



PLANNING COMMISSION
Minutes of the Regular Meeting
City Hall Administrative Conference Room
8200 Westminster Boulevard
Westminster, CA 92683
May 19, 2010
6:30 p.m.

Call to Order The Planning Commission of the City of Westminster met in a regular session on Wednesday, May 19, 2010, called to order in the City Hall Administrative Conference Room at 6:31 p.m. by Chairman Tran.

Roll Call Commissioners present: Bertels, Ho, Vo Tran, Turro,
Commissioner absent: None

Staff Attendance Art Bashmakian, Planning Manager; Chris Wong, Assistant Planner; Shelley Dolney, Administrative Assistant; Jake Ngo, City Engineer 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 April 21, 2010 were approved on motion of Chairman Tran, seconded by Commissioner Vo, and carried 5-0.

Oral Communication None

Report from the Secretary on Late Communication Items None

Public Hearing None

Reports **A. Case 2010-15 Design Review – Level 2**
Location: 9741 Bolsa Avenue (APN 098-453-13)

Application for a level 2 Design Review to allow the establishment of an unmanned wireless communications facility (including six panel antennas, twelve DAP units, four microwave dishes, one

GPS antenna, an one radio equipment cabinet) on the rooftop of an existing two-story commercial building within the Catinat Plaza retail shopping center.

STAFF RECOMMENDATION: That the Planning Commission approve the proposed wireless facility design.

Mr. Chris Wong made a brief presentation on the proposed wireless design facility on the rooftop of an existing two-story building. Based on its findings and analysis, staff recommended that the Planning Commission approve the proposed wireless facility design.

The Planning Commission allowed Mr. John Moreland of Core Communications, 2901-H Saturn Street, Brea to speak. He stated that the design will be screened by an existing parapet that is compatible with the design of the building and complies with all federal and state regulations.

Motion

On motion of Commissioner Bertels, seconded by Commissioner Vo, and carried 5-0, the Planning Commission approved the proposed wireless facility design based on the findings and conditions included in the proposed resolution.

B. Proposed Capital Improvement Projects for Fiscal Year 2010/2011

General Plan Conformance finding regarding the proposed Capital Improvement Projects (CIP) for Fiscal Year 2010/2011

STAFF RECOMMENDATION: That the Planning Commission find the projects identified within the proposed Capital Improvement Projects for fiscal year 2010/2011 conform to the City's General Plan.

Mr. Art Bashmakian indicated that as in the past years, state law requires that the Planning Commission make a finding that the City's Capital Improvement Projects are in conformance with the City's General Plan. After reviewing these projects, staff found that they conform with the General Plan and recommended that the Planning Commission make that finding.

Motion

Commissioner Vo moved that the Planning Commission find that the projects identified within the proposed Capital Improvement Projects for fiscal year 2010/2011 conform to the City's General Plan. Commissioner Bertels seconded and the motion carried 5-0.

C. Presentation on the New Development Review Process

The purpose of this report is to inform the Planning Commission about the new development review process as a result of the new zoning code, discuss findings required for various types of applications and to alert the Commission about future staff reports which will reflect the new development review process.

Related to the recent adoption of the Zoning Code, Mr. Bashmakian indicated that staff will implement a new, user-friendly, and streamlined development review process that would combine site plan review and design review into one “Development Review”. This review process, depending on the level review, may or may not involve a notice for public hearing. He mentioned that the “Findings” will be based on the new review process. However, other proposed entitlements such as Conditional Use Permit and Variances are always noticed public hearings and decided by the Commission based on findings as mandated by state law. He noted that if these entitlements include a Development Review, the entire project proposal becomes subject to a noticed public hearing with separate findings for each application type.

Mr. Christian Bettenhausen arrived at 6:43 p.m.

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| Administrative Adjustments | None |
| Items from the Planning Commission | None |
| Comments: Planning Commissioners | None |
| Planning Manager | None |
| City Attorney | None |
| Reporting on AB 1234 | None |

Adjournment

The meeting was adjourned at 6:50 p.m. to the Planning Commission meeting on Wednesday, June 2, at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA
Administrative Assistant