



PLANNING COMMISSION
Minutes of the Regular Meeting
City Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
May 4, 2011
6:30 p.m.

Call to Order The Planning Commission of the City of Westminster met in a regular session on Wednesday, May 4, 2011, called to order in the City Council Chambers at 6:30 p.m. by Chairman Vo.

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

Staff Attendance Art Bashmakian, Planning Manager; Chris Wong, Assistant Planner; and Maria Moya, Administrative Assistant

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 14, 2011 were approved on motion of Commissioner Bertels, seconded by Chairman Vo, and carried 4-0, Commissioner Oh absent.

Oral Communications None

Report from the Secretary on Late Communications Items None

Ex Parte Communication None

Commissioner Ho arrived at 6:32 p.m.

Public Hearing A. Case 2011-14 Zoning Text Amendment – Common Driveway Areas
Location: Residential Districts Citywide

Zoning Text Amendment (ZTA) to remove a code provision which requires subtracting common driveway areas from apartment and

condominium developments for the purpose of determining allowed density.

STAFF RECOMMENDATION: That the Planning Commission recommend that the Mayor and City Council adopt an ordinance amending the current zoning regulations to remove a code provision which requires subtracting common driveway areas from apartment and condominium developments for the purpose of determining allowed density in all Residential Districts.

Mr. Art Bashmakian made a brief overview of the proposed Zoning Text Amendment (ZTA) that will modify and define the code provision that the common driveway areas will no longer be used in determining the permitted density in any residential zoning district. Based on staff analysis, he recommended that the Planning Commission recommend to the City Council adoption of the proposed ZTA.

The public hearing was opened and closed as no one wished to speak in favor or in opposition.

Motion

On motion of Chairman Vo, seconded by Commissioner Bertels, and carried 5-0, the Planning Commission moved to recommend that the Mayor and City Council adopt an ordinance amending the current zoning regulations to remove a code provision which requires subtracting common driveway areas from apartment and condominium developments for the purpose of determining allowed density in all Residential Districts for Case 2011-14 (Resolution No. 11-017).

**Regular
Business**

**A. Case 2011-07 Development Review – Level 2
Location: 14550 Magnolia Street (APN No. 098-391-21)**

An application for Development Review to modify the exterior design of an existing commercial building over 7,500 gross square feet in floor area.

STAFF RECOMMENDATION: That the Planning Commission approve the project subject to recommended conditions of approval.

Mr. Chris Wong made a brief presentation of the proposed application to modify the exterior design of an existing building. He passed a material and color board of the proposal to the Commissioners and displayed the elevations plans of the proposed improvements. Based on staff findings and analysis, Mr. Wong

recommended that the Planning Commission approve the application for Development Review subject to the recommended conditions of approval in the draft resolution.

Based on the proposed plan elevations, Commissioner Bertels commented that he likes the proposed improvements including the uniform business signs as it looks more professional, but he wanted to make sure the applicant will abide by its plans and not maintain the current hodge podge appearance of the signs on the building. Mr. Wong assured Commissioner Bertels that staff had included the City's sign code requirements in the conditions of approval.

The Planning Commission allowed the applicant to speak.

As the architect for the applicants, Mr. Tim Rhoads of 1312 Santanella Terrace, Corona Del Mar, indicated that one of the goals of the proposed design is to make the signs consistent and cohesive so that it will blend with the new design of the building. He contended that the owner will have a new leasing program that would require its new tenants to adhere to their new signage.

Motion Commissioner Bertels moved that the Planning Commission approve Case No. 2011-07 (Resolution No. 11-018) based on staff findings and analysis and subject to the conditions listed in the draft resolution including the condition that the signage must conform with the sign design as they appear on the submitted building elevations for the subject project. Commissioner Oh seconded and the motion carried 5-0.

Reports None

Administrative Use Permits And Adjustments None

Items from the Planning Commission Commissioner Bertels reported that the property at the northeast corner of Magnolia and McFadden continues to be in trash condition. Mr. Bashmakian stated that this problem has been reported to the Code Enforcement staff, but he will follow-up with them.

Comments: Planning Commissioners None

Planning None

Manager

City Attorney None

**Reporting on
AB 1234** None

Adjournment The meeting was adjourned at 6:52 p.m. to the Planning Commission meeting on Wednesday, May 18, 2011, at 6:30 p.m. in the Council Chambers.

Respectfully submitted,

MARIA MOYA
Administrative Assistant