



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
August 19, 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:

Vice Chair Manzo led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Manager Art Bashmakian reported distributing to the Commission, materials related to Item 9.1 and listed the related late communication items.

4. EX PARTE COMMUNICATIONS

Commissioner Lieberg reported visiting the site under Item No. 9.1.

Commissioner Vo reported visiting the site under Item No. 9.1.

5. SPECIAL PRESENTATIONS

Planning Manager Bashmakian introduced Soroosh Rahbari who was recently promoted to Community Development Director.

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – June 3, 2015

Motion: It was moved by Leiberg, and seconded by Nguyen, to approve the Planning Commission meeting minutes of June 3, 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 - None

9. REGULAR BUSINESS

**9.1. Case No. 2015-41
Location: 9082 Bolsa Avenue**

Applicant: Thuc Le

Proposed statue in a retail shopping center (Hanoi Plaza).

RECOMMENDATION: Determine if a proposed statue is an appropriate decorative hardscape element within a landscaped area (within required front setback).

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 Manager Bashmakian presented details of the staff report. He addressed the subject site, existing conditions, specifications of the proposed statue, site plan, and Code requirements related to public art, concerns regarding the frequency of events at the site, community benefits of the project, findings and recommendations.

Commissioner Manzo asked regarding the possible consideration of an alternate site for the statue.

Planning Manager Bashmakian suggested the applicant may respond to that question.

In response to Chair Anderson's inquiry, Planning Manager Bashmakian noted events held on the site since the dedication of the original statue.

Chair Anderson opened public comments.

Bao Pham thanked staff and the Commission and noted that although the proposed statue is taller than the original statue, it is of the same weight. He urged the Commission to approve the project. He stated that an alternate site was not considered nor identified.

Lap Trung Hua, designer, reported challenges with finding alternate sites for the statue. He opined that tourists will be attracted to the location.

Chair Anderson closed public comments.

Discussion followed regarding whether the required parking has been met, the distance of the site to the public right-of-way, opportunities for parking adjustments, the statue being a symbol of freedom, safety, the new statue being noticeable and looking better than the current statue, including the statue information in English, Bolsa Avenue closures, challenges with the proposed site, and the possibility of reconfiguring the area for increased accessibility and safety. Discussion continued regarding the site being too small for the proposed statue and the statue orientation.

Motion: It was moved by Nguyen, and seconded by Vo, to determine that the statue is an appropriate decorative hardscape element.

Chair Anderson suggested an amendment to the motion adding the possibility of freeing up three existing parking spaces immediately behind the statue, to provide additional space around the statue and having the applicant and staff develop a solution to address same.

Planning Manager Bashmakian noted that the property owner may not be in agreement to give up parking spaces.

The amendment was not accepted.

The motion carried (3-2) by the following vote:

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

Planning Manager Bashmakian noted that any action taken by the Planning Commission can be appealed to the City Council.

9.2. Case No. 2014-95

Location: Citywide

Applicant: City of Westminster

Initiation of a Zone Text Amendment (ZTA) related to revising the City's refuse and recyclable materials storage requirements.

RECOMMENDATION: Adopt the attached Resolution initiating the ZTA.

Associate Planner Steve Ratkay provided details of the report addressing Code requirements and standards and revising the Municipal Code to avoid conflicts with the Midway Sanitation District's standards.

Discussion followed regarding the difference between the City's standards and Midway Sanitation District's standards.

Chair Anderson opened public comments.

Seeing no one wishing to address the Planning Commission, Chair Anderson closed public comments.

Motion: It was moved by Manzo, and seconded by Lieberg, to adopt the attached Resolution initiating the ZTA. 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. 2015-40

Location: Citywide

Applicant: City of Westminster

Initiation of a Zone Text Amendment (ZTA) related to amending the City's landscape standards to allow for additional use of water-saving plants and materials.

RECOMMENDATION: Adopt the attached Resolution initiating the ZTA.

Associate Planner Steve Ratkay presented details of the staff report including existing landscape requirements, the on-going drought and the need to modify related provisions

within the Code to address the matter. He addressed the rising cost of water, changing requirements to encourage use of drought-tolerant plants and features, and recommendation.

Discussion followed regarding the flexibility within the Code, the possibility of increasing the percentage of hardscape allowed, defining hardscape, development of guidelines for aesthetically-pleasing landscape/hardscape, and getting information from other cities related to their landscape/hardscape standards.

Chair Anderson opened public comments.

Seeing no one wishing to address the Planning Commission, Chair Anderson closed public comments.

Motion: It was moved by Vo, and seconded by Lieberg, adopt the attached Resolution initiating the ZTA. The motion carried (5-0) by the following vote:

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

10. REPORTS

Planning Manager Bashmakian reported that copies of the City's Sign Code have been distributed to Members of the Planning Commission. The matter will be considered by the Planning Commission during the first week of September at a study session.

Chair Anderson commented on the importance of considering the item, in detail.

10.1. MATTERS FROM THE PLANNING COMMISSION

Commissioner Lieberg commented on the Christopher Holmes project noting that the church is no longer there, and that the project has begun and is progressing.

Chair Anderson commented on a project across the street from that project and addressed having enhanced architectural elements. Chair Anderson asked for additional information regarding same.

10.2. AB 1234 Reports - None

11. ADJOURNMENT – The meeting was adjourned at 7:30 PM to the Regular Meeting on Wednesday, September 2, 2015 at 6:30 p.m.



Don Anderson
Chairman

Art Bashmakian

Art Bashmakian
Planning Commission Secretary

Prepared by:

Art Bashmakian

Art Bashmakian
Planning Commission Secretary