



PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
May 1, 2019
6:30 p.m.

1. PLANNING COMMISSION ROLL CALL:

MANZO, M.NGUYEN, Q.NGUYEN, PHAM, SEID

PRESENT: MANZO, M.NGUYEN, Q.NGUYEN, PHAM, SEID

ABSENT: NONE

STAFF PRESENT:

Steven Ratkay, Planning Manager; Christopher Wong, Senior Planner; Alice Tieu, Assistant Planner; Baron Bettenhausen, Deputy City Attorney; Michael Son, Administrative Assistant II; Shelley Dolney, Senior Administrative Assistant.

2. SALUTE TO FLAG:

Commissioner Manzo led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Manager Steven Ratkay reported that no late communications were received.

4. EX PARTE COMMUNICATIONS - None

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – April 3, 2019

Motion: It was moved by Chair Q. Nguyen, and seconded by Commissioner M. Nguyen, to approve the Planning Commission meeting minutes of April 3, 2019, as presented. The motion carried (5-0) with the following vote:

AYES: MANZO, M.NGUYEN, Q.NGUYEN, PHAM, SEID

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

8. PUBLIC HEARINGS

8.1 Case No. 2018-186 – Conditional Use Permit

Location: 6731 Westminster Blvd, Suite No. 105 E

Assessor's Parcel Number: 203-541-19

Applicant: Marc Reyes

Project Planner: Alice Tieu, Assistant Planner

PROJECT DESCRIPTION: A Conditional Use Permit to operate an escape room (The King's Eye Escape Room), which is an indoor amusement/entertainment facility, in a 1,888-square-foot tenant space at the Westminster Center Shopping Center.

CEQA COMPLIANCE: The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the requirements of the City of Westminster and has been deemed to be Categorical Exempt per Class 1, Section 15301 of the California Environmental Quality Act (CEQA) because the project consists of the operation, permitting, licensing, and minor alteration of an existing private structure and facilities involving negligible or no expansion of an existing use. This project involves the permitting of an indoor entertainment facility within an existing building involving minor alterations and no expansion of the building or project site.

RECOMMENDATION: That the Planning Commission adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Westminster approving Case No. 2018-186, a Conditional Use Permit to allow an escape room, an indoor entertainment facility, located at 6731 Westminster Blvd, Suite No. 105E (Assessor's Parcel Number 203-541-19)."

Assistant Planner Alice Tieu provided a presentation to the Commission.

CHAIR Q. NGUYEN OPENED THE PUBLIC HEARING AND ASKED THOSE IN FAVOR TO SPEAK.

Mark Reyes, project applicant, offered an explanation of an escape room concept. He added that it is designed for teambuilding, communication, and cooperation among the participants to achieve a common goal. He stated that his operation will focus on an action/adventure scenario instead of a scary scenario. He offered that escape rooms are relatively new to the entertainment industry but they're doing well outside the United States and rapidly growing throughout America.

Lina Nguyen, Co-founder representing the proposed project, stated she was one of the writers, designers, and the main person for marketing the business. She offered that an escape room was an interactive experience where participants book a room for an hour and use a mixture of critical thinking, problem solving, communication,

and team building to achieve a goal in one of the challenge scenarios that the business sets up. She stated there will be three different rooms, designed to fit two to eight people, and the doors are unlocked for the safety of participants. She provided a history of escape rooms and the overall saturation in the market; concluding that the business would be great for Westminster as they would be the first escape room and would bring something new to the City.

Tiffany Brokke, representing the property owner, Weingarten Realty Investors, stated she was present to support the project and was available for any questions.

THERE BEING NO OTHER SPEAKERS, CHAIR Q. NGUYEN CLOSED THE PUBLIC HEARING.

Motion: It was moved by Commissioner Manzo, and seconded by Chair Q. Nguyen to approve. The motion carried (5-0) with the following vote:

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|----------|---------------------------------------|
| AYES: | MANZO, M.NGUYEN, Q.NGUYEN, PHAM, SEID |
| NOES: | NONE |
| ABSENT: | NONE |
| ABSTAIN: | NONE |

9. REGULAR BUSINESS – None

10. REPORTS - None

11. MATTERS FROM THE PLANNING COMMISSION

Commissioner Manzo stated he recently completed the required ethics training and asked Deputy City Attorney Bettenhausen to speak a little bit about the Brown Act, what it is, and how it affects the Planning Commission.

Deputy City Attorney Bettenhausen responded that the Brown Act is an act passed by the state legislature that governs meetings of legislative bodies. He further explained what constitutes a meeting via a majority discussion, serial meetings, meeting by intermediary, and that sometimes meetings can be created by emails, blog posts, and bulletin boards.

11.1 AB 1234 Reports.

Commissioner Manzo reported that he has completed his AB 1234 training.

12. MATTERS FROM STAFF

Planning Manager Steven Ratkay thanked the commissioners that were able to attend the April 3rd study session and offered assistance if there were any questions raised from the material provided or topics discussed.

13. **ADJOURNMENT** – The meeting was adjourned at 7:09 p.m. to a regular meeting on Wednesday, May 15, 2019 at 6:30 p.m. in the City Council Chambers.

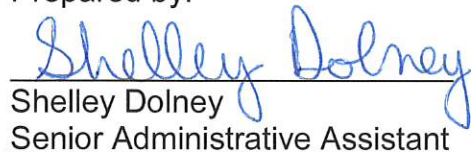


Quynh-Giao Nguyen
Planning Commission Chair



Steven Ratkay
Planning Commission Secretary

Prepared by:



Shelley Dolney
Senior Administrative Assistant