



**PLANNING COMMISSION  
Minutes of the Regular Meeting  
Council Chambers  
8200 Westminster Boulevard  
Westminster, CA 92683  
May 6, 2015  
6:30 p.m.**

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**1. ROLL CALL: ANDERSON, LIEBERG, MANZO, NGUYEN, AND VO**

PRESENT: Anderson, Lieberg, Manzo, Nguyen, and Vo  
ABSENT: None

**2. SALUTE TO FLAG:**

Chair Anderson led the salute to the flag.

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

Planning Commission Secretary Bashmakian provided the Commission with copies of the Statement of Justification for item 8.2, stating it was inadvertently left out of the packet.

**4. EX PARTE COMMUNICATIONS**

Commissioner Lieberg reported visiting both public hearing locations on this evening's agenda.

Commissioner Nguyen reported driving by the subject site for Item No. 8.1 twice.

Chair Anderson reported visiting the location of the proposed block wall being considered.

Commissioner Vo reported visiting both project locations on this evening's agenda.

Vice Chair Manzo reported visiting the project on Beach Boulevard.

**5. SPECIAL PRESENTATIONS**

Presentation by Aaron Pfannenstiel of PMC World on the City's Hazard Mitigation Plan process including the goals of the Plan, identifying critical facilities and hazards, risk assessment, potential mitigation measures, engaging residents and stakeholders, public review of the draft Plan, and final approval.

**6. ORAL COMMUNICATIONS – None.**

**7. APPROVAL OF MINUTES – March 18, 2015 and April 1, 2015**

**Motion:** It was moved by Vice Chair Manzo, and seconded by Commissioner Vo, to approve the Planning Commission meeting minutes of March 18, 2015, as submitted. The motion carried (4-0-1) by the following vote:

AYES: Anderson, Lieberg, Manzo, Vo  
NOES: None  
ABSENT: None  
ABSTAIN: Nguyen

**Motion:** It was moved by Commissioner Lieberg, and seconded by Commissioner Vo, to approve the Planning Commission meeting minutes of April 1, 2015, with a correction made by Commissioner Lieberg. The motion carried (5-0) by the following vote:

AYES: Anderson, Lieberg, Manzo, Nguyen, Vo  
NOES: None  
ABSENT: None  
ABSTAIN: None

**8. PUBLIC HEARINGS**

Planning Commission Secretary Bashmakian reviewed the Public Hearing process for the benefit of those in attendance.

- 8.1 Case No. Case No. 2014-70**  
**Location:** 14361, 14363, 14367, 14371, 14375, and 14381 Beach Boulevard, 7931-7933 10<sup>th</sup> Street and 7932-7942 11<sup>th</sup> Street, Westminster, CA 92683. (Assessor's Parcel Numbers 096-362-09 through 096-362-18)  
**Applicant:** Cal-City Construction, Inc.

A Zone Map Amendment (ZMA), Alley Abandonment, Tentative Parcel Map (TPM), and Development Review to:

- 1) Amend the zoning district designation of seven lots to "C-1" Local Business; and
- 2) Vacate the alley west of Beach Boulevard between 10<sup>th</sup> Street and 11<sup>th</sup> Street; and
- 3) Consolidate the abandoned alley with the 10 parcels into a single 1.38 acre lot; and
- 4) Develop the new lot with a 2-story, 23,262 square-foot retail/office building.

## **RECOMMENDATION:**

- 1) Recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration; and
- 2) Find the alley vacation is consistent with the General Plan and recommend the Mayor and City Council adopt the Zone Map Amendment and approve the Tentative Parcel Map; and
- 3) Recommend to the Mayor and City Council the denial of the Development Review without prejudice.

Associate Planner Alexis Oropeza provided details of the staff report. She stated the project includes a zone map amendment rezoning seven parcels to C-1 Local Business Zoning District. Ms. Oropeza concluded by saying that although staff is fully supportive of the site being developed, they do not recommend approval of the development review until a more thoughtful and imaginative building and site design is proposed.

Discussion ensued regarding denial and resubmission of the site design, signage concerns, conditions of approval, and various options for recommendation to the City Council.

Chair Anderson opened the Public Hearing and invited the applicant to provide public comment.

Paul Kim, architect with Cal-City Construction, made a presentation on the overall project layout, Beach Boulevard arterial, the City's Building Design Guidelines and their goals for the use of the building.

Phu Nguyen, property owner, spoke on the services he will provide, thanked staff for their assistance, and explained that the lot has been vacant a long time and developing it will benefit the community. He addressed the building design concerns and encouraged the Commission to approve the project.

Chair Anderson asked for comments in favor or opposed to the project and there being none he closed the Public Hearing.

Vice Chair Manzo stated that according to the Design Guidelines, new development should be compatible with surrounding buildings. He stated he is in favor of the project but not the design.

Commissioner Lieberg stated he would like there to be more roofline, would like the elevator moved to the back or on each corner, concerned about parking and entry on Beach Boulevard and said the building design resembles a warehouse.

Commissioner Vo stated he would like to see design changes, the trash bins moved to the side or back, and the elevator moved to the side or back.

Chair Anderson provided some history on the City's old English style and changes in architectural design over the years.

Vice Chair Manzo stated he feels more effort should be put into the design. He said the City needs to have an identity so it can become a destination point.

Chair Anderson reopened the Public Hearing to ask the applicant if he was willing to consider amending the design or if he would like to proceed to the City Council.

Phu Nguyen, property owner, expressed concerns over how much more time the process will take and stated he is okay with the Commission's conditions with the exception of moving the trash bins to the back due to illegal dumping and moving the elevator to the back will be a safety concern for the tenants.

Discussion ensued regarding the elevator door placement, trash bins and traffic.

There were no others wishing to address the Commission on this item and Chair Anderson closed the Public Hearing.

**Motion:** It was moved by Commissioner Lieberg, and seconded by Vice Chair Manzo, to recommend to the Mayor and City Council the adoption of a Mitigated Negative Declaration. The motion carried (5-0) by the following vote:

AYES: Anderson, Lieberg, Manzo, Nguyen, Vo  
NOES: None  
ABSENT: None  
ABSTAIN: None

**Motion:** It was moved by Vice Chair Manzo, and seconded by Commissioner Vo, to find the alley vacation is consistent with the General Plan and recommend the Mayor and City Council adopt the Zone Map Amendment and approve the Tentative Parcel Map. The motion carried (5-0) by the following vote:

AYES: Anderson, Lieberg, Manzo, Nguyen, Vo  
NOES: None  
ABSENT: None  
ABSTAIN: None

**Motion:** It was moved by Chair Anderson, and seconded by Commissioner Nguyen, to recommend to the Mayor and City Council the approval of the Development Review with the following conditions: 1) Place cornice all around the perimeter of the building; 2) add second story windows on the north and south elevations; 3) move elevator service doors to the north or south, and if that is not possible, then make the doors attractive; and 4) add some brick veneer, cultured stone or some other similar design features on the north, south and east

elevations. The motion carried (3-1-1) by the following vote:

AYES: Anderson, Lieberg, Nguyen  
NOES: Manzo  
ABSENT: None  
ABSTAIN: Vo

**8.2 Case No. Case No. 2015-04 (Variance)**  
**Location: 6271 Klamath Drive**  
**Applicant: Gregory and Trista Hart**

A variance request for a six-foot high wall in the minimum required front yard.

**RECOMMENDATION:** Approve subject to conditions of approval

**CEQA COMPLIANCE:** The proposed matter is exempt from CEQA pursuant to Class 3; Section 15303 pertaining to new construction or conversion of small structures.

Planning Commission Secretary Bashmakian presented details of the staff report explaining the applicant is requesting a variance to permit the construction of a six foot high block wall replacing an existing unpermitted wood fence, and including a 12 foot wide gate within the front yard setback.

Chair Anderson opened the Public Hearing.

Greg Hart, applicant/owner, explained his future expansion plans for the property and stated the gate is necessary for construction access. He added that he had sold his recreational vehicle so that would not be an issue.

There were no others wishing to address the Commission on this item and Chair Anderson closed the Public Hearing.

Discussion ensued regarding the block wall, the home remodel and the applicant's plans for the vintage car parked in the driveway.

**Motion:** It was moved by Commissioner Vo, and seconded by Vice Chair Manzo, to approve subject to conditions. The motion carried (5-0) by the following vote:

AYES: Anderson, Lieberg, Manzo, Nguyen, Vo  
NOES: None  
ABSENT: None  
ABSTAIN: None

9. **REGULAR BUSINESS** – None

10. **REPORTS** – None

11. **MATTERS FROM THE PLANNING COMMISSION**

Commissioner Lieberg inquired as to why there are so many traffic signals on Newland Avenue. Planning Commission Secretary Bashmakian responded that he would check with Engineering and report back to the Commission.

11.1 **AB 1234 Reports** – None

11.2 A request from Commissioner Anderson to discuss the possibility of a new ordinance that would phase out existing billboards within the City.

Majority of the Commission desired to initiate a zone text amendment to direct staff to study the matter, staff will return at the next meeting with a resolution that will memorialize the initiation of the zone text amendment.

12. **ADJOURNMENT:** At 9:00 p.m. Chair Anderson adjourned the meeting to a Regular Meeting on May 20, 2015 at 6:30 p.m.



Don Anderson  
Chairman



Art Bashmakian  
Planning Commission Secretary

Prepared by:



Art Bashmakian  
Planning Commission Secretary