



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
December 2, 2015
6:30 p.m.**

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

PRESENT: Anderson, Manzo, Spencer, and Vo
ABSENT: Nguyen

2. SALUTE TO FLAG:

Planning Manager Art Bashmakian led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS - None

4. EX PARTE COMMUNICATIONS

Commissioner Vo reported visiting the site for Item No. 8.1

Commissioner Spencer reported visiting the site for Item No. 8.1

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – September 1, 2015, September 14, 2015, October 7, 2015

Motion: It was moved by Chair Anderson, and seconded by Commissioner Vo, to approve the Planning Commission meeting minutes of September 1, 2015, September 14, 2015, and, October 7, 2015, as submitted. The motion carried (3-0) by the following vote:

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

APPROVAL OF MINUTES – October 21, 2015

Motion: It was moved by Vice Chair Manzo, and seconded by Commissioner

Spencer, to approve the Planning Commission meeting minutes of October 21, 2015, as submitted. The motion carried (4-0) by the following vote:

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

8. PUBLIC HEARINGS

8.1 Case No. 2015-51 (Administrative Use Permit) Location: 14542 Beach Blvd, Unit B (APN-097-101-52) Applicant: Hannibal Petrossi

A request for an Administrative Use Permit (AUP) to operate a 4,724 square-foot weight control fitness studio.

RECOMMENDATION: To approve with conditions.

Associate Planner Steve Ratkay gave a presentation on the item. In response to a question by Vice Chair Manzo, he stated the proposed location has a surplus of parking.

CHAIR ANDERSON OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OF THE ITEM.

Shawn Danesh (property owner) spoke in favor of the item. He stated he has been trying to put a tenant in that location for a long time; he has had trouble locating a tenant that is compatible with the surrounding neighborhood. He added that he had talked to surrounding neighbors and the only concern at this time is traffic related which is not something that should hold up approval of the project.

Todd Cook (business owner) spoke in favor of the item. He stated the facility will be used for nutritional guidance, weight control, and fitness. He went over details of the operation and explained that the facility would be limited use and a low impact to traffic.

CHAIR ANDERSON ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN OPPOSITION OF THE ITEM.

Mike Digregorio (Midway City Resident on Legion Place – representing neighbors on Legion and Monroe) spoke in opposition of the item. He stated they have discovered more traffic on their street since the recent addition of Popeye's Restaurant in the same center where the project is proposed. He added that he was not opposed to the project, but was opposed to the additional traffic that may come from the project; he

requested that speed bumps be put in along Legion to slow the traffic down.

CHAIR ANDERSON ASKED IF THE APPLICANT WOULD LIKE TO SPEAK IN REBUTTAL.

Todd Cook (business owner) stated he understood the resident's concern, but added that he didn't believe the center would cause additional traffic due to the low number of patrons at any one time and the type of clientele anticipated (professional or homemakers). He stated that adding speed bumps in the streets is not something that should be required of a new business.

Mike Digregorio (Midway City Resident on Legion Place) asked to speak again in response to Mr. Cook. Chair Anderson explained that is not how the Public Hearing is structured; rebuttal is for the project applicant not to those opposed.

THE CHAIR CLOSED THE PUBLIC HEARING

Discussion ensued about the request for a speed bump and how to handle the issue since the request is for an area with Midway City which is an unincorporated Orange County Community.

Chair Anderson asked that Planning Manager Bashmakian provide the necessary information to Mr. Digregorio so that he may follow up on his request for a speed bump with the appropriate governing body.

Motion was made by Commissioner Vo, and seconded by Commissioner Spencer, to approve an Administrative Use Permit to operate a weight control fitness center located at 14542 Beach Boulevard, Unit B.

The motion carried by the following vote:

AYES: ANDERSON, MANZO, SPENCER, VO
NOES: NONE
ABSENT: NGUYEN

8.2 Case No. 2014-95 (Zone Text Amendment)

Location: Citywide

Applicant: City of Westminster

Zone Text Amendment to amend section 17.300.045, the existing refuse and recyclable materials storage requirements of the Westminster Municipal Code to reflect the standards of the Midway City Sanitation District, which is the agency responsible for the collection of solid waste (refuse, recyclables, and organics) throughout the City.

RECOMMENDATION: To recommend that the Mayor and City Council adopt an ordinance amending the current zoning regulations for refuse and recyclable materials storage requirements.

Planning Technician Jessica Bui gave a presentation on the item. In response to Vice Chair Manzo's question, she confirmed that any project including physical change could be subject to the new standard and existing buildings were exempt.

CHAIR ANDERSON OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR OF THE ITEM. THERE BEING NO SPEAKERS, CHAIR ANDERSON CLOSED THE PUBLIC HEARING.

Motion was made by vice chair Manzo, and seconded by Commissioner Spencer, to recommend that the Mayor and City Council adopt an Ordinance amending Title 17 (Zoning Code) of the Westminster Municipal Code related to refuse and recyclable materials storage requirements for Case No. 2014-95.

The motion carried by the following vote:

AYES: ANDERSON, MANZO, SPENCER, VO
NOES: NONE
ABSENT: NGUYEN

9. REGULAR BUSINESS - None

10. REPORTS - None

10.1.MATTERS FROM THE PLANNING COMMISSION - None

10.2.AB 1234 Reports - None

11. ADJOURNMENT – The meeting was adjourned at 7:11 PM to the Regular Meeting on Wednesday, December 16, 2015 at 6:30 p.m.

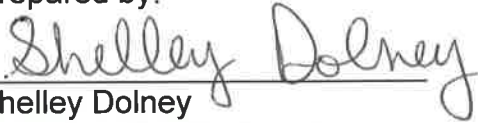


Don Anderson
Chairman



Art Bashmakian
Planning Commission Secretary

Prepared by:



Shelley Dolney
Administrative Assistant