



PLANNING COMMISSION
Minutes of the Regular Meeting
City Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
February 18, 2010
6:30 p.m.

Call to Order The Planning Commission of the City of Westminster met in a regular session on Thursday, February 18, 2010, called to order in the City Council Chambers at 6:35 p.m. by Chairman Tran.

Roll Call Commissioners present: Ho, Vo Tran, Turro,
Commissioner absent: Bertels

Staff Attendance Doug McIsaac, Community Development Director; Art Bashmakian, Planning Manager; Chris Wong, Assistant Planner; Fenn Moun, Planning Technician; and Shelley Dolney, Administrative Assistant

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 December 2, 2009 were approved on motion of Chairman Tran, seconded by Commissioner Turro, and carried 2-2-1, Commissioners Ho and Vo abstained as they were absent in the meeting, Commissioner Bertels absent.

Oral Communication None

Report from the Secretary on Late Communication Items None

Public Hearing A. Case 2009-56 Variance
Location: 1042 Westminster Mall (Assessor's Parcel Number 195-373-17) Book Off

An application for a Variance from the City's Sign Regulations for the placement of a 98-square foot illuminated wall sign on the exterior of Westminster Mall in a location that is not part of a

tenant's storefront or entrance. The sign will be approximately 7'-4" high by 13'-6" wide.

STAFF RECOMMENDATION: That the Planning Commission deny the sign variance.

Mr. Fenn Moun presented the description of the proposed wall sign on the exterior of Westminster Mall in a location that is not part of a tenant's storefront or entrance. Based on staff findings and analysis, Mr. Moun recommended that the Planning Commission deny the sign variance request.

The public hearing was opened and the Commission allowed the applicant's representative, Mr. George Komuro, of 1815 W. 205th Street, Torrance, to speak in favor. Being a new company, he indicated that the sign will provide the business good visibility and public recognition.

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

Commissioner Vo believed there was no applicable unique hardship to the applicant's business location, and approving the variance could set a precedent for other businesses in the mall.

Commissioner Turro supported staff's recommendation and felt that there is enough foot traffic inside the mall that can see the bookstore.

Commissioner Ho suggested that if the variance request is denied, the applicant could install a digital billboard sign by the mall facing the freeway.

Mr. Christian Bettenhausen arrived at 6:45 p.m.

Motion

On motion of Chairman Tran, seconded by Commissioner Vo, and carried 4-0, Commissioner Bertels absent, the Planning Commission denied the sign variance based on the conditions listed in the draft resolution.

B. Case 2009-70 Conditional Use Permit, Variance, Design Review – Level 3
Location: 7333 Bolsa Avenue (Assessor's Parcel Number 096-190-66)

A proposal to locate a wireless telecommunication facility consisting of a 60-foot high tower/pole disguised as a pine tree, with an

equipment cabinet (12 feet by 12 feet) at the base of the pole, enclosed by a split-face block wall at a Southern California Edison (SCE) owned facility located on the north side of Bolsa Avenue between Goldenwest Circle and Hoover Street.

STAFF RECOMMENDATION: That the Planning Commission approve the Conditional Use Permit, Variance, and Design Review

Mr. Moun provided a brief overview of the proposed wireless telecommunication facility disguised as a pine tree and recommended its approval based on staff findings and analysis.

The public hearing was opened.

Speaking in favor of the proposal was Mr. John Moreland, representative of Core Communications, 2903 Saturn Street, Brea. He stated that their proposal aims to expand coverage to surrounding businesses and some residential/commercial areas along the 91 freeway, and improve the quality of their broadband service.

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

Motion

Commissioner Turro moved that the Planning Commission approve the Conditional Use Permit, Variance, and Design Review based on the findings and recommendation of staff and subject to the conditions in the draft resolution. Commissioner Vo seconded and the motion carried 4-0, Commissioner Bertels absent.

Reports

A. Case 2010-04 Interpretation

Location: 8722 Dia Avenue (APN 097-504-06)

Review the design of a proposed second-story addition to an existing single- family residence located in the R1 district.

STAFF RECOMMENDATION: That the Planning Commission determine the design of the proposed addition is consistent with the design of the surrounding neighborhood, if suggested conditions are incorporated.

Mr. Chris Wong presented the description of the proposed two-story room addition in the R1 district. Based on staff findings and analysis, Mr. Wong stated that despite working with the applicant, the design of the room addition did not satisfy the City's design policies. Because of this, Mr. Wong stated that this item is being brought to the Commission for review to determine if the proposed

addition is consistent with the design of the surrounding neighborhood if staff's suggested conditions are incorporated.

The Planning Commission allowed the architect, Mr. Bao Dinh of 6951 Fairman Street, Lakewood, to speak. He indicated that other houses in the neighborhood have similar two-story entrances and some were even poorly done. He stated that the homeowner will abide with all other staff's conditions but would want to maintain the two-story main entrance.

Mr. Bashmakian explained that the two-story entrance was not the issue but its design. If that was the case, Mr. Dinh said he will work with the homeowner to incorporate staff's conditions to the two-story entrance design.

Motion Commissioner Turro moved that the Planning Commission determine that the design of the addition as proposed is not compatible with the surrounding neighborhood and require that the applicant modify the design to incorporate architectural features (similar to examples found in Exhibit 3) that are compatible with the design of the neighborhood. Commissioner Vo seconded and the motion carried 4-0, Commissioner Bertels absent.

Administrative Adjustments None

Items from the Planning Commission None

Comments: Planning Commissioners None

Planning Manager Mr. Bashmakian greeted everyone a Happy New Year and thanked staff specifically Ms. Shelley Dolney for taking over Ms. Maria Moya's place that evening.

City Attorney None

Reporting on AB 1234 None

Adjournment The meeting was adjourned at 7:25 p.m. to the Planning Commission meeting on Wednesday, March 3, at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA
Administrative Assistant