



PLANNING COMMISSION
Minutes of the Regular Meeting
City Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
December 4, 2013
6:30 p.m.

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

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

2. SALUTE TO FLAG:

Vice Chair Anderson led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS – None

Mr. Bashmakian, Planning Commission Secretary, noted a copy of the Resolution 2003-27, as it relates to item 8.1 on the agenda. Additionally, Appendix A of the Housing Element was left out of the packet. Finally, a memo and rendering of the Hoover Bike Lane related to the discussion item from the Commissioner.

4. EX PARTE COMMUNICATIONS

Vice Chair Anderson noted that he visited the site for the automobile storage yard.

5. SPECIAL PRESENTATIONS – None

6. ORAL COMMUNICATIONS – None

7. APPROVAL OF MINUTES

Chair Nguyen asked that a correction be made at the top of the second page, to add the word “add” in front of “a third wall sign”. Commissioner Manzo noted that on page two, he was in agreement with Vice Chair Anderson having read through the design, but was not the speaker.

Motion was made by Vice Chair Anderson, and seconded by Chair Nguyen to approve the minutes of the regular meeting, with correction, of the Planning Commission on November 6, 2013.

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, MANZO

NOES:

ABSENT: LOPEZ, HO

8. PUBLIC HEARINGS

- 8.1 **Case No.** 2012-69 Conditional Use Permit
Location: Southwest corner of Westminster Boulevard and Hoover Street
(Assessor's Parcel Numbers 195-373-17)
Applicant: Honda World / Lexus of Westminster

To store approximately 250-300 new vehicles on Southern California Edison owned property associated with existing new vehicle dealerships on Beach Boulevard. No physical changes to the site are proposed.

RECOMMENDATION: Approve subject to conditions

Steve Ratkay, Associate Planner, provided a report on the item.

Chair Nguyen opened the public hearing.

Cindy Flemings, representing Alliance Architecture of Dana Point, noted that the applicant is compliant with the landscaping conditions, however adding a wall would be very costly. With limitations placed by Edison, it would be a risky expense that they would like to avoid.

John Oh, representing Honda World, thanked the City for allowing them to operate for twenty-five years and that the lot is vital to the business. They contribute to the community through sales tax, however they cannot contribute to any long-term structure because they are on a month-to-month lease with Southern California Edison.

Jim Kitzmiller, representing Honda World, noted agreement with Ms. Flemings and Mr. Oh, noting that Edison could ask them to move and they would not be able to take any permanent structures.

Chair Nguyen closed the public hearing.

Commissioner Manzo replied that if Honda World is not a permanent location, then this permit should be considered a temporary use permit and not a permanent one.

Vice Chair Anderson noted that this site is a very visible site and with both dealerships being well maintained, this lot should carry over in such maintenance. In 2003's permit, there was a resolution to the condition that the site be maintained with high shrubs.

Photographs of the existing site were discussed, as included in the packet. Dead and dying plants were displayed, as well as other palms and shrubs that are not thriving. It was noted that the east property line is in need of complete and entire renovation.

Chair Nguyen re-opened the public hearing.

Mr. Oh noted that the dealership is completely prepared to move the cars outside of Westminster, as the dealership does not control the property and it would be more cost effective to find another location for the lot.

Mr. Kitzmiller explained the arrangement with Edison and that they could give the dealership thirty days to evacuate. It was also noted that a full lot would be more visually appealing than an empty one.

Mr. Kitzmiller noted that they would be willing to plant, irrigate, and maintain new landscaping, per the conditions.

Vice Chair Anderson suggested that options include requiring a block wall, a wrought iron wall, or a wall that would run 70 feet along the side.

Chair Nguyen closed the public hearing.

Commissioner Manzo discussed the cost benefits of wrought iron, and that it should run 70-feet along the east side, with landscaping inside the fencing. He noted that he would prefer pilaster to wrought iron, but understands the costs of each.

Motion was made by Chair Nguyen, and seconded by Commissioner Manzo to approve the conditional use permit, subject to amending condition 8 to include two pilasters one on each side of the driveway and to install wrought iron fence along the front and 70 feet down from the front property line along the west property line and to remove all existing landscaping and install and irrigate new landscaping, as well as the condition to prohibit activity from 10pm to 5am.

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, MANZO

NOES:

ABSENT: LOPEZ, HO

8.2 Case No. Case No. 2013-04, General Plan Amendment.
Location: Citywide
Applicant: City of Westminster

To review the new Housing Element of the City's General Plan and the associated Negative Declaration, as mandated by State law, and make a recommendation to the City Council to take appropriate action regarding the Negative Declaration and the draft Housing Element.

RECOMMENDATION: Recommend that the Mayor and City Council adopt the Negative Declaration and adopt the Housing Element.

Steve Ratkay, Associate Planner, provided a presentation regarding the project and discussed the appendix that was omitted from the packet.

Chair Nguyen asked that the font of the report be increased, noting that it is a very thorough document.

Chair Nguyen opened the public hearing.

Seeing no comments, Chair Nguyen closed the public hearing.

Motion was made by Vice Chair Anderson, and seconded by Chair Nguyen to approve the resolution recommending that Council adopt the Negative Declaration and adopt the Housing Element for the Westminster General Plan.

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, MANZO

NOES:

ABSENT: LOPEZ, HO

9. REGULAR BUSINESS - NONE

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION -

11.1 AB 1234 Reports – NONE

11.2 Development Awards Program

To take official action recommending that the City Council establish an Awards Program that recognizes outstanding development projects within the City.

Chair Nguyen noted that he would like to expand it to Quality and Sustainable Development Project.

Motion was made by Vice Chair Anderson, and seconded by Chair Nguyen to expand the Development Awards Program to the Quality and Sustainable Development Project.

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, MANZO

NOES:

ABSENT: LOPEZ, HO

11.3 Hoover Bike Lane

Commissioner Manzo expressed his satisfaction with the artist’s rendering of the walkway and proposed landscaping, as well as lighting that makes the path safe.

12. ADJOURNMENT: At 7:29 pm to a Regular Meeting on Wednesday, December 18, 2013 at 6:30 p.m. in the Emergency Operating Center, first floor of the Police Department, Building #5.

Art Bashmakian noted a correction that the next meeting is to be held at a different place, in the Community Services Building, in rooms A and B.

NGUYEN
Chairman

Art Bashmakian
Planning Commission Secretary

Prepared by:

Art Bashmakian
Planning Commission Secretary