



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Westminster Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**December 2, 2009**  
**6:30 p.m.**

---

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, December 2, 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** Doug McIsaac, Community Development Director; Art Bashmakian, Planning Manager; Michael Patterson, Assistant Planner; Fenn Moun, Planning Technician; Maria Moya, Administrative Assistant
- Salute to the Flag** All persons present joined in the Salute to the Flag, conducted by Commissioner Ho.
- Approval of Minutes** On page 3, last paragraph, of the minutes, Commissioner Turro corrected his misspelled name, "Toro" to "Turro". The minutes of the regular meeting of November 19, 2009 were approved as corrected on motion of Commissioner Bertels, seconded by Chairman Tran, and carried 5-0.
- Mr. Christian Bettenhausen, Deputy City Attorney, arrived at 6:35 p.m.
- Oral Communication** None
- Report from the Secretary on Late Communication Items** None
- Public Hearing A. Case 2009-55 Conditional Use Permit**  
**Location: 15553 Brookhurst Street (Assessor's Parcel Number 143-142-07) Parcel Seafood**

Amendment to an existing Conditional Use Permit to allow the on-site sale and consumption of distilled spirits (Alcoholic Beverage Control Type-47) in conjunction with current on-sale of beer and wine at Paracel Seafood Restaurant.

STAFF RECOMMENDATION: That the Planning Commission approve the Conditional Use Permit.

Mr. Fenn Moun provided a brief background and description of the proposal. Based on staff findings and analysis, Mr. Moun recommended that the Planning Commission approve the Conditional Use Permit.

The public hearing was opened.

Speaking in favor was Mr. Tu Pham, manager of the restaurant, who was available to answer any questions.

Mr. Kim Hoang of 4510 West Maurie Street, Santa Ana, indicated she was in favor.

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

Commissioner Tran stated that he had been to the restaurant a few times and considered it as a nice dining place. Based on Police Department report that the project is in a low crime area, and the expanded service of alcohol is within a duly concentrated area, Commissioner Tran was in favor of the proposed permit.

Motion

On motion of Commissioner Vo, seconded by Commissioner Turro, and carried 5-0, the Planning Commission approved the Conditional Use Permit.

**B. Case 2009-62 Conditional Use Permit Modification**

**Location: 15440 Brookhurst Street (Assessor's Parcel Number 108-553-25) Citryst Restaurant**

A request by Police Department and Community Development staff that the Planning Commission modify the conditions of approval of existing conditional use permits to temporarily return the Citryst Restaurant to a closing time of 10:00 PM daily from the previously approved closing time of 12:00 Midnight daily.

STAFF RECOMMENDATION: That the Planning Commission approve staff's request to return the Citryst Restaurant to a 10:00 PM closing time for a six-month trial period.

Since the time the public notice was posted, Mr. Art Bashmakian indicated that the applicant has met with the Police Department and Planning staff, and has requested that the above item be moved to the Planning Commission's January 20, 2010 meeting. Staff and Police Department support the applicant's request and recommended the same.

Motion Commissioner Vo moved that the Planning Commission continue Case 2009-62 to January 20, 2010 meeting of the Planning Commission. Chairman Tran seconded and the motion carried 5-0.

**Reports** **A. Case 2006-56 Time Extension Request**  
**Location: 7185-7195 Westminster Boulevard (Assessor's Parcel Numbers 096-084-15 and 096-084-27)**

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

STAFF RECOMMENDATION: That the Planning Commission grant the time extension.

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

**B. 2010 Planners Institute & Mini Expo**

To inform and discuss the 2010 Planner's Institute to be held in Monterey March 24-26, 2010.

Mr. Basmakian recommended that the Commission, especially the new members, consider attending this event because it imparts many helpful information. Although the event will not be until next year, Mr. Bashmakian indicated that he was providing this information early so that the Commission can make reservations as hotels get booked fast.

**C. Discussion of 12/16/2009 & 1/6/2010 Meeting Dates**

Since City Council has moved its meeting to the same scheduled meeting of the Planning Commission on December 16, and considering that there are no items currently assigned for this meeting, Mr. Bashmakian indicated that the December 16 Planning

Commission meeting is cancelled. As in the past, he added that the first meeting in January (January 6) is also cancelled. The next meeting is scheduled on January 20, 2010.

The Planning Commission allowed Mr. Charles Ponti, of 5091 Berkeley Avenue to make a comment. He asked the Commission if the approved (last March 2009) skirted pole sign for his business (Case 2009-22) would also require an approval for an extension.

Mr. Bashmakian responded that the sign is not a development and there is no expiration date for the approved pole sign.

**Administrative Adjustments**

None

**Items from the Planning Commission**

None

**Comments: Planning**

The Commissioners thanked staff for the Christmas card.

**Planning Manager**

Mr. Bashmakian wished everyone Happy Holidays.

**City Attorney**

Mr. Bettenhausen wished everyone a Merry Christmas.

**Reporting on AB 1234**

None

**Adjournment**

The meeting was adjourned at 7:15 p.m. to the Planning Commission meeting on Wednesday, January 20, 2010, at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA  
Administrative Assistant