



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**City Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**February 15, 2012**  
**6:30 p.m.**

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**1. ROLL CALL: BERTELS, HO, OH, TURRO, VO**

PRESENT: Ho, Oh, Turro, Vo

ABSENT: Bertels

**2. SALUTE TO FLAG:**

Commissioner Oh

**3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS**

None

**4. EX PARTE COMMUNICATIONS**

None

**5. SPECIAL PRESENTATIONS**

None

**6. ORAL COMMUNICATIONS**

None

**7. APPROVAL OF MINUTES – Regular Meeting January 18, 2011**

The minutes of the regular meeting of February 1, 2011 were approved on motion of Commissioner Ho, seconded by Chairman Vo, and carried 3-0, Commissioner Oh did not vote as he was absent in that meeting and Commissioner Bertels was absent.

**8. PUBLIC HEARINGS**

**8.1 Case 2007-41 General Plan Amendment and Zone Change (Moran Street Specific Plan)**

**Location: Moran Street bounded by Bolsa Avenue to the north and Bishop Place to the south. 15022, 15041, 15054, 15061, 15081, 15100, 15101, 15131, 15151, 15171 and 15191 Moran Street, 9241 Bishop Place and 9200, 9242, 9262 and 9282 Bolsa Avenue.**

The proposed project consists of a General Plan Amendment and Zone Change to adopt a Specific Plan to guide the future development of the Moran Street and Asian Garden Mall area of the Little Saigon Community Planning Area. This action is in response to the community's desire for the eventual elimination of industrial uses and the enhancement of the area as a focal point of social activity, personal services and commerce.

RECOMMENDATION: Staff recommends that the Planning Commission recommend that the City Council:

1. Adopt a Resolution to amend the General Plan from the Commercial-General designation to Planned Development;
2. Adopt an Ordinance approving the Moran Street Specific Plan and a Zone Change from Commercial Industrial (C-M), General Business (C-2), Light Industrial (M-1), and Residential (R-5 Multiple Units 19-24 Units/Acre) to Specific Plan (SP) and eliminate the Planned Development (PD) and Parking Overlays;
3. And adopt a Resolution to Certify the Moran Street Specific Plan Final Environmental Impact Report related to the Moran Street Specific Plan.

Art Bashmakian expressed his appreciation to the property owners in both the Moran and Westate Street areas as well as the community at large who worked with City staff on this significant plan that will guide the future development of the Little Saigon area.

Kelvin Parker presented a brief background and project description of the proposed General Plan Amendment and Zone Change of the Moran Street Specific Plan. He stated that this plan would provide standards and criteria for the development of the particular geographic area for retail office hotel residential and parking uses on the 20-acre project site. He mentioned that The Planning Center, consultants who prepared the environmental review, were present and available to answer any questions. Based on staff analysis and findings, Mr. Parker recommended that the Planning Commission recommend that the City Council adopt a Resolution to amend the General Plan from the Commercial-General designation to Planned Development; adopt an Ordinance approving the Moran Street Specific Plan and a Zone Change from Commercial Industrial (C-M), General Business (C-2), Light Industrial (M-1), and Residential (R-5

Multiple Units 19-24 Units/Acre) to Specific Plan (SP) and eliminate the Planned Development (PD) and Parking Overlays; and adopt a Resolution to Certify the Moran Street Specific Plan Final Environmental Impact Report related to the Moran Street Specific Plan.

The public hearing was opened and the following spoke in favor:

Peter Katz, 1314 N. Mar Les Drive, Santa Ana, CA, stated that he is involved with the City of Santa Ana and County of Orange in finding ways for its residents and visitors spend time and enjoy activities in their local communities that is accessible and affordable. By revitalizing communities, preserving the culture that is unique to the community, constructing hotels, providing a parking structure that will help avoid traffic jams, he indicated that the City will create the ambience and enhance the local area as the focal point of social activity. He stated that the City needs to take advantage of the tourist culture in this area.

Tony Dang, 15022 Moran Street, owner of the Tofu business located by the Asian Garden Mall, supported the proposed Specific Plan but expressed concern that the Plan may either take away or block the parking spaces in front of his business or even take away his business altogether.

Kathy Buchoz, representing Bridgecreek Realty, 8907 Warner No. 108, Huntington Beach, stated that 24 years ago, parking was already an issue in the area. She was thankful to the City for initiating and proposing the Specific Plan as they continue to develop Little Saigon as a destination area.

Speaking in opposition, William Bruce, 9662 Bolsa, stated that although his property is not in the Plan, his concern was that the parking in front of his property in Moran Street may be taken away and moved to a parking structure in the Asian Garden Mall. If that happens, Mr. Bruce stated that he will lose his clients since he felt that nobody will walk to the parking structure to buy "food to go" from his business. Kelvin Parker explained that if there were to be a parking structure, it would be located behind the Asian Garden Mall which is an easy access for people to walk to the businesses around Little Saigon business area. Art Bashmakian further explained that there is currently no plan to modify any streets within the Specific Plan area except when there are new developments within the Specific Plan but only after all concerns and issues have been considered and reviewed. He stated that this meeting was an opportunity to speak about the Plan and if the Commission recommends approval to City Council, the issues and concerns raised today will be addressed for the City Council through the public hearing process.

Diep Nguyen, owner of 9262 Bolsa Avenue, expressed concern that her property will lose its value due to lack of parking. She contended that they received the first letter from the City last year informing them about some changes in Moran Street. She supported the City so that more businesses in the area would be

accommodated, and cars going in and out of that area would be limited. However, the second letter they received already proposed the Specific Plan without getting their input. She was against the Plan because she stated that the area is already very crowded with hardly enough parking and the City is even planning to have a hotel in that street. She believed it was not workable.

In rebuttal, Peter Katz stated that the parking structure would address the parking issues around the area, and if a hotel is to be constructed, the hotel should be able to finance the structure.

Kathy Buchoz stated that at the present, those who park behind the Asian Garden Mall walk to shop around the surrounding businesses such as the Asian market and surrounding businesses.

Tony Dang stated that people who are not even their clients use the parking spaces of their tofu restaurant

The public hearing was closed.

Commissioner Turro moved that the Planning Commission recommend that the City Council: Adopt a Resolution to amend the General Plan from the Commercial-General designation to Planned Development; Adopt an Ordinance approving the Moran Street Specific Plan and a Zone Change from Commercial Industrial (C-M), General Business (C-2), Light Industrial (M-1), and Residential (R-5 Multiple Units 19-24 Units/Acre) to Specific Plan (SP) and eliminate the Planned Development (PD) and Parking Overlays; and adopt a Resolution to Certify the Moran Street Specific Plan Final Environmental Impact Report related to the Moran Street Specific Plan (Resolution No. 12-008). Commissioner Oh seconded and the motion carried 4-0, Commissioner Bertels absent.

## **9. REGULAR BUSINESS**

### **9.1 Case 2012-03 Development Review – Level II**

**Location: 15011 Beach Boulevard (Assessor's Parcel Number 142-032-15)**

An application for Development Review to modify the exterior design of a retail building.

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Development Review subject to the recommended conditions of approval.

Fenn Moun made a brief presentation on the proposed remodeling of an existing retail building by removing the metal awning along the front façade and refinishing the front elevation with a smooth stucco surface. Based on staff findings and analysis, he recommended that the Planning Commission approve the Development Review subject to the recommended conditions of approval.

On motion of Chairman Vo, seconded by Commissioner Turro, and carried 4-0 (Commissioner Bertels absent), the Planning Commission approve the Case 2012-03 Development Review – Level II (Resolution No. 12-009) subject to the recommended conditions of approval.

**10. REPORTS**

None

**11. MATTERS FROM THE PLANNING COMMISSION**

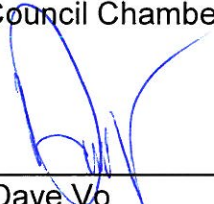
None

**11.2 AB 1234 Reports**

None

**12. ADJOURNMENT:**

At 7:30 p.m., Chairman Vo adjourned the meeting to a regular meeting on Wednesday, March 7, 2012 at 6:30 p.m. in the Council Chambers.



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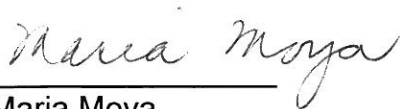
Dave Vo  
Chairman



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Art Bashmakian  
Planning Commission Secretary

Prepared by:



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Maria Moya  
Administrative Assistant