



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**City Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**February 20, 2013**  
**6:30 p.m.**

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**1. ROLL CALL: HO, ANDERSON, MANZO, NGUYEN**

PRESENT: ANDERSON, MANZO, NGUYEN,  
ABSENT: HO (arrived at 6:39)

**2. SALUTE TO FLAG:**

Commissioner Nguyen

**3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS:**  
None

**4. EX PARTE COMMUNICATIONS: Manzo and Nguyen mentioned that they visited site related to public hearing item on the agenda.**

**5. SPECIAL PRESENTATIONS: None**

**6. ORAL COMMUNICATIONS: None**

**7. APPROVAL OF MINUTES: Regular Meeting of January 16, 2013.**

The minutes of the regular meeting of January 16, 2013 were approved on motion of Commissioner Anderson, seconded by Chairman Nguyen and carried 3-0 (Ho absent).

**8. PUBLIC HEARINGS -**

**8.1 Case No. 2012-62 Conditional Use Permit (CUP). An application to demolish an existing 495 square-foot drive through coffee house and erect two new modular buildings approximately 700 square feet in area for a new drive through coffee house with a walk up service window and patio seating that would operate from 5:00 a.m. to 12:00 a.m. daily**

**Location: 15388 Goldenwest Street (Assessor's Parcel Number 142-401-60)**

**Applicant: Jon Alpert for Starbucks Coffee Company**

**RECOMMENDATION: Staff recommends that the Planning Commission grant the Conditional Use Permit.**

Alexis Oropeza, Associate Planner, gave a presentation on the item.

Commissioner Manzo expressed concern over the proximity of the drive-through exit to the drive aisle as it could cause congestion.

Ms. Oropeza mentioned that the City Engineer did not find the situation to be an unsafe circulation pattern.

THE CHAIR OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OF THE PROJECT.

Tim Matz spoke in favor of the project and introduced the applicant's team.

Commissioner Anderson asked the applicant to further explain the project and the applicant's approach.

Jeff Rabbitt, project architect, explained the proposed architectural concept and gave information regarding the operation of the facility.

Jon Alpert and Tim Matz, representing the applicant, provided additional information.

Commissioner Anderson expressed a concern regarding the "see-through" screening material.

Commissioners asked additional questions regarding various aspects of the operation of the proposed facility.

The applicant's team provided responses to the Commissioner's questions.

THE CHAIR ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN OPPOSITION TO THE PROJECT.

No one spoke in opposition.

THE CHAIR CLOSED THE PUBLIC HEARING

**Motion was made by Commissioner Anderson**, and seconded by Chair Nguyen, to approve the conditional use permit and adopt Resolution No. 13-002 entitled, "A Resolution of the Planning Commission of the City of Westminster approving a Conditional Use Permit to operate a new drive through coffee house operating from 5:00 am to 12:00 am daily at 15388 Goldenwest Street with an added condition that the sheet metal screen be brown in color"

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, HO, MANZO,

NOES:

ABSENT:

9. **REGULAR BUSINESS:** None

10. **REPORTS:** None

11. **MATTERS FROM THE PLANNING COMMISSION**

Chair Nguyen asked that staff place a discussion item on next meeting's agenda regarding a project award program for quality development in the City.

11.3 **AB 1234 Reports:** None

12. **ADJOURNMENT:** At 7:19 p.m., Chairman Nguyen adjourned the meeting to a regular meeting on Wednesday, March 6, 2013 at 6:30 p.m. in the Council Chambers.

  
NGUYEN  
Chairman

  
Art Bashmakian  
Planning Commission Secretary

Prepared by:

  
Art Bashmakian  
Planning Commission Secretary