



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
June 3, 2015
6:30 p.m.**

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

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

2. SALUTE TO FLAG:

Commissioner Lieberg led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Manager Art Bashmakian reported receipt of a memorandum from the Police Department related to Item No. 8.1 and elevation drawings of the rear and side elevations of a project recently approved by City Council, with changes to the design and relative to Item No. 9.2.

4. EX PARTE COMMUNICATIONS

Commissioner Lieberg reported that he drove by the locations relative to Items No. 9.1 and 8.2. Commissioner Vo reported driving by all of the locations for properties listed in the agenda. Chair Anderson reported driving by the location with respect to Item No. 8.2.

5. SPECIAL PRESENTATIONS – None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – May 6, 2015

Motion: It was moved by Nguyen, and seconded by Lieberg, to approve the Planning Commission meeting minutes of May 6, 2015, as submitted. The motion carried (5-0) by the following vote:

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

8. PUBLIC HEARINGS

Planning Manager Art Bashmakian presented a brief overview of the Public Hearing process and addressed the fifteen-day appeal period in which applicants may appeal the Planning Commission's decision to City Council.

8.1. Case No. 2015-006 (CUP)

Location: 15041 Moran St., #101-102 (Assessor's Parcel Number 143-622-03)

Applicant: Kevin Trinh

A request for a Conditional Use Permit to sell beer and wine from an existing restaurant for on-site consumption.

RECOMMENDATION: Approve, subject to conditions of approval.

CEQA COMPLIANCE: The proposed matter is exempt from CEQA pursuant to Class 1; Section 15301 pertaining to exemption for existing facilities.

Assistant Planner Aaron Lobliner presented a staff report.

Discussion followed regarding distinctions between bars and restaurants.

Chair Anderson opened the Public Hearing.

Joe Dovich spoke in support of the application and commented positively on the qualifications and experience of the applicant and the restaurant.

Chair Anderson closed the Public Hearing.

Motion: It was moved by Manzo, and seconded by Vo, to approve a request for a Conditional Use Permit to sell beer and wine from an existing restaurant for on-site consumption, subject to conditions of approval. The motion carried (5-0) by the following vote:

AYES: Anderson, Lieberg, Manzo, Nguyen, and Vo

NOES: None

ABSENT: None

ABSTAIN: None

8.2. Case No. 2015-17

Location: 13071 Springdale St. (Assessor's Parcel Number 203-111-05)

Applicant: Anaheim Management LLC

A request for a Conditional Use Permit to sell beer and wine from a snack bar within an existing ice skating rink for on-site consumption.

RECOMMENDATION: Approve, subject to conditions of approval.

CEQA COMPLIANCE: The proposed matter is exempt from CEQA pursuant to Class 1; Section 15301 pertaining to exemption for existing facilities.

Staff Member Alexis Oropeza presented a staff report.

Chair Anderson opened the Public Hearing.

Steve Rawlings, representing the applicant, stated agreement with all conditions of approval.

Chair Anderson closed the Public Hearing.

Discussion followed regarding the hours in which alcohol sales will be allowed, the possibility of adjusting the time for alcohol sales and review of the matter by the Police Department.

Motion: It was moved by Vo, and seconded by Manzo, to approve a request for a Conditional Use Permit to sell beer and wine from a snack bar within an existing ice skating rink for on-site consumption, subject to conditions of approval. The motion carried (5-0) by the following vote:

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

9. REGULAR BUSINESS

9.1. Case No. 2013-48

Location: 7474 Garden Grove Blvd. (Assessor's Parcel Number 096-201-14)

Applicant: Bodycote

Modifications to an approved project.

RECOMMENDATION: Determine whether the applicant's revised landscaping design is consistent with condition of approval Number 1, in Planning Commission Resolution No. 14-003.

CEQA COMPLIANCE: The proposed matter is exempt from CEQA pursuant to Class 1; Section 15301 pertaining to exemption for existing facilities.

Alexis Oropeza presented a staff report.

Discussion followed regarding the original project and proposed modifications.

Chair Anderson invited public comments.

Darshan Shah spoke in favor of the proposed modifications including improvements to landscaping and the proposed artwork.

Discussion followed regarding the size of the proposed trees.

Philip Lee spoke in favor of the application.

David Loucks spoke in favor of the application noting that all conditions have been met and their efforts at improvements.

Chair Anderson closed public comments.

Discussion followed regarding the new design, the revised elevation and landscaping, and the possibility of considering a three-foot high block wall along the front to further screen the parking lot from immediate view.

Motion: It was moved by Vo, and seconded by Nguyen, to approve the revised landscaping design and determine it is consistent with condition of approval Number 1, in Planning Commission Resolution No. 14-003. The motion carried (3-2) by the following vote:

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

Chair Anderson re-opened public comments.

Darshan Shah opined that the proposed three-foot block wall would defeat the purpose and block the view of the proposed landscaping.

Philip Lee felt that the proposed three-foot block wall would detract from the proposed enhanced landscaping.

Chair Anderson closed public comments.

Substitute Motion: It was moved by Anderson, and seconded by Manzo, to approve the revised landscaping design and determine it is consistent with condition of approval Number 1, in Planning Commission Resolution No. 14-003, but adding a three-foot high split face block wall behind the front landscaping. The substitute motion failed (2-3) by the following vote:

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

The original motion, stayed.

9.2. Case No. 2014-84

Location: 6302 Maple Ave. (Assessor's Parcel Number 195-293-01)
Applicant: John Reischl, Director of Development, The Olson Company

Minor changes to an approved 37-unit residential development.

RECOMMENDATION: Determine if the proposed changes are acceptable.

CEQA COMPLIANCE: Pursuant to §15162 of CEQA, no further documentation is required.

Planning Manager Art Bashmakian presented a staff report.

In response to an inquiry by the Commission, Planning Manager Bashmakian noted that the conditions imposed in the original plan are not changing but noted wanting to add a new condition prohibiting the use of the "workspace" living area as a bedroom.

Chair Anderson invited public comments.

John Reischl, The Olson Company, commented on the project and thanked City staff for their help. He stated their intent is to change the elevations to be compatible with the existing surrounding neighborhood and agreed with the proposed new condition. He addressed enforcement of the CC&Rs and offered to respond to questions.

Discussion followed regarding the type of business that would be allowed to operate from this location.

Chair Anderson closed public comments.

Members of the Commission commented positively on the new design.

Commissioner Manzo suggested modifying a condition requiring similar architectural details on the front elevation to be included on the side and rear elevations and Commissioner Leiberg agreed.

Motion: It was moved by Anderson, and seconded by Manzo, to approve the proposed changes with an added condition to prohibit the use of the "workspace" living area as a bedroom and to include this prohibition in the CC&Rs, and a

modified condition requiring similar architectural details on the front elevation to be included on the side and rear elevations.

The motion carried (5-0) by the following vote:

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

9.3. Case No. 2015-26 (Zone Text Amendment)

Location: Citywide

Applicant: City of Westminster

Initiation of a Zone Text Amendment (ZTA) to phase out existing billboards throughout the city.

RECOMMENDATION: Adopt a resolution to initiate a Zone Text Amendment

CEQA COMPLIANCE: Initiating a Zoning Text Amendment is not a project; therefore, it is not subject to the California Environmental Quality Act (CEQA).

Planning Manager Art Bashmakian presented a staff report.

Discussion followed regarding the phase out, the legal requirement to offer billboard owners opportunities to recuperate their investments, related Municipal Code provisions and existing billboards.

Planning Manager Art Bashmakian noted there will be the need for much research and analysis prior to the ZTA. He added that staff will be coming before the Planning Commission soon, on a study session regarding the Sign Code, which will also address billboards.

Chair Anderson invited public comments.

Seeing no one, Chair Anderson closed public comments.

Motion: It was moved by Anderson, and seconded by Vo, to adopt a resolution to initiate a Zone Text Amendment to phase out existing billboards throughout the city. The motion carried (4-1) by the following vote:

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

10. REPORTS - None

10.1.MATTERS FROM THE PLANNING COMMISSION

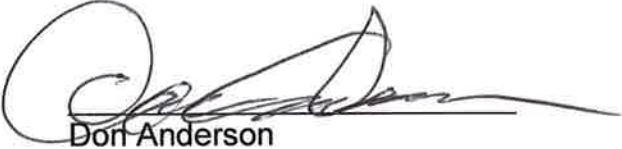
Commissioner Lieberg referenced the last meeting where he questioned additional signals on Newland Street and asked for a status update.

Discussion followed regarding adding a stop sign on Edward Frontage Road.

10.2.AB 1234 Reports – None

Planning Manager Art Bashmakian encouraged Members of the Commission to contact him with questions or suggestions.

11. ADJOURNMENT – The meeting adjourned at 7:42 p.m. to a Regular Meeting on Wednesday, June 17, 2015 at 6:30 p.m.



Don Anderson
Chairman



Art Bashmakian
Planning Commission Secretary

Prepared by:



Art Bashmakian
Planning Commission Secretary