



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**City Council Chambers**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**October 2, 2013**  
**6:30 p.m.**

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

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

**2. SALUTE TO FLAG:**

Vice Chair Anderson led the salute to the flag.

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

Mr. Bashmakian noted that one opposition letter has been received pertaining to item 8.2, regarding the special advertising permit.

**4. EX PARTE COMMUNICATIONS – None**

**5. SPECIAL PRESENTATIONS – None**

**6. ORAL COMMUNICATIONS – None**

**7. APPROVAL OF MINUTES**

Chair Nguyen asked staff that the font be larger on future minutes.

Chair Nguyen asked that on agenda item number 7 be changed from Commissioner Lopez to Commissioner Ho.

**Motion was made by Chair Nguyen**, and seconded by Vice Chair Anderson to approve the minutes of the regular meeting, with correction, of the Planning Commission on August 7, 2013.

The motion carried by the following vote:

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

**Motion was made by Chair Nguyen**, and seconded by Commissioner Manzo to approve the minutes of the regular meeting of the Planning Commission on August 21, 2013.

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, MANZO, HO

NOES:

ABSENT: LOPEZ

## **8. PUBLIC HEARINGS**

- 8.1 Case No. 2013-76 Conditional Use Permit (CUP)**  
**Location: 15072 Goldenwest Street (APN 142-382-13)**  
**Applicant: Sheri Kavooosi, for SaksArts, Inc.**

Request to sell beer and wine for on-site consumption in conjunction with a new 2,854 square-foot art studio for instructional painting, Painting with a Twist. Typically classes are offered in two to three hour intervals. Both alcoholic and non-alcoholic drinks will be offered as an incidental amenity to the recreational painting classes provided. Beer and wine and non-alcoholic beverages will be available for sale only to registered guests. The studio will also host private and group parties. The studio is proposing to operate daily from 12:00 p.m. to 10:00 p.m.

RECOMMENDATION: Approve the Conditional Use Permit

Alexis Oropeza, Associate Planner, provided a report on the item, outlining the zone and location of the proposed project, as well as operating hours and plans for alcohol and food service. The site is located within a zone of having eight licenses, and the Police Department has reviewed the plans and feels there is no concern of over-saturation of licenses. It is a unique entertainment venue and staff recommends the approval of the conditional use permit, subject to conditions.

Chair Nguyen opened the public hearing.

Sheri Kavooosi, applicant on behalf of Painting with a Twist, spoke in favor of the project. She explained that this is one of the fastest growing franchises in the art and entertainment industry and it will be the first California location. Ms. Kavooosi noted that it is not advertised as a drinking establishment, but alcohol is available. Private parties can choose to have their events catered, but food will not be prepared on-site.

No other individuals spoke in favor or in opposition.

Chair Nguyen closed the public hearing.

Discussion ensued regarding the popularity and positivity of these types of businesses and it was noted that this is a great way to connect community members and enhance fine arts within Westminster.

**Motion was made by Chair Nguyen**, and seconded by Commissioner Manzo to approve the Conditional Use Permit, subject to the conditions in the staff report, of Case No. 2013-76 Conditional Use Permit (CUP).

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, HO, MANZO

NOES:

ABSENT: LOPEZ

**8.2 Case No. 2013-62 Special Advertising Permit (SAP)**  
**Location: 9200 Bolsa Avenue, (APN: 143-611-01 & 02)**  
**Applicant: Asian Garden Limited**

The applicant is requesting a special advertising permit to provide a total of 34 permanent banners, of various sizes to be located throughout an existing shopping center (Asian Garden Mall).

RECOMMENDATION: Approve a proposed food court banner sign and deny the remaining requested banners.

Steve Ratkay, Associate Planner, presented a report on the item. He modified staff's written recommendation by suggesting the banner for the food court be approved for only 90 days and that the applicant can propose a permanent sign. He noted that the proposed sign E would be temporary and the applicant can modify the existing sign to accommodate any additional language. All other signs were recommended to be denied. The rest of the assessment has been presented in the resolution.

Chair Nguyen opened the public hearing.

Julie Newell, representing the applicant of Asian Garden Mall, noted that she is in favor of all the signs and that the location is more of a tourism attraction. The banners are changed every two to three months, based on the holidays, and are at no cost to the mall. Pechanga is not a permanent advertiser and the goal is to keep them colorful and festive year-round.

Mr. Ratkay noted that code allows for banners to be used for special events.

Kathy Buchoz, representing the applicant of Bridgecreek, clarified that the location of the banners would be permanent, but the actual banner would be temporary and

would change with the holidays and seasons. She shared that many politicians and dignitaries have visited this mall, and it is a unique and unmatched location within the City. It is important to continually promote the mall as a tourist location.

Felicia Jao, representing the applicant of Bridgecreek, noted that she is appreciative of the time and effort in consideration of this proposal.

No one else spoke in favor.

Ha M. Mach, a resident of Westminster, spoke in opposition of the permit as the mall already has many signs. He believes that more parking spaces should be added, as shoppers often can not find a place to park.

Chair Nguyen asked if any speakers in opposition wanted to make a rebuttal.

Kathy Buchoz noted that the mall is parked up to code and that it is a goal to someday add more spaces.

Chair Nguyen closed the public hearing.

Discussion carried in regards to code provisions about design elements and the banners, as well as integrating local Vietnamese artists into banner design. Outside advertisements, such as with Pechanga or the Crystal Cathedral, should not be allowed and also banners signs should be used as permanent signs.

Chair Nguyen moved to approve, per staff's earlier recommendation allowing the food court banner to be displayed permanently and denying all other requested signs.

There was no second.

**A substitute motion was made by Vice Chair Anderson**, and seconded by Commissioner Manzo to approve with staff's modified recommendation and deny all other portions of the request, as presented under Case No. 2013-62.

The motion carried by the following vote:

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

**9. REGULAR BUSINESS - None**

**10. REPORTS – None**

**10.1 Case No. 2012-48 – Review of Applicant's Compliance with Temporary Use**

**Permit Conditions of Approval.**

**Location: 8500 Bolsa Avenue (Assessor's Parcel Number 107-201-02)**

**Applicant: Young Min Eom**

Alexis Oropeza, Associate Planner, presented a brief status report on the progress of the conditional use permit application for the development of the permanent structures at the subject site. Based on staff's review of the conditions regarding the electrical inspection and the repainting of structures, it is recommended that this item be received and filed and the next update will be in January 2014.

RECOMMENDATION: Receive and File

Commission received and filed (4-0) with Lopez absent.

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

**11.2 AB 1234 Reports - NONE**

**12. ADJOURNMENT:** At 7:27pm, Chair Nguyen adjourned the meeting to a Regular Meeting on Wednesday, November 6, 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