



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
May 7, 2014
6:30 p.m.**

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

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

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

Motion was made by Commissioner Manzo, and seconded by Chair Nguyen, to approve the April 2, 2014, Planning Commission Minutes.

The motion carried by the following vote:

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

Motion was made by Commissioner Manzo, and seconded by Chair Nguyen, to

approve the April 16, 2014 Planning Commission Minutes.

The motion carried by the following vote:

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

8. PUBLIC HEARINGS

- 8.1 **Case No. 2014-38 (CUP)**
Location: 6386 Industry Way (Assessor's Parcel Numbers 195-151-28 and 195-151-29)
Applicant: Zaman TTC

A Conditional Use Permit (CUP) to operate a table tennis academy as a studio use within an existing building in the M1 (Light Industrial) Zone.

RECOMMENDATION: That the Planning Commission approve the project subject to conditions of approval.

Associate Planner, Alexis Oropeza introduced the item, describing the proposed use (seven tables for instruction, open play and two tournaments per year; operating from 12:00 p.m. to 10:00 p.m. daily for children as young as five to adults, with an open floor plan configuration). Ms. Oropeza added that the proposed business is adequately separated from residential use and she noted a similar plan had previously been approved. Ms. Oropeza continued that the business location is in a light industrial zone, and the use meets the City's minimum parking requirements. However, staff was recommending a condition that would allow only four tables to be used prior to 5:00 p.m., so that nearby industrial businesses would not be impacted.

Ms. Oropeza noted staff recommends approval of the project, as the proposed conditions had been discussed with and agreed to by the applicant, except for the condition regarding the bike rack,

Ms. Oropeza invited questions.

Commissioner Lieberg questioned two possible typos and staff indicated they would be corrected.

Chairman Khan asked about closures, and Ms. Oropeza responded that businesses in light industrial are typically closed on holidays.

The public hearing was opened and members of the public were invited to speak.

Maryam Goudarzi spoke about the bike rack. She stated children come supervised by parents, and did not foresee the use of bicycles. She noted bikes inside the building could be a safety issue. She also stated every other condition was acceptable.

There were no speakers in opposition.

The commission discussed bike racks, and commented that after school activities were planned, and there is a school nearby, however there is no space outside for the racks.

Commissioner Anderson suggested use of a storage room for bikes, if needed. The applicant expressed agreement with Commissioner Anderson's proposal.

Motion was made by Anderson, and seconded by Manzo, to approve Case No. 2014-38 (CUP)

The motion carried by the following vote:

AYES: NGUYEN, ANDERSON, HO, LIEBERG, and MANZO

NOES: NONE

ABSENT: NONE

9. REGULAR BUSINESS – None

10. REPORTS – Presentation on the roles and responsibilities of the Planning Commission.

City Attorney Robert Khuu gave a presentation on the responsibilities of the Planning Commission with respect to the Brown Law: conflict of interests; campaign contributions; fair process requirements (in regard especially to the public hearing process) and conditions that can be imposed upon developers.

11. MATTERS FROM THE PLANNING COMMISSION

Commissioner Lieberg brought up a question of people waving signs and vertical feather banners. Bashmakian verified those sign types are not permitted and will forward his concern to Code Enforcement.

11.1 AB 1234 Reports - None

12. **ADJOURNMENT: adjourned at 7:13 pm.** to a Regular Meeting on Wednesday, May 21, 2014, at 6:30 p.m.

NGUYEN
Chairman

Art Bashmakian
Planning Commission Secretary

Prepared by:

Art Bashmakian
Planning Commission Secretary