



**PLANNING COMMISSION  
Minutes of the Regular Meeting  
Council Chambers  
8200 Westminster Boulevard  
Westminster, CA 92683  
November 15, 2017  
6:30 p.m.**

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**1. PLANNING COMMISSION ROLL CALL:**

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

PRESENT: BUI, A.NGUYEN, Q.NGUYEN, RICE

ABSENT: MANZO

**STAFF PRESENT:**

Steven Ratkay, Planning Manager; Sandie Kim, Associate Planner; Shelley Dolney, Administrative Assistant; Carrie Raven, Deputy City Attorney.

**2. SALUTE TO FLAG:**

Commissioner A. Nguyen led the salute to the flag.

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

Planning Manager Steven Ratkay reported there were no late communications.

**4. EX PARTE COMMUNICATIONS**

Vice Chair Rice and Commissioner Bui reported visiting the site for 8.1.

**5. SPECIAL PRESENTATIONS - None**

**6. ORAL COMMUNICATIONS**

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

**7. APPROVAL OF MINUTES – November 1, 2017**

**Motion:** It was moved by Commissioner A. Nguyen and seconded by Commissioner Q. Nguyen, to approve the Planning Commission meeting minutes of November 1, 2017, as presented. The motion carried (4-0) with the following vote:

AYES: BUI, A.NGUYEN, Q.NGUYEN, RICE

NOES: NONE

ABSENT: MANZO  
ABSTAIN: NONE

## 8. PUBLIC HEARINGS

- 8.1 Case No. 2016-40** – Conditional Use Permit (CUP) to establish a nursery on Southern California Edison property  
**Location:** Near the southwest corner of Hoover Street and 21<sup>st</sup> Street (Assessor's Parcel Number 096-062-27)  
**Applicant:** Van Nguyen  
**Project Planner:** Sandie Kim, Associate Planner

The proposed project involves a request for a Conditional Use Permit to establish a new 69,500 square-foot plant nursery on a portion of Southern California Edison Right-of-Way.

**CEQA COMPLIANCE:** The proposed matter is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303, which applies to projects consisting of construction and location of limited numbers of new, small facilities or structures, and the installation of small new equipment and facilities.

**RECOMMENDATION:** That the Planning Commission approve a conditional use permit to establish a nursery on Southern California Edison property, subject to conditions of approval.

Associate Planner Sandie Kim provided a presentation to the Commission.

VICE CHAIR RICE OPENED THE PUBLIC HEARING AND ASKED THOSE IN FAVOR TO SPEAK.

Van Nguyen, project applicant, stated he was in favor of the project and would like to open the nursery.

VICE CHAIR RICE ASKED THOSE IN OPPOSITION TO SPEAK

Eric Tran, representing an apartment complex near the proposed site and a property in Midway City that could potentially be affected by this project. He stated his complex has windows that face the proposed project site and he had seen other projects along Hoover Street that are unattended and in various stages of disrepair; they didn't have ample screening to shield view of trailers, tents, and porta potties. He offered one project site that he thought looked nice with mature brush screening the storage of new cars. He added that if there was some sort of fine for non-maintenance or appearance of the project, he would be ok with the project. He then discussed his property in Midway City, stating that his underground storage tank leaked petroleum into the water table and he felt this project site may also leak

various chemicals into the water table which is another reason he is opposed to the project.

VICE CHAIR RICE ASKED THOSE IN FAVOR TO SPEAK IN REBUTTAL.

Van Nguyen, project applicant spoke through his sister Thinh Vuong Nguyen as an interpreter. Stated the site will be kept clean, there won't be any water running on the street, and he has control over the fertilizer and pesticide and doesn't use much. He also stated he has added equipment on the pots and traps to help control the rodent population.

Commissioner Bui inquired if the site had its own water meter, Mr. Nguyen responded that he doesn't have a permit to operate yet so there is no meter on the site currently. Commissioner Bui commented that the portable restroom needed to be kept clean and the waste needed to be hauled away on a regular interval. Commissioner Bui inquired if the applicant had any experience in operating a nursery, Mr. Nguyen responded that he has not worked on a nursery in the United States but has worked in the fields in Vietnam his whole life.

Vice Chair Rice asked about how the trash will be handled. Mr. Nguyen responded that he will call the trash company to arrange for pickups once they get the permit for the nursery.

VICE CHAIR RICE CLOSED THE PUBLIC HEARING.

**Motion: It was moved by Commissioner Bui, and seconded by Commissioner A. Nguyen to approve Case No. 2016-40, a conditional use permit to establish a nursery on Southern California Edison property, subject to the proposed conditions of approval; and, adding the following conditions to keep the restroom clean, avoid water runoff, control rodent population, and keep the site free of trash and debris. The motion passed with the following vote:**

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

**9. REGULAR BUSINESS - None**

**10. REPORTS**

**10.1 Case No. 2017-19 – Review of Comment Letters Concerning Conversion Application for Green Lantern Mobile Home Park (14352 Beach Blvd) filed by the Legal Aid Society of Orange County and the Kennedy Commission.**

Planning Manager Steven Ratkay Provided a report to the Commission. He explained that the meeting with the Kennedy Commission and Legal Aid Society of Orange County is still pending and an update will be provided at the next Planning Commission meeting.

**11. MATTERS FROM THE PLANNING COMMISSION**

Commissioner A. Nguyen and Vice Chair Rice wished everyone a happy Thanksgiving.

**11.1 AB 1234 REPORTS - None**

**11.2 MATTERS FROM STAFF**

Planning Manger Steven Ratkay thanked the Planning Commission for their hard work and wished them a happy Thanksgiving. He stated that we will be holding a meeting on December 6<sup>th</sup>. He also noted that on that meeting we would be discussing future meeting cancellations.

**12. ADJOURNMENT – The meeting was adjourned at 6:58 p.m. to a regular meeting on Wednesday, December 6, 2017 at 6:30 p.m. in the City Council Chambers.**

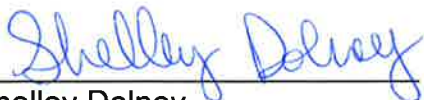


Anita Rice  
Vice Chair



Steven Ratkay  
Planning Commission Secretary

Prepared by:



Shelley Dolney  
Administrative Assistant II