



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Westminster Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**January 21, 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, January 21, 2009 called to order in the Westminster Council Chambers at 6:30 p.m. by Chairman Turro.
- Roll Call** Commissioners present: Bertels, Ho, Tran, Turro, Vo  
Commissioner absent: None
- Staff Attendance** Art Bashmakian, Planning Manager; Alexis Schopp, Associate Planner; Michael Patterson, Assistant Planner; Maria Moya, Administrative Assistant; Christian Bettenhausen, Deputy City Attorney
- Salute to the Flag** All persons present joined in the Salute to the Flag, conducted by Commissioner Vo.
- Election of Chair and Vice Chair** The floor was opened to nominations for Chairman of the Planning Commission for 2009. Commissioner Vo nominated Commissioner Tran for Chairman. Commissioner Ho nominated Commissioner Vo for Chairman. Chairman Turro nominated Commissioner Bertels for Chairman. There being no further nominations, the nominations for Chairman was closed. A voting was made and the Commission voted Commissioner Tran as Chairman, 3-2, Commissioners Turro and Bertels dissented.
- The floor was opened to nominations for Vice-Chairman of the Planning Commission for 2009. Chairman Turro nominated Commissioner Bertels for Vice Chairman and Commissioner Tran nominated Commissioner Vo for Vice-Chairman. There being no further nominations, the nominations for Vice-Chairman was closed. A voting was made and the Commission voted 2-3 for Commissioner Bertels as Vice Chairman, Commissioners Ho, Vo, and Tran dissented. Another voting was made and the Commission voted Commissioner Vo as Vice-Chairman, 3-2 Commissioners Turro and Bertels dissented.

The Commission observed a short break as Commissioners Tran and Vo moved to their respective seats as Chairman and Vice Chairman, respectively.

**Approval of Minutes** The minutes of the regular meeting of December 17, 2008 were approved on motion of Chairman Turro, seconded by Commissioner Bertels, and carried 3-2, Commissioners Ho and Vo abstained as they were not in the meeting.

**Oral Communication** None

**Written Communications** None

**Public Hearing A.** Case 2007-54 Conditional Use Permit, Site Plan Review, and Design Review - Level 3.  
Location: 7451 Westminster Boulevard – Southern California Edison Right-of-Way between Westminster Boulevard and 21st Street (Assessor's Parcel Numbers 096-062-27 and 096-094-12)

A request to establish and operate a recreational vehicle storage facility within the Southern California Edison Right-of-Way. The site is currently used as a commercial nursery. The facility is proposed to accommodate the storage of 191 recreational vehicles and a 384-square foot, 13-foot 6-inch high modular building to be used as a manager's office.

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

Before making his presentation, Mr. Michael Patterson mentioned that staff received two letters of opposition to Case 2007-54 from the public and copies of these letters were provided to the Commission.

Mr. Patterson made a brief overview of the proposed project. Based on staff's analysis and findings, Mr. Patterson recommended approval of Case 2007-54 subject to the conditions listed in the draft resolution.

The public hearing was opened.

Speaking in favor was the RV storage applicant, Mr. Mike Newman, who indicated that he has been in the RV business for a long time. He stressed that strict security will be enforced as no one will be allowed to stay in the facility for long periods of time.

Mr. Mike Orduno of Southern California Edison, 14799 Chestnut Street, and Mr., Dennis Rain, of TRC Engineering, Technology Drive, Irvine were available to answer questions.

The following spoke in opposition: Iowa Street residents Michael Verrengia, Barbara Holmes, Jerry Kelley, Dawn Hyatt, and Greg Bodenhamer. They expressed several concerns, namely: security after the hours of operation; height of the building will exceed the edge of the walls; fire access is uncertain if Edison plans to develop under transmission lines; traffic impact on Hoover and Westminster Blvd.; potential sewage and refuse problems; additional projects may be proposed if appealed to City Council which may impact the neighboring residents; increase in crime; noise; possible homeless people; non-maintenance; fire hazard; magnet for taggers and gangsters; and property values may go down.

In response to Commissioner Turro, Ms. Hyatt was the only resident among all who spoke who opposed to having homes built on the adjacent Edison property.

In rebuttal, Mr. Orduno explained that Edison does not intend to put up a storage facility on its property adjacent to the property owners but plans to put up a nursery instead. He said that the developer will do a quality job and the proposed RV storage will be very different from its first RV storage in Garden Grove because it will include landscaping and address all concerns such as trash and debris.

Mr. Newman indicated that they will operate a top quality RV storage facility for the service of the community. He assured the Commission they are selling a safe and secured site by adopting regulations such as limiting congregation in the facility for long periods of time and installing security cameras. He added that the stucco fence will be covered with ivy, trash receptacles will be provided, and they would be willing to close by 7 p.m. if necessary.

The public hearing was closed.

Commissioner Turro commented that he sees the proposal will not bring any benefit to the City and its residents. Personally, he stated that he would not want to live close to an RV storage.

Commissioner Bertels was in favor of the proposal because he believed it will clean up front yards of residents who store RVs on their front yards.

Commissioner Vo stated that a tighter security should be in place to deter potential crimes.

Commissioner Ho concurred with Commissioner Vo adding that more funds should be allocated to security.

Chairman Tran concurred with Commissioner Bertels.

Motion Chairman Tran moved that the Planning Commission approve Case 2007-54 Conditional Use Permit, Site Plan Review, and Design Review subject to the conditions listed in the resolution. Commissioner Bertels seconded, but the motion failed 2-3, Commissioners Ho, Vo, and Turro dissented.

Motion On motion of Commissioner Turro, seconded by Commissioner Vo, the Planning Commission denied Case 2007-54 Conditional Use Permit, Site Plan Review, and Design Review. The motion carried 4-1, Chairman Tran dissented.

- B. Case 2008-68 Conditional Use Permit and Design Review – Level 3.  
Location: Southern California Edison Right-of-Way on the South Side of Edinger Avenue between Ord Way and Quartz Street (Assessor Parcel Number 107-921-65)

A proposal to allow the establishment and operation of a wireless communication facility mounted on an existing transmission tower within the Southern California Edison Right-of-Way.

STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit and design.

Ms. Alexis Schopp presented the applicant's request to establish and operate a wireless communication facility. Based on staff findings and analysis, Ms. Schopp indicated that staff supports the project and recommended its approval.

The public hearing was opened and speaking in favor was the applicant's representative, Mr. Jason Kozora of 5912 Bolsa Avenue, Ste. 202, Huntington Beach. He stated that they agree with all the conditions of approval.

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

Motion On motion of Commissioner Bertels, seconded by Commissioner Turro, and carried 5-0, the Planning Commission approved Case 2008-68 Conditional Use Permit and Design Review subject to the conditions listed in the draft resolution.

**Reports** A. **Case 2007-05 Review of a previously approved Conditional Use Permit.**  
**Location: 15380 Beach Boulevard (Assessor's Parcel Number 107-161-04)**

Review of the conditions of approval for an existing conditional use permit due to a change in ownership for an existing restaurant (L8).  
STAFF RECOMMENDATION: That the Planning Commission note and file after reviewing the conditions set forth in resolution 2007-05.

Mr. Bashmakian stated that this item was previously approved by the Commission. However, due to change of ownership of the business, the conditions of approval requires a 6-month review of the new business owner. He recommended the Planning Commission note and file this item.

Motion On motion of Commissioner Turro, seconded by Commissioner Bertels, and carried 5-0, the Planning Commission received and filed Case 2007-25.

**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** Referring to the election of officers, Commissioner Turro pointed out that he did not have anything personal against those he did not vote for, but believed that Commissioner Bertels is well-qualified as he has been in the Commission for a long time.

Commissioner Vo thanked Council Member Diep for appointing him to the Commission. He asked for patience as he takes on his duties as Vice Chairman and welcome all comments.

Commissioner Ho thanked Council Member Quach and the Commission for the opportunity to serve. She stated that she welcome all comments as well.

Chairman Tran welcomed the new Commissioners Ho and Vo and asked Commissioner Turro and the City Attorney's assistance and support as he conducts the meeting as Chairman of the Commission.

**Planning  
Manager**

Mr. Bashmakian welcomed the new Commissioners. He encouraged the Commission especially the new members to attend the 2009 American Planners Institute scheduled March 25-27 as this will be a great learning opportunity about land uses and related legal information.

**City Attorney**

Mr. Bettenhausen congratulated Chairman Tran and welcomed the new Commissioners. He indicated that he is always available to help facilitate during the meeting and answer any questions especially regarding conflict of interest.

**Reporting on  
AB 1234**

None

**Adjournment**

The meeting was adjourned at 8:30 p.m. to the Planning Commission meeting of February 4, 2009 at 6:30 p.m.

Respectfully submitted,

MARIA MOYA  
Administrative Assistant