



**PLANNING COMMISSION  
Minutes of the Regular Meeting  
Council Chambers  
8200 Westminster Boulevard  
Westminster, CA 92683  
March 19, 2014  
6:30 p.m.**

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

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

**2. SALUTE TO FLAG:**

Commissioner Manzo led the salute to the flag.

**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**

Chair Nguyen requested that the consideration of the minutes of the February 5, 2014 Planning Commission meeting be moved to the next regular meeting (February 19, 2014) to allow staff to research an item.

**Motion was made by Chair Nguyen**, and seconded by Commissioner Manzo, to approve the February 19, 2014 Planning Commission Minutes, as corrected.

The motion carried by the following vote:

AYES: NGUYEN, HO, LIEBERG, MANZO  
NOES: NONE  
ABSENT: ANDERSON

**8. PUBLIC HEARINGS**

**8.1 Case No. 2013-127  
Location: 7351 Hazard Avenue (Assessor's Parcel Number 096-152-12)**

**Applicant: City of Westminster**

The City is requesting a Conditional Use Permit (CUP) to operate a public safety facility in an M1 (Light Industrial) zoned property.

RECOMMENDATION: Recommend that the Planning Commission take the following actions:

1. Adopt a resolution approving an addendum to a previously approved initial study/mitigated negative declaration, and
2. Adopt a resolution approving the Conditional Use Permit, subject to conditions.

Steve Ratkay, Associate Planner, provided a report on the item, noting the location and size of the project site, location to City Maintenance Yard, and description of surrounding buildings and businesses. This is a proposed plan by the City on City-owned land to convert the building into a Public Safety Training Facility to be used by the local police; hours of operation and specific use were explained. Mr. Ratkay provided a brief history of previous proposed intentions for this project as part of the Police Department expansion noting environmental issues with the original intended building. The issues were addressed at that time, however, the City did not go through with the project. Site improvements to be made include an upgrade to the parking lot, added security gate and additional outdoor equipment. Staff recommends approval of a resolution to approve the addendum to the mitigated negative declaration and to approve a resolution for the CUP, granting the use for the property as a Public Safety Facility.

Chair Nguyen requested clarification specifically as to who will be using the proposed firing range. Police Sergeant Carpenter stated that the intended primary use is for the Westminster Police Department.

Chair Nguyen inquired on possible funds being generated for the City by use of the firing range from outside cities. Police Sergeant Carpenter responded that its intent is one of a cost recovery for facilities used and spoke of occasional use for nighttime qualification shoots.

Chair Nguyen asked for clarification of noise expected to be generated from the facility during nighttime use.

Commissioner Lieberg shared personal experience with nighttime shoots at another facility. He stated that if sound-proofed properly, there will be limited noise impacts. He inquired whether the City still owned the building on Chestnut originally intended for this project. Police Sergeant Carpenter stated it was sold to the Temple.

Police Sergeant Carpenter stated there were no plans down the road to open the

facility for public use.

Art Bashmakian, Planning Commission Secretary, stated that if there was a change to this effect in the future, it would come back before the Planning Commission for an amendment to the CUP.

Commissioner Manzo questioned elevation and possible enhancements to the South side as none are proposed.

Chair Nguyen opened the public hearing.

Seeing that there were no individuals who elected to speak, Chair Nguyen closed public hearing.

Discussion ensued regarding page 5 of the handout in regard to elevation of the land for the proposed property and staff stated that due to its industrial area location, elevation was not an issue.

Mr. Bashmakian stated there is no signage on the building.

Chair Nguelyn inquired as to the specifics of the proposed sound engineering and requested clarification as to the use of equipment on the outside of the building. Police Sergeant Carpenter stated all neighborhood noise standards will be met and confirmed that exhaust equipment on the outside of the building will meet all area standards for sound proofing.

Commissioner Ho inquired as to the affect this project will have on property values. Mr. Bashmakian stated there is no evidence to cause staff to think property values will be affected by this project. The City does not officially evaluate property values with regards to project approval or denials.

Commissioner Ho inquired as to public notification on this project. Associate Planner Steve Ratkay stated notifications were sent out to every occupant and property owner within 500 feet of the proposed site 20 days or more prior to the hearing. It was noted one (1) phone call was received in regards to the proposed project. Staff attempted twice to reach out to the individual who made the call, however, the calls went unanswered.

Commissioner Manzo inquired as to the cost of the project to which staff responded that the estimated construction cost is approximately \$4.4 million.

**Motion was made by Chair Nguyen**, and seconded by Commissioner Lieberg, to approve the adoption of a resolution approving an addendum to a previously approved initial study/mitigated negative declaration, of Case No. 2013-127

The motion carried by the following vote:

AYES: NGUYEN, HO, LIEBERG, MANZO  
NOES: NONE  
ABSENT: ANDERSON

**Motion was made by Chair Nguyen**, and seconded by Commissioner Manzo, to adopt the resolution to approve the Conditional Use Permit, subject to conditions, of Case No. 2013-127

The motion carried by the following vote:

AYES: NGUYEN, HO, LIEBERG, MANZO  
NOES: NONE  
ABSENT: ANDERSON

**9. REGULAR BUSINESS**

**10. REPORTS – None**

**10.1 Case No. 2013-59 – Review of Applicant’s Compliance with Temporary Use Permit Conditions of Approval.**

**Location: 14381 Magnolia Street (Assessor’s Parcel Number 097-322-53)**

**Applicant: Korean Christian Reform Church of Orange County**

RECOMMENDATION: Recommend that the Planning Commission receive and file.

Art Bashmakian, Planning Commission Secretary, reported on this item stating that this was to be a review of the Temporary Use Permit (TUP) compliance. He noted, however, that this is no longer applicable due to the project’s modifications. He stated the project is now in the process of being prepared and submitted for plan check and is no longer subject to the existing Permit.

**Motion was made by Chair Nguyen**, and seconded by Commissioner Manzo, to receive and file the report.

The motion carried by the following vote:

AYES: NGUYEN, HO, LIEBERG, MANZO  
NOES: NONE  
ABSENT: ANDERSON

**10.2 Code Interpretation.**

Determine if uses in a multi-tenant building without individual direct access from the outside are allowed individual wall signs

RECOMMENDATION: Recommend that the Planning Commission determine appropriate interpretation of Sign Code.

Art Bashmakian, Planning Commission Secretary, gave a detailed background on the reason staff has brought this before the Commission hoping for an interpretation of code provisions regarding signage. Multiple attachments were provided to the Commission to assist in making a determination.

**Motion was made by Chair Nguyen**, and seconded by Commissioner Manzo to continue item 10.2 to the April 2, 2014 meeting.

Discussion ensued regarding signage code currently being unclear to interpretation. Staff stated it recognizes that there is a deficiency of the code. Mr. Bashmakian clarified that what is before the commission is only an interpretation of the current code as written.

The motion made by Chair Nguyen was withdrawn.

Mr. Bashmakian clarified that the attachments were provided in order to assist the Commission in making a determination.

**Motion was made by Chair Nguyen**, and seconded by Commissioner Lieberg, that staff's determination and interpretation of the Sign Code is correct.

AYES: NGUYEN, HO, LIEBERG, MANZO  
NOES: NONE  
ABSENT: ANDERSON

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

**11.1 AB 1234 Reports – None**

**12. ADJOURNMENT: At 7:25 p.m., Chair Nguyen adjourned the meeting to a Regular Meeting on Wednesday, April 2, 2014 at 6:30 p.m.**

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NGUYEN  
Chairman

Prepared by:

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Art Bashmakian  
Planning Commission Secretary

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Art Bashmakian  
Planning Commission Secretary