



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Westminster Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**October 7, 2009**  
**6:30 p.m.**

---

**Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, October 7, 2009, called to order in the Westminster Council Chambers at 6:30 p.m. by Chairman Tran.

**Roll Call** Commissioners present: Bertels, Ho, Tran, Turro, Vo  
Commissioner absent: None

**Staff Attendance** Art Bashmakian, Planning Manager; Alexis Schopp, Associate Planner; Steve Ratkay, Associate Planner; Maria Moya, Administrative Assistant; and Jeremy Rytky, Deputy City Attorney

**Salute to the Flag** All persons present joined in the Salute to the Flag, conducted by Commissioner Vo.

**Approval of Minutes** The minutes of the regular meeting of September 2, 2009 were approved on motion of Chairman Tran, seconded by Commissioner Turro, and carried 5-0.

**Oral Communication** None

**Report from the Secretary on Late Communication Items** Mr. Art Bashmakian mentioned that a number of letters pertaining to Section VI. A. Case 2009-16 were received and will be addressed during the public hearing. Similarly, a letter received pertaining to Section VI. B. Case 2009-18 will be discussed during the hearing process.

On motion of Chairman Tran, the Planning Commission unanimously moved the order of the agenda by considering I. Reports B. Case 2009-54 ahead of the other items in the agenda.

**B. Case 2009-54 ahead of the other items in the agenda.**  
**Location: 14322 Mariner Lane (Assessor's Parcel Number 097-182-16)**

Review of the design of a proposed second-story addition to an existing single-family residence and determine if the design is consistent with the design of the surrounding neighborhood.

STAFF RECOMMENDATION: That the Planning Commission determine that the design is consistent with the design of the surrounding neighborhood.

Mr. Bashmakian presented the proposed second-story addition to an existing single-family residence. Since the elevation drawings create the appearance of a partial three-story house, staff is bringing it to the Commission for consideration to determine if the design is consistent with the surrounding neighborhood. Based on its findings and analysis, Mr. Bashmakian indicated that staff believes that the proposed addition is appropriate and will not impact the surrounding neighborhood.

The Commission allowed the property owner, Mr. Don Anderson of 14322 Mariner Lane, to speak. Mr. Anderson introduced his wife, Ginger, and thanked the Commission for considering his item ahead of the rest of the agenda. He stated that they have owned the home since 1973 and the addition would allow them to display the items they collect. He ensured the Commission that the addition will be a quality project the community will be proud of. He mentioned that his architect, Mr. Todd Voelker, is present.

Mr. Todd Voelker displayed the color elevation of the proposed addition. He stated that the additions made by many homes in the neighborhood were boxy, pushed close to the street, and not in keeping with the surrounding properties. Mr. Voelker contended that the proposed addition is designed as a series of stepping back, maintaining the original set back of the first level from the street.

Chairman Tran liked the design and was in favor of the proposal.

Commissioner Turro stated that he had known Mr. Anderson for a long time and he believes that Mr. Anderson cares for the community very deeply.

Motion

On motion of Commissioner Turro, seconded by Commissioner Ho, and carried 5-0, the Planning Commission determined that the design of the proposed addition is consistent with the design of the surrounding neighborhood.

**Public Hearing A. Case 2009-16 Conditional Use Permit, Site Plan, and Design Review**

Location: 14472 Chestnut Street (Assessor's Parcel Number 096-152-15)

An application for a Conditional Use Permit, Site Plan, and Design Review to allow the conversion of a single-family residence to a religious place for worship in conjunction with living quarters. The residence has been used as a place of worship at least since December 2008.

**STAFF RECOMMENDATION:** That the Planning Commission approve the Conditional Use Permit, Site Plan, and Design Review.

Mr. Bashmakian informed the Commission that per staff's advise, the representative of the temple had requested to continue this item two weeks from this meeting in order to work further on the design of the temple. He advised that the Commission could open the public hearing to take testimony from the public and if there are none, staff will recommend that the Planning Commission continue this item to the next Planning Commission meeting scheduled on October 21.

No one in the audience was opposed to the subject proposal.

Motion

Chairman Tran moved that the Planning Commission continue Case 2009-16 Conditional Use Permit, Site Plan, and Design Review to the next meeting on October 21. Commissioner Vo seconded and the motion carried 5-0.

**B. Case 2009-18 General Plan Amendment**

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

**Initial Study & Negative Declaration**

An application for a General Plan Amendment to change the General Plan Land Use Designation from Residential Medium Density to Industrial where the existing zoning is "M-1" Light Industrial and "B-1" Buffer.

**STAFF RECOMMENDATION:** That the Planning Commission recommend the City Council adopt a Resolution amending the General Plan to change the land use designation of 6491 Maple Avenue and adopt the related initial study and negative declaration.

Ms. Alexis Oropeza presented the facts and analysis of the application to change the zoning designation of 6491 Maple Avenue from Residential Medium Density to Industrial. She mentioned that staff received a letter from a resident, Mr. Erick Johnson, who expressed concern that the zoning of his property located at 6411 Maple Avenue will not change with staff's General Plan Amendment proposal. Based on staff's findings, Ms. Oropeza recommended that the Planning Commission recommend the City Council adopt a Resolution amending the General Plan to change the land use designation of 6491 Maple Avenue and adopt the related initial study and negative declaration.

The public hearing opened.

Speaking in favor was Mr. Bart Kasperowicz of 1851 E. First Street, Ste. 900, Santa Ana. He stated that he support staff's findings and recommendation and was available to answer any questions.

Speaking in opposition, Mr. Erik Johnson of 6411 Maple Street, indicated that he was not concerned about the future development of the project site but only wants his property to be converted to "Industrial" since all the surrounding neighborhood are zoned "Industrial".

The public hearing was closed.

Mr. Bashmakian advised that Mr. Johnson could either apply for General Plan Amendment for his property to be converted from Residential to Industrial land use designation, or the Planning Commission or City Council could initiate change on Mr. Johnson's land use designation by directing staff.

Motion

Commissioner Turro moved that the Planning Commission recommend the City Council adopt a Resolution amending the General Plan to change the land use designation of 6491 Maple Avenue and adopt the related initial study and negative declaration. Commissioner Bertels seconded and the motion carried 5-0.

Reports

**A. Case 2009-37 Initiation of a Zoning Text Amendment**  
**Location: Citywide**

Initiation of a Zoning Text Amendment (ZTA) pertaining to Assembly Bill AB1881, which requires local agencies to adopt a Water Efficient Landscape Ordinance by January 1, 2010 or the State's Water Efficient Landscape provisions shall apply.

STAFF RECOMMENDATION: That the Planning Commission adopt the Resolution initiating the Zoning Text Amendment.

Mr. Steve Ratkay provided a brief background about the need to develop a model water efficient landscape ordinance as mandated by State Law for all local agencies by Jan. 1, 2010. He recommended that the Planning Commission adopt the Resolution initiating the Zoning Text Amendment that will authorize staff to prepare and adopt its own ordinance.

Motion On motion of Commissioner Turro, seconded by Commissioner Bertels, and carried 5-0, the Planning Commission adopt the Resolution initiating the Zoning Text Amendment.

**Administrative Adjustments** None

**Items from the Planning Commission** None

**Comments: Planning Commissioner** None

**Planning Manager** None

**City Attorney** None

**Reporting on AB 1234** None

**Adjournment** The meeting was adjourned at 7:20 p.m. to the regular scheduled Planning Commission meeting on Wednesday, October 21, 2009, at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA  
Administrative Assistant