



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

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, September 2, 2009, called to order in the Westminster Council Chambers at 6:40 p.m. by Chairman Tran.
- Roll Call** Commissioners present: Ho, Tran, Turro, Vo
Commissioner absent: Bertels
- Staff Attendance** Art Bashmakian, Planning Manager; Christopher Wong, Assistant Planner; 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 Turro.
- Approval of Minutes** The minutes of the regular meeting of August 19, 2009 were approved on motion of Chairman Tran, seconded by Commissioner Vo, and carried 4-0, Commissioners Bertels absent.
- Oral Communication** None
- Report from the Secretary on Late Communication Items** None
- Public Hearing A. Case 2006-71 Tentative Parcel Map, Site Plan, and Design Review**
Location: 13361 Edwards Street (Assessor's Parcel Number 203-581-01)
- An application to demolish an existing single-family dwelling and develop three condominium/townhouse units. Each unit is two

stories, approximately 25 feet high, and includes roughly 3,000 square feet of living area.

STAFF RECOMMENDATION: That the Planning Commission approve the tentative parcel map, site plan, and design review.

Mr. Chris Wong presented the facts and analysis of the proposed application to develop three condominium/townhouse units in the subject property. Based on these findings, Mr. Wong recommended that the Planning Commission approve the tentative parcel map, site plan, and design review subject to the conditions listed in the draft resolution.

The public hearing was opened and speaking in favor was the applicant/architect, Mr. Duc Nguyen of MVI Architects, 11770 E. Warner Avenue, Fountain Valley. He stated that the proposed development will benefit the community. He was available to answer any questions.

Speaking in opposition, Mr. Dale Bradberry of 6531 Tillamook, stated that his lives across the proposed project. He expressed his concern regarding the heavy traffic and lack of available parking along Edwards Street. He contended that the proposed condominium/townhouse project does not provide sufficient parking spaces for potential homeowners/tenants whom he expects to own two or three cars each unit.

In rebuttal, Mr. Nguyen explained that each unit will have two-car garages and two guests parking spaces per code requirement. He stated that he has been to the project site at different times and did not observe any parking problem along Edward Street.

The public hearing was closed.

Chairman Tran liked the project and design.

Commissioner Turro commented that the design is good, and since the project meets the City's parking standards, there was no other alternative but approve the project.

Commissioner Vo concurred with Chairman Tran and Commissioner Turro adding that no one knows for certain that each condominium/townhome unit would have two or more cars.

Motion	Based on staff findings and analysis, Commissioner Vo moved that the Planning Commission approve the tentative parcel map, site plan, and design review subject to the conditions listed in the draft resolution. Commissioner Ho seconded and the motion carried 4-0, Commissioner Bertels absent.
Reports	None
Administrative Adjustments	None
Items from the Planning Commission	None
Comments: Planning Commissioner	Commissioner Turro mentioned that driving north on Newland, there is no left turn to 15 th Street due to street construction. He stated the closure holds up traffic from Westminster Boulevard up to Hazard Avenue, and requested Mr. Bashmakian to check with the City's Engineering staff regarding this problem. Mr. Bashmakian will check with Public Works Engineering staff.
Planning Manager	None
City Attorney	None
Reporting on AB 1234	None
Adjournment	The meeting was adjourned at 7:11 p.m. to the scheduled Planning Commission meeting on Wednesday, October 7, 2009, at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA
Administrative Assistant