



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

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

PRESENT: NGUYEN, ANDERSON, HO, LOPEZ, MANZO,
ABSENT:
 2. **SALUTE TO FLAG:**

Commissioner Manzo
 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:** None
 8. **PUBLIC HEARINGS -**
 - 8.1 **Case No. 2011-68 Zone Change and Conditional Use Permit (ZC, CUP).** .
Location: 13561 Beach Boulevard
Applicant: William O. Lewis for Bremco Construction

The applicant proposes to rezone two adjoining vacant parcels (with a combined area of 27,500 square-feet) to the C-2 (General Business) Zoning District. One of the two parcels is within the R1 (Single-Family Residential) Zoning District, while the other parcel is within the C1 (Local Business) Zoning District. The applicant is also requesting a Conditional Use Permit (CUP) to develop the two parcels as an un-manned parking lot to store up to 40 vehicles that will be sold at a nearby used car sales lot (located at 13631 Beach Boulevard), on the southwest corner of 23rd Street and Beach Boulevard. No buildings are proposed at the subject site, neither is the sale and/or repair of vehicles proposed at the subject site.

RECOMMENDATION: Staff recommends that the Planning Commission recommend to the Mayor and City Council approval of the zoning map amendment and the Conditional Use Permit to operate a vehicle storage lot associated with an off-site used car sales facility.

Steve Ratkay, Associate Planner, gave a presentation on the item.

THE CHAIR OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK ON THE SUBJECT MATTER.

William Lewis, the applicant, spoke in favor of the project and gave a brief overview.

Chair Nguyen asked about access to the site and Mr. Lewis stated that access will be only from Beach Boulevard.

Jean Cheng, adjacent property owner, raised concerns about fire access to the site

Suong Fernandez, manager of the above referenced apartment at 7911 23rd Street, spoke in support of the purchase of the parcels and the elimination of the blighted condition but raised concerns regarding lighting, walls and fire access.

Loren Carrilo raised concerns about the project and the existing car sales lot complaining about code violations, parking on streets.

THE CHAIR ASKED IF THERE WERE ANY OTHER SPEAKERS WISHING TO SPEAK ON THE SUBJECT MATTER.

No one else chose to speak.

Chair Nguyen invited the applicant to respond to the comments made by the speakers.

Mr. Lewis responded to the issues raised by the previous speakers.

Vice Chair Anderson asked the applicant and owner if they are in agreement with all the conditions of approval.

Mr. Lewis responded in the affirmative.

Vincent Lee spoke in response to some of the issues raised by previous speakers and stated that he is in agreement with the conditions of approval.

THE CHAIR CLOSED THE PUBLIC HEARING

Commissioner agreed with the findings.

Vice Chair Anderson found that the project is compatible and appropriate for the area in relation to surround uses and that the emergency access issues were addressed.

Vice Chair Anderson suggested adding to the condition that gates also be decorative not just fences and walls.

Commission Lopez asked about on site repairs and asked how vehicles get moved from the site.

Chair Nguyen mentioned that the use would not involve visit by customers to the site as the operation would involve an employee bringing the car to the main sales lot.

Motion was made by Vice Chair Anderson, and seconded by Chair Nguyen, to recommend to the Mayor and City Council approval of the zoning map amendment and the Conditional Use Permit to operate a vehicle storage lot associated with an off-site used car sales facility, with the added condition that condition No. 8 include "gates", and furthermore, as amended by Chair Nguyen, that condition No. 9 require the posting of the hours of operation on the subject site as accepted by the maker of the motion"

The motion carried by the following vote:

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

NOES:

ABSENT:

9. **REGULAR BUSINESS:**

- 9.1 **Case No. 2012-48 – Appeal of the Director’s denial of a Temporary Use Permit to allow two existing trailers to remain on site for an additional 18 months.**
Location: 8500 Bolsa Avenue

(Continued from February 6, 2013 meeting)

RECOMMENDATION: Staff recommends that the Planning Commission uphold the Director’s denial of the Temporary Use Permit application for an extension of time.

Kelvin Parker, Senior Planner, gave a presentation on the item

Chair Nguyen asked about the submittal requirements from the applicant.

Myung Chung, representing the applicant informed the Commission regarding the status of the church’s progress with financing and planning their project.

Following the applicant’s comments, the Commission asked a number of questions regarding financing, timing, and status of the congregation’s decision regarding the project, loans, use of the existing trailers by other users aside from the church and bank statements. The applicant responded to said questions and concerns raised by the Commission.

Motion was made by Vice Chair Anderson Nguyen, and seconded by Chair Nguyen, that to continue the matter to the April 17, 2013 meeting.

Commissioner Ho asked the reason for continuing the matter.

Chair Nguyen stated that the applicant shall submit a CUP application along with the required fees before the April 17, 2013 meeting.

Commissioner Ho stated that she would like to see a timeline as a condition to continue the matter.

The motion carried by the following vote:

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

10. **REPORTS:** None

11. **MATTERS FROM THE PLANNING COMMISSION**

11.2 AB 1234 Reports:

Commissioner Manzo mentioned his attendance at the Planner's Academy

- 12. ADJOURNMENT:** At 7:58 p.m., Chairman Nguyen adjourned the meeting to a regular meeting on Wednesday, April 3, 2013 at 6:30 p.m. in the Council Chambers.

NGUYEN
Chairman

Art Bashmakian
Planning Commission Secretary

Prepared by:

Art Bashmakian
Planning Commission Secretary