



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**Administrative Conference Room**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**February 3, 2010**  
**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, February 3, 2010, called to order in the Administrative Conference Room at 6:30 p.m. by Chairman Tran.
- Roll Call** Commissioners present: Bertels, Tran, Turro,  
Commissioner absent: Ho, Vo
- Staff Attendance** Art Bashmakian, Planning Manager; Alexis Oropeza, Associate Planner; Maria Moya, Administrative Assistant; and Jeremy Rytky, Deputy City Attorney
- Salute to the Flag** All persons present joined in the Salute to the Flag, conducted by Commissioner Bertels.
- Approval of Minutes** The minutes of the regular meeting of December 2, 2009 were approved on motion of Commissioner Bertels, seconded by Commissioner Turro, and carried 3-0-2, Commissioners Ho and Vo absent.
- Oral Communication** None
- Report from the Secretary on Late Communication Items** None
- Public Hearing A.** **Case 2009-53 Conditional Use Permit and Design Review-Level 3**  
**Location: 8600 Palos Verdes Avenue (Assessor's Parcel Number 107-842-03)**

Application for a Conditional Use Permit and Design Review to allow the construction and operation of a wireless communication facility attached to an existing 149-foot tall transmission tower within the Southern California Edison right-of-way. The proposal is to mount three-antenna arrays, each consisting of two – four foot-long panel antennas and one microwave dish on the northeasterly most tower. Each array will be mounted at sixty-seven feet, six inches above grade.

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

Ms. Alexis Oropeza made a brief presentation on the project proposal. Based on staff analysis and findings, Ms. Oropeza recommended that the Planning Commission approve the Conditional Use Permit and design subject to the conditions in the draft resolution.

The public hearing was opened and speaking in favor of the proposal was the representative from Core Communications, Mr. John Moreland, of 2903 Saturn Street, Unit H, Brea. He thanked staff for its work on the project and was available to answer any questions.

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

Motion

On motion of Commissioner Turro, seconded by Commissioner Bertels, and carried 3-0, Commissioners Ho and Vo absent, the Planning Commission approved the conditional use permit and design.

**B. 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 matter be continued to the Planning Commission meeting of February 18, 2010.

Mr. Bashmakian informed the Commission that this item was rescheduled to the next Planning Commission public hearing on Thursday, February 18, 2010.

Motion

Commissioner Turro moved that the Planning Commission reschedule Case 2009-56 to the next Planning Commission public hearing on Thursday, February 18, 2010. Commissioner Bertels seconded and the motion carried 3-0, Commissioners Ho and Vo absent.

**C. 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 and unmanned wireless telecommunication facility disguised as a 60-foot high pine tree (monopine) with an equipment cabinet (12 feet by 12 feet) at the base of the pine, 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 matter be continued to the Planning Commission meeting of February 18, 2010.

Mr. Bashmakian informed the Commission that this item was rescheduled to the next Planning Commission public hearing on Thursday, February 18, 2010.

Motion

Commissioner Turro moved that the Planning Commission reschedule Case 2009-70 to the next Planning Commission public hearing on Thursday, February 18, 2010. Commissioner Bertels seconded and the motion carried 3-0, Commissioners Ho and Vo absent.

Reports

**A. Case 2009-75 General Plan Conformity  
Location: North of the 405 (San Diego Freeway) along Van Buren Street terminating at Bolsa Avenue within portions of Assessor’s Parcel Numbers 107-74-51 and 107-881-55**

A request for General Plan Conformity, finding that the proposed improvement to the Orange County Flood Control District (OCFCD) Midway City Storm Drain (Z99500) conforms to the City’s adopted General Plan.

STAFF RECOMMENDATION: That the Planning Commission determine the proposed improvements to Midway City Storm Drain Project conforms to the City's General Plan.

Mr. Bashmakian stated that the proposed improvement project to the OCFCD to install a storm drain system has been determined by staff not to be in conflict with the General Plan, and recommended that the Planning Commission determine that the proposed improvements conform to the General Plan.

Motion

On motion of Commissioner Bertels, seconded by Commissioner Turro and carried 3-0, Commissioners Ho and Vo absent, the Planning Commission determined that the proposed improvement to the Orange County Flood Control District (OCFCD) Midway City Storm Drain (Z99500) conforms to the City's adopted General Plan.

**B. Discuss alternate meeting schedule**

Mr. Bashmakian asked the Commission if they were willing to consider moving the meeting date from Wednesday to another day of the week since City Council oftentimes move its meeting to the same day as the Commission's. Commissioner Turro preferred to keep the same meeting day, while Chairman Tran and Commissioners Bertels did not have any preference.

**Administrative Adjustments**

None

**Items from the Planning Commission**

None

**Comments: Planning**

Commissioner Turro mentioned that his parking permit is still marked 2009. He inquired if anyone in the Commission was attending the Planners Institute Conference in March. All three Commissioners indicated that they were not planning to attend.

**Planning Manager**

None

**City Attorney**

None

**Reporting on AB 1234**

None

**Adjournment**

The meeting was adjourned at 6:45 p.m. to the Planning Commission meeting on Thursday, February 18, at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA  
Administrative Assistant