



**PLANNING COMMISSION  
Minutes of the Regular Meeting  
City Council Chambers  
8200 Westminster Boulevard  
Westminster, CA 92683  
July 3, 2013  
6:30 p.m.**

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

PRESENT: NGUYEN, ANDERSON, LOPEZ, MANZO  
ABSENT: HO

**2. SALUTE TO FLAG:**

Commissioner Lopez

Chair Nguyen directed the assembly to observe twenty-nine seconds of silence for former City Manager and Police Chief Mitchell "Mitch" Waller in honor of his twenty-nine years of service to the City.

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

Planning Commission Secretary Art Bashmakian reported receiving an email from the property owner of the property related to Item No. 8.1 noting that she was not able to attend the present meeting because she is in labor.

**4. EX PARTE COMMUNICATIONS - None**

**5. SPECIAL PRESENTATIONS – None**

**6. ORAL COMMUNICATIONS - None**

**7. APPROVAL OF MINUTES – None**

**8. PUBLIC HEARINGS**

**8.1 Case No. 2012-49 Conditional Use Permit (CUP) & Administrative Adjustment (AA)  
Location: 13750 Beach Boulevard (APN: 097-051-30 and 097-051-24)  
Applicant: Shawn Naeemy, DBA OC Auto Expo Group**

A request to allow auto repair for minor car repairs and auto detailing as an accessory use to an existing used car sales and a request to allow auto repair use to operate as a separate business on the same lot. The proposed operating hours would be Monday through Saturday from 9:00 a.m. to 6:00 p.m. In addition, the applicant is seeking an administrative adjustment to provide 23 parking stalls where 25 parking stalls are required.

RECOMMENDATION: Approve the Conditional Use Permit and Administrative Adjustment.

Mr. Bashmakian reported receiving a request from the applicant to continue the matter and asked that the Planning Commission continue the matter to the Planning Commission meeting of August 7, 2013.

It was noted that for an existing development, there is no requirement for submittal of a landscape plan. Mr. Bashmakian reported that a landscape plan would be required if there was a trigger with

regards to the development. He addressed categories of non-conforming code provisions. He will check if this specific case requires a landscape plan and will report to the Planning Commission at the time of the Public Hearing for this item. If there is a provision, then the project will require submission of a landscape plan.

**Motion was made by Vice Chair Anderson**, and seconded by Commissioner Lopez to continue Case No. 2012-49 Conditional Use Permit (CUP) & Administrative Adjustment (AA) to the Planning Commission meeting of August 7, 2013.

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, LOPEZ, MANZO  
NOES:  
ABSENT: HO

**8.2 Case No. 2012-67 Zone Text Amendment (ZTA)**  
**Location: Citywide**  
**Applicant: City of Westminster**

A zone text amendment to amend the parking standards for eating and drinking establishments within retail shopping centers and parking standards for retail shopping centers.

RECOMMENDATION: Recommend that the Mayor and City Council adopt the Ordinance amending the parking standards for eating and drinking establishments within retail shopping centers and parking standards for retail shopping centers.

Mr. Bashmakian gave a presentation on this item.

Discussion followed regarding the time period involved in the referenced parking study. Mr. Bashmakian reported that it was conducted in late spring, early summer.

**Motion was made by Commissioner Manzo**, and seconded by Vice Chair Anderson recommending that the Mayor and City Council adopt the Ordinance amending the parking standards for eating and drinking establishments within retail shopping centers and parking standards for retail shopping centers as presented under Case No. 2012-67 Zone Text Amendment.

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, LOPEZ, MANZO  
NOES:  
ABSENT: HO

**9. REGULAR BUSINESS – None**

**10. REPORTS – None**

**11. MATTERS FROM THE PLANNING COMMISSION - None**

**11.1 AB 1234 Reports - None**

**12. ADJOURNMENT:** At 6:50 p.m., Chair Nguyen adjourned the meeting to regular meeting on Wednesday, August 7, 2013 at 6:30 p.m. in the Council Chambers.

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NGUYEN  
Chairman

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Art Bashmakian  
Planning Commission Secretary

Prepared by:

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Art Bashmakian  
Planning Commission Secretary