Don McLeish of 15591 Fox Hills Street indicated that he owns the property located at 6362 Wall Street which currently has a big sign lit up at the back of the property. He stated that an additional sign directly across the freeway will bring his property value down and believes it is an eyesore to the community.

**Motion** Commissioner Krippner moved that the Planning Commission continue the public hearing of Case 2008-19 to October 15, 2008. Commissioner Bertels seconded and the motion carried 5-0.

**Reports** **A. Case 2008-47 Conditional Use Permit.**  
**Location: 15192 Goldenwest Street (Assessor's Parcel Number 142-383-13)**

Review of Resolution No. 2008-47 denial of a Conditional Use Permit to expand the dining area of an existing bar (Michael's Sports Pub & Grill).

**STAFF RECOMMENDATION:** Review the resolution of denial and adopt said resolution if it is determined that the findings reflect the Commission's action.

Mr. Bashmakian recommended that the Planning Commission review and sign the revised copy of Resolution 2008-47 to reflect the Commission's action in its prior meeting of September 3, 2008.

The Planning Commission allowed Mr. Darrel Nolta to speak. He stated that he supports staff and the Commission in denying the third conditional use permit proposed by the applicant.

**Motion** On motion of Commissioner Bertels, seconded by Commissioner Krippner, and carried 5-0, the Planning Commission approved the resolution to deny conditional use permit.

**Administrative Adjustments** 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 Commissioner** Commissioner Bertels indicated that he is still waiting to hear from Code Enforcement Manager Vicki Morgan regarding the cleanup of Saigon City as there is a conflict between the two property owners.

Commissioner Krippner wanted to know if Sunset Ford was closing. If it does, he stated that it would be a good proposal to build a hotel on its location. He also commented that the sound system is muffled inside the Council Chambers and it should be improved.

Lastly, Commissioner Krippner inquired if the area along Plumwood Street will be turned into a commercial center. He stated that his neighbor received a letter concerning this. Mr. Bashmakian responded that he has not heard anything about it.

Chairman Turro stated that he took out 16 illegal signs along Bolsa Avenue in the City of Garden Grove.

Commissioner Bertels noted that the City does not have an ordinance that would regulate what homeowners can put up in their front yards. He cited that his neighbor/junkman (who regularly hauls junk to and from his house) has put up a white picket fence around the front of his drive way to keep his dog inside even if he does not have a dog. According to Commissioner Bertels his neighbor parks his trailer and two or three cars horizontal to the garage which ends up looking like a junk yard. He stated that Code Enforcement cannot do anything with the picket fence as long as it is within the concrete driveway. He said that he will mention this matter to City Council.

Chairman Turro asked the Commissioners if they would like to participate as a group during Founders Day celebration parade on October 25. Mr. Bashmakian mentioned that Community Services Coordinator Pam Gremling has invited all committee/commission members and community organizations to join. Mr. Bashmakian indicated that he will email the information on the Founders Day celebration to the Commission.

Commissioner Bertels mentioned that he will ask the Mayor if the City will be interested in getting memorial coins for Founders Day. He stated that Surf City Rotary Club is selling coins for engraving at \$5 each.

Chairman Turro thanked City Attorney Richard Jones for his earlier presentation to the Commission regarding meeting procedures.

**Planning Manager** None

**City Attorney** None

**Reporting on AB 1234** None

**Adjournment** The meeting was adjourned at 8:45 p.m. to the Planning Commission meeting of October 1, 2008 at 6:30 p.m.

Respectfully submitted,

MARIA MOYA  
Administrative Assistant