



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
October 4, 2017
6:30 p.m.**

1. PLANNING COMMISSION ROLL CALL:

BUI, MANZO, A.NGUYEN, Q.NGUYEN, AND RICE

PRESENT: BUI, A.NGUYEN, Q.NGUYEN

ABSENT: MANZO, RICE

STAFF PRESENT:

Steven Ratkay, Acting Planning Manager; Christina Michaelis, Assistant Planner; Tina Do Tran, Community Development Intern; Carrie Raven, Deputy City Attorney.

The Commission observed a moment of silence for the victims of the recent shooting at a concert venue in Las Vegas on October 1st.

2. SALUTE TO FLAG:

Commissioner Bui led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Manager Steven Ratkay reported there was one late communication in regards to item 8.1.

4. EX PARTE COMMUNICATIONS - None

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS

There were no members of the public wishing to speak during oral communications.

7. APPROVAL OF MINUTES – September 20, 2017

Motion: It was moved by Commissioner A. Nguyen, and seconded by Commissioner Bui, to approve the Planning Commission meeting minutes of September 20, 2017, as presented. The motion carried (3-0) with the following vote:

AYES: BUI, A.NGUYEN, Q.NGUYEN
NOES: NONE
ABSENT: MANZO, RICE
ABSTAIN: NONE

8. PUBLIC HEARINGS

8.1 Case No. 2017-43 – Conditional Use Permit

Location: 15606 Brookhurst Street., #A (Assessor's Parcel Number 108-441-15)
Venus Cafe

Applicant: Andy Quach, Authorized Agent

Project Planner: Sandy Kim, Associate Planner

The proposed project involves a request for a Conditional Use Permit (CUP) to operate a new 1,950-square foot coffee/tea shop (Venus Café) as required by the Westminster Municipal Code (WMC) 17.400.030 Café, Coffee Houses, and Tea Houses (Café Ordinance).

CEQA COMPLIANCE: The proposed matter is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1; Section 15301 pertaining to issuance of conditional use permits involving negligible expansion of an existing use.

RECOMMENDATION: That the Planning Commission approve Case No. 2017-43; a conditional use permit to operate a coffee/tea shop located at 15606 Brookhurst Street #A, subject to conditions of approval.

Motion: It was moved by Commissioner A. Nguyen, and seconded by Commissioner Bui, to defer the public hearing of the item indefinitely as requested by the applicant. The motion carried (3-0) with the following vote:

AYES: BUI, A.NGUYEN, Q.NGUYEN
NOES: NONE
ABSENT: MANZO, RICE
ABSTAIN: NONE

8.2 Case No. 2017-44 – Variance for three building wall signs

Applicant Location: 5505 Garden Grove Boulevard (Assessor's Parcel Number 203-103-08)

Applicant: Metro Signs/LBS Financial Credit Union

Project Planner: Christina Michaelis, Assistant Planner

The proposed project involves a request for a variance from Section 17.330.085 (Standards for Specific Sign Types) of the Westminster Municipal Code (WMC) to allow three building wall signs, whereas the WMC allows for a maximum of two wall signs on a building facing two or more streets.

CEQA COMPLIANCE: The proposed matter is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1; Section 15301 pertaining to minor alterations of an existing facility with negligible expansion of an existing use.

RECOMMENDATION: That the Planning Commission approve Case No. 2017-44; to allow a variance from the WMC and permit three wall signs; located at 5505 Garden Grove Boulevard, subject to conditions of approval.

Assistant Planner Christina Michaelis provided a presentation to the Commission.

COMMISSIONER A. NGUYEN OPENED THE PUBLIC HEARING AND ASKED THOSE IN FAVOR TO SPEAK.

Joe Mueller, affiliated with Chandler Signs, representing the applicant, stated they concur with the recommendations of staff. He further explained that the sign changes are a new company logo that has been implemented at all the locations. He added that by going from four signs down to three signs, they are staying within the spirit of the code and staying under the square footage intended by code.

Rafael Bracamontes, Jr., subcontractor handling the installation of the signs representing the applicant, stated he was in favor and present to answer any questions.

Jeff Napper, in favor representing the applicant, filled out a speaker slip but chose not to speak on record.

COMMISSIONER A. NGUYEN ASKED THOSE IN OPPOSITION TO SPEAK, THERE BEING NONE COMMISSIONER NGUYEN CLOSED THE PUBLIC HEARING.

Motion: It was moved by Commissioner Q. Nguyen, and seconded by Commissioner A. Nguyen, to approve Case No. 2017-44, subject to conditions of approval. The motion carried (3-0) with the following vote:

AYES: BUI, A. NGUYEN, Q. NGUYEN
NOES: NONE
ABSENT: MANZO, RICE
ABSTAIN: NONE

9. REGULAR BUSINESS - None

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION

Commissioner A. Nguyen stated that he has seen an influx of recreational vehicles being parked on the street near Newland and Hazard, he opined that it was a direct

result of a recent Code Amendment by the City of Garden Grove have taken. Planning Manager Steven Ratkay stated he would consult with the Public Works Department regarding the issue.

Commissioner A. Nguyen also stated the panhandling is still continuing in the medians of Magnolia. Planning Manager Steven Ratkay stated that the Police Department has been consulted on this matter.

11.1 AB 1234 REPORTS - None

11.2 MATTERS FROM STAFF

Acting Planning Manger Steven Ratkay stated he appreciated Commissioner A. Nguyen filling in as Chairperson for this meeting. He also informed the Commission that there were items scheduled for review on the October 18, 2017 meeting.

12. ADJOURNMENT – The meeting was adjourned at 6:54 p.m. to a regular meeting on Wednesday, October 18, 2017 at 6:30 p.m. in the City Council Chambers.

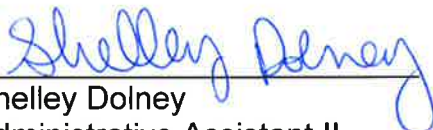


Andrew Nguyen
Acting Chairman



Steven Ratkay
Planning Commission Secretary

Prepared by:



Shelley Dolney
Administrative Assistant II