



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Westminster Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**June 3, 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, June 3, 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; 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 Chairman Tran.
- Approval of Minutes** On page 8, second paragraph, of the minutes, Commissioner Turro pointed out that July 15 should be July 5. On motion of Chairman Tran, seconded by Commissioner Turro, the minutes of the regular meeting of May 20, 2009 were approved as corrected, 5-0.
- Oral Communication** None
- Report from the Secretary on Late Communication Items** None
- Public Hearing A. Case 2008-60 Tentative [TrackTract](#) Map, Site Plan, and Design Review**  
**Location: 7381 Wyoming Street (Assessor's Parcel Number 096-062-22)**

**AGENDA ITEM NO. \_\_\_\_\_**

**MEETING DATE: June 24, 2009**

An application for a Tentative Tract Map, Site Plan, and Design Review to construct five condominium units. The proposed project will entail the demolition of two single-family structures located on a 14,751-square foot lot. The proposed condominium units will be two-stories with three bedrooms and two bathrooms each totaling 2,064 to 2,127 square feet per unit.

STAFF RECOMMENDATION: That the Planning Commission approve the Tentative [TrackTract](#) Map, Site Plan, and Design Review.

Mr. Fenn Moun presented the description of the proposed project which involves Tentative [TrackTract](#) Map, Site Plan, and Design Review to demolish two existing single family structures and develop it to five condominium units to be sold at market value. Based on staff findings and analysis, Mr. Moun recommended that the Planning Commission approve the proposed entitlements.

The public hearing was opened and speaking in favor was the property owner, Mr. Tu Van Nguyen of 9985 Aster Circle Fountain Valley, and the designer of the project, Mr. Liem Nguyen of 6061 Larchwood Drive, Huntington Beach. They stated that the proposal will not only improve the neighborhood, but the general welfare and safety of the neighborhood as well.

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

Commissioner Bertels indicated that this project is one of the nicest residential constructions he had seen in a long time and he supports it.

Chairman Tran also liked the project.

Motion

On motion of Commissioner Bertels, seconded by Commissioner Ho, and carried 5-0, the Planning Commission approved the Tentative [TrackTract](#) Map, Site Plan, and Design Review of Case 2008-60 subject to the conditions listed in the draft resolution.

**B. Case 2009-24 Zoning Text Amendment**  
**Location: Citywide**

Zoning Text Amendment to allow the use of artificial turf, subject to specific minimum performance standards and conditions. As proposed, current code prohibits the use of any artificial plant materials for multi-family residential, commercial, and industrial

zones. Current code does not specifically address the use of artificial turf for R-1 (single family) zones.

**STAFF RECOMMENDATION:** That the Planning Commission recommend that the Mayor and City Council adopt an ordinance amending the current zoning regulations to allow the use or application of artificial turf subject to specific minimum performance standards and conditions.

Mr. Steve Ratkay provided a brief overview of the pros and cons of the proposed zoning text amendment and recommended its approval based on staff findings and analysis.

Commissioner Ho expressed the following concerns: possible carcinogenic effect of the material “polypropylene” used for the artificial turf; poor maintenance of the turf may cause skin disease and allergies; need of educating the residents; and it may not be as cost saving effective since the life of the artificial turf is only 8 years. If the proposal is not environmentally responsible, she will not support it.

On Section 17.70.020 Applicability, page 1 of Exhibit 1, Commissioner Bertels inquired why single-family homes were exempted from Landscape and Irrigation Design Standards. Mr. Ratkay confirmed that single-family homes are exempt but Subsection B (The Artificial Turf Design Standards) apply to all zoning districts and uses. Commissioner Bertels suggested that this section should be clarified for better understanding by the residents. Mr. Bashmakian stated that if the proposal is approved, the Commission can direct staff to change the language that is clearer.

Commissioner Turro understood Commissioner Ho’s concerns. He suggested that if the proposal is approved, staff can work with cities with the same ordinance and check out how these cities deal with the concerns. He also recommended a certain percentage of the lawn be planted with real grass or plants. He was not sure how the six months maintenance requirement (Section 17.70.080 Maintenance on Page 5 of Exhibit 1) would be enforced.

The public hearing was opened. No one spoke in favor nor in opposition and the public hearing was closed.

Commissioner Ho reiterated her concerns stressing the necessity of education and proper maintenance in order to reduce any potential diseases and bad side effects.

Motion

Commissioner Bertels moved that the Planning Commission not recommend that the Mayor and City Council adopt an ordinance amending the current zoning regulations to allow the use or application of artificial turf subject to specific minimum performance standards and conditions. Commissioner Ho seconded.

Mr. Bettenhausen advised that if the proposal is denied, the Commission should include their findings and analysis to support it.

Commissioner Turro felt that the Commission should recommend this proposal to the City Council to get more information that will satisfy the Commission's concerns.

With the approval of the second, Commissioner Bertels amended his motion that the Planning Commission recommend that the Mayor and City Council adopt an ordinance amending the current zoning regulations to allow the use or application of artificial turf subject to specific minimum performance standards and conditions and taking into effect the considerations recommended by the Planning Commission such as regular and proper maintenance; checking air quality and its negative effects to residents and the environment. Commissioner Turro second.

However, Commissioner Ho continued to believe that more diligence was necessary to study the proposal.

With the approval of the second, Commissioner Bertels took his motion back.

Considering all the concerns raised, Mr. Doug McIsaac suggested that the Commission either continue the item to July 1, 2009 for staff's further study or vote to deny the proposal.

Motion

Commissioner Bertels moved that the Planning Commission continue Case 2009-24 to July 1, 2009 to conduct additional research. Commissioner Turro seconded and the motion carried 5-0.

Reports

- A. Case 2009-06 Design Review**  
**Location: 14501 Magnolia Street (Assessor's Parcel Numbers 097-341-01 and 097-341-02)**  
**(Deferred from 5/20/2009 Planning Commission Meeting)**

Design Review to construct a 23-foot high pylon sign, with 96 square feet of sign area on a 1.92 acre site, developed with a 21,840 square foot single-story medical office building located at the southwest corner of Magnolia Street and Hazard Avenue.

**STAFF RECOMMENDATION:** That the Planning Commission determine a monument sign is appropriate for the site instead of the proposed 23-foot high pylon sign.

Mr. Ratkay presented the description of the proposed construction of a high pylon sign on the southwest corner of Magnolia and Hazard Avenue. Based on staff findings and analysis, Mr. Ratkay recommended that the Planning Commission determine a monument sign is appropriate for the site instead of the proposed 23-foot high pylon sign

The Commission allowed the following people to speak.

Mr. Farhad Edward Khosravi of 952 Hazard Avenue, Board of Trustees member, indicated that since the shopping center is 60 per cent vacant, they want to upgrade the existing sign that will be more visible to entice potential tenants. He provided photos of similar pole and pylon signs around the City. He added that they prefer the pylon sign over the monument sign for better visibility.

Commissioner Vo suggested that the applicant increase the height of the monument sign. However, Mr. Bashmakian explained that if that happens, the applicant would have to request for a variance.

Mr. Steve Iadipaolo of Machan Sign Co, 1209 Euclid Avenue, Long Beach, displayed a photo that shows a 50-foot tree blocks the current existing pole sign. He contended that the proposed 23-foot pole sign will blend with the existing tree and landscaping. He was willing to change the design of the proposed pole sign if the Commission wishes to do so.

Commissioner Vo confirmed with staff that the sign proposed is within the City's sign standards. He felt that the proposed 23-foot pylon sign was not too high and indicated that he would support it.

#### Motion

Commissioner Vo moved that the Planning Commission approve Case 2009-06 based on the samples of photographs that the applicant provided as he believed that the pylon sign is more appropriate for that location.

Motion	<p>No one seconded and the motion failed.</p> <p>Chairman Tran moved that the Planning Commission determine a monument sign is appropriate for the site instead of the proposed 23-foot high pylon sign. Commissioner Ho seconded.</p> <p>Another Board member, Mr. Hahram Kasravi of 8952 Hazard reiterated that they decided to improve the building, parking lot, and sign due to high vacancy. He explained how he worked back and forth with staff making changes to their sign per staff's advise.</p> <p>Commissioner Vo commented that it would be more difficult for the Commission to approve a variance for a monument sign as it has to adhere to strict justifications such as undue hardship and unique characteristics.</p> <p>The motion carried 3-2, Commissioners Turro and Vo dissented.</p>
<b>Administrative Adjustments</b>	None
<b>Items from the Planning Commission</b>	None
<b>Comments: Planning Commissioner</b>	None
<b>Planning Manager</b>	<p>Mr. Bashmakian informed the Commission that the Zoning Code Update is in process and it will be scheduled for review by them in a future study session. He mentioned several dates available (June 22, 23, 25, 29, or 30) to schedule the study session. In response to Mr. Bashmakian's inquiry about the "Planning Journal", the Commission decided to stop subscribing to the magazine.</p>
<b>City Attorney</b>	None
<b>Reporting on AB 1234</b>	None
<b>Adjournment</b>	<p>The meeting was adjourned at 8:45 p.m. to the regular scheduled Planning Commission meeting on Wednesday June 17, 2009, at 6:30 p.m. in the Council Chambers Conference Room.</p>

Respectfully submitted,

MARIA MOYA, Administrative Assistant