



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Westminster Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**November 19, 2009**  
**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, November 19, 2009, called to order in the Westminster Council Chambers at 6:30 p.m. by Chairman Tran.
- Roll Call** Commissioners present: Bertels, Tran, Turro, Vo  
Commissioner absent: Ho
- Staff Attendance** Doug Mclsaac, Community Development Director; Kelvin Parker, Senior Planner; Steve Ratkay, 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 Vo.
- Approval of Minutes** The minutes of the regular meeting of October 21, 2009 were approved on motion of Commissioner Bertels, seconded by Commissioner Vo, and carried 4-0-1, Commissioner Ho absent.
- Oral Communication** None  
  
Commissioner Ho arrived at 6:35 p.m.
- Report from the Secretary on Late Communication Items** None
- Public Hearing A.** Case 2009-37 Zoning Text Amendment – Water Efficient Landscape Ordinance  
Location: Citywide

Zoning Text Amendment to require the use of water efficient landscape measures for new and rehabilitated landscape installations, in compliance with Assembly Bill AB 1881, which requires the adoption of such measures or the implementation of the State's Model Ordinance.

STAFF RECOMMENDATION: That the Planning Commission recommend that the Mayor and City Council adopt a resolution establishing a handbook to include the City's water efficient landscape standards; and adopt an ordinance amending Title 17 (Land Use Ordinance) to include provisions requiring compliance with the provisions of the handbook.

Mr. Steve Ratkay provided a brief background and analysis of the proposed zone text amendment. Based on staff findings, he recommended that the Planning Commission recommend that the Mayor and City Council adopt a resolution establishing a handbook to include the City's water efficient landscape standards; and adopt an ordinance amending Title 17 (Land Use Ordinance) to include provisions requiring compliance with the provisions of the handbook.

The public hearing was opened and closed as no one wished to speak neither in favor nor in opposition on the proposed amendment.

Motion

On motion of Commissioner Bertels, seconded by Commissioner Vo, and carried 5-0, the Planning Commission recommended that the Mayor and City Council adopt a resolution establishing a handbook to include the City's water efficient landscape standards; and adopt an ordinance amending Title 17 (Land Use Ordinance) to include provisions requiring compliance with the provisions of the handbook.

Reports

**A. Case 2009-63 Zoning Text Amendment – Retail Shopping Center Signs  
Location: Citywide**

Initiation of a Zoning Text Amendment to establish procedures for allowing signs that vary from sign standards within qualifying retail shopping centers subject to findings.

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution No. 09-039 initiating the Zoning Text Amendment.

Mr. Kelvin Parker indicated that in keeping with City Council's vision to establish development standards and design criteria, staff is recommending that the Planning Commission allow staff to proceed to develop the City's signage standards which will be considered by the Planning Commission at a later date.

Commissioners Turro and Bertels expressed concern about the interpretation of the Sign Code as there are numerous sign violations already occurring in the Little Saigon area.

Mr. Christian Bettenhausen explained that the proposal is only a recommendation to proceed or initiate a zone text amendment and all the specifics will be reviewed by the Commission at a future meeting date.

Motion

Commissioner Vo moved that the Planning Commission adopt Resolution No. 09-039 initiating the Zoning Text Amendment. Commissioner Ho seconded and the motion carried 4-1, Commissioner Bertels dissented.

**B. Case 2008-15 Time Extension Request**

**Location: 7810 Bolsa Avenue (Assessor Parcel Number: 096-370-10) Westminster Memorial Park**

Request for a 12-month time extension to an approved development project.

STAFF RECOMMENDATION: That the Planning Commission grant the 12-month time extension.

Mr. Fenn Moun stated that due to hardship, the applicant was not able to submit plans to the City since its approval by the Commission a year ago. For this reason, staff is recommending that the Planning Commission grant the applicant its one-year extension request.

Motion

On motion of Commissioner Toro, seconded by Commissioner Bertels, and carried 5-0, the Planning Commission granted the 12-month time extension as recommended by staff.

**Administrative Adjustments**

None

**Items from the Planning Commission**

None

**Comments:  
Planning**

Commissioner Turro inquired if the Commission will still hold its December 16 meeting as it falls on the same City Council meeting date. Mr. Mclsaac responded that staff will let them know at their next meeting on December 2 if the December 16 meeting will be cancelled or not.

Commissioner Bertels thanked everyone who wished him well and who sent the "get well" card when he was hospitalized two weeks ago.

**Planning  
Manager**

None

**City Attorney**

None

**Reporting on  
AB 1234**

None

**Adjournment**

The meeting was adjourned at 7:15 p.m. to the Planning Commission meeting on Wednesday, December 2, 2009 at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA  
Administrative Assistant