



PLANNING COMMISSION
Minutes of the Regular Meeting
City Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
January 19, 2011
6:30 p.m.

- Call to Order** The Planning Commission of the City of Westminster met in a regular session on Wednesday, January 19, 2011, called to order in the City Council Chambers at 6:30 p.m. by Chairman Tran.
- Roll Call** Commissioners present: Bertels, Ho, Vo, Tran, Turro,
Commissioner absent: None
- Staff Attendance** Art Bashmakian, Planning Manager; Alexis Oropeza, Associate Planner; Christopher Wong, Assistant Planner; Fenn Moun, Planning Technician; and Maria Moya, 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 8, 2010 were approved on motion of Commissioner Bertels, seconded by Commissioner Vo, and carried 5-0.
- Mr. Art Bashmakian mentioned that Item B of the agenda, Case 2010-73 Variance, Conditional Use Permit, has been withdrawn by the applicant. Relating to the variance request, he stated that it will be continued to the February 2 meeting with a new notice and a new staff report to reflect the changes in the height and size of the wall sign. However, if there was anyone in the audience present for this item, he suggested that the Planning Commission allow them to speak for the record.
- Motion** On motion of Chairman Tran, seconded by Commissioner Vo, and carried 5-0, the Planning Commission continued Case 2010-73 to the next meeting of February 2, 2011.
- Oral Communications** The Commission allowed Ms. Janet Koller, 13032 Yuma Place, to speak. She represented her neighbors who oppose the billboard proposal (Case 2010-73) due to concerns such as flashing lights and property devaluation. She indicated that they will have a signed petition opposing the proposal on February 2.

Report from the Secretary on Late Communications Items None

Ex Parte Communications None

**Public Hearing A. Case 2010-71 Variance, Development Review – Level 2
Location: 6491 Maple Avenue
(Assessor’s Parcel Number 195-292-10)**

The applicant proposes to remove two existing wall signs along the wall facing the 405 freeway and a pole sign adjacent to the freeway along the property line and replace it with a single, 195 square-foot (5’-10” by 33’-6”) box sign that includes an electronic message board. The variance is to allow this sign which would constitute the third wall sign on the building and only two signs are allowed.

STAFF RECOMMENDATION: That the Planning Commission approve the variance and development review.

Ms. Alexis Oropeza made a brief overview of the requested variance and proposed development review. Based on staff findings and recommended conditions of approval, staff recommended that the Planning Commission approve the variance and development review.

The public hearing was opened.

Speaking in favor and available to answer any questions were the following: Mr. Roger Hawley, 6491 Maple Avenue; Mr. Chris Polster, 31681 Riverside Drive Ste. B, Lake Elsinore; and Mr. Dan Materman, 6491 Maple Avenue. Mr. Materman confirmed that they will comply with all of staff conditions.

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

Motion On motion of Chairman Tran, seconded by Commissioner Bertels, and carried 5-0, the Planning Commission approved Case No. 2010-71 (Resolution No. 11-001), the variance and development review based on staff findings and subject to the conditions in the draft resolution.

**B. Case 2010-73 Variance, Conditional Use Permit
Location: 6312 Garden Grove Boulevard
(Assessor’s Parcel Number 203-361-15)**

An application to convert an unused electronic message board pylon sign, formerly used to identify an on-site business, into a billboard sign for the purpose of advertising businesses located off-premise and the current on-site business. The Conditional Use Permit is required in order to permit a billboard and a variance is requested in order to allow the existing sign to maintain its current height of 60-feet as the allowable maximum height is 35-feet.

STAFF RECOMMENDATION: That the Planning Commission deny the applicant's request for a conditional use permit to use the existing sign as a billboard, deny the request for a height variance to exceed the maximum allowed height for a billboard, and recommend to the Redevelopment Agency to deny the applicant's request to approve the location of the proposed billboard.

This item was withdrawn, but the variance request will be continued on February 2, 2011.

**C. Case 2010-79 Zone Change
Location: 13712 Milton Avenue
(Assessor's Parcel Number 203-311-07)**

The applicant seeks approval to rezone a single lot from M-1, Light-Industrial to R-2, Residential Multiple Units (8-12 units per acre).

STAFF RECOMMENDATION: That the Planning Commission recommend the Mayor and City Council adopt an ordinance implementing a Zone Change from M-1, Light Industrial to R-2, Residential Multiple Units (8-12 units per acre).

Mr. Fenn Moun provided the project description, background, and analysis of the proposed zone change of the property located at 13712 Milton Avenue. Based on its findings, staff recommended that the Planning Commission recommend to the Mayor and City Council adoption of the zone change.

The public hearing was opened and closed as no one wished to speak in favor nor in opposition.

Motion

Commissioner Vo moved that the Planning Commission recommend that the City Council adopt an ordinance implementing a Zone Change from M-1, Light Industrial to R-2, Residential Multiple Units (8-12 units per acre) for Case 2010-79 (Resolution No. 11-002). Commissioner Bertels seconded and the motion carried 5-0.

D. Case 2009-63 Zoning Text Amendment – Signs
Location: Citywide (Continued from 12/8/2010)

A proposed Zoning Text Amendment (ZTA) to the Westminster Municipal Code to establish procedures and standards for considering and allowing signs within qualifying developments or areas within the City that vary from sign standards.

STAFF RECOMMENDATION: That the Planning Commission recommend the Mayor and City Council adopt an ordinance amending the Westminster Municipal Code to establish procedures and standards for considering and allowing signs that vary from sign standards within qualifying developments or areas in the City.

As Mr. Chris Wong made his brief presentation of the proposed zone amendment, he also displayed photos of electric signs in several unique commercial centers such as the “The Block” in Orange, “LA Live” in downtown Los Angeles, and the “Americana” in Glendale. He indicated that the proposed text amendment would allow greater sign design that would help contribute to the energy and vibrancy of unique urban places such as the Little Saigon. Based on his analysis and findings, Mr. Wong recommended that the Planning Commission recommend that the Mayor and City Council adopt an ordinance amending the Westminster Municipal Code to establish procedures and standards for considering and allowing signs that vary from sign standards within qualifying developments or areas in the City.

The public hearing was opened and closed as no one wished to speak in favor nor in opposition.

Commissioner Turro expressed some reservations regarding the proposed zoning text amendment as residents may have different interpretations of the code.

Chairman Tran supported the proposed zone text amendment as he anticipates it would further help in the development of the City.

Motion

Commissioner Vo moved that the Planning Commission recommend that the Mayor and City Council adopt an ordinance amending the Westminster Municipal Code to establish procedures and standards for considering and allowing signs that vary from sign standards within qualifying developments or areas in the City for Case 2009-63 (Resolution No. 11-003). Chairman Tran seconded and the motion carried 4-1, Commissioner Bertels dissented.

Regular Business None

Reports None

Administrative Use Permits And Adjustments None

Items from the Planning Commission None

**Comments:
Planning Commissioners**

Since this will be his last meeting as a Commissioner, Chairman Tran thanked staff for their cooperation and hard work as it had made his work easier. He expressed appreciation for the assistance and support from his fellow Commissioners.

Commissioner Vo thanked Chairman Tran for his service to the Commission and great contribution to the City.

Commissioner Bertels reported for Code Enforcement action that there is a sign, "Open for Business" or "Opening Soon" in the front yard of a residential property northwest corner of McFadden and Magnolia.

Planning Manager None

City Attorney None

Reporting on AB 1234 None

Adjournment The meeting was adjourned at 7:08 p.m. to the Planning Commission meeting on Wednesday, February 2, 2011, at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA
Administrative Assistant

