



**PLANNING COMMISSION  
Minutes of the Regular Meeting  
Teleconference/Web Conference Only  
8200 Westminster Boulevard  
Westminster, CA 92683  
April 21, 2021  
6:30 p.m.**

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**SPECIAL NOTICE REGARDING CORONAVIRUS (COVID-19) AND  
ATTENDANCE AT PUBLIC MEETINGS**

On March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of the Executive order N-25-20 Issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that some or all of the Westminster City Planning Commission Members will participate in meetings via teleconference.

Pursuant to the State of California Executive order N-29-20 related to coronavirus (COVID-19), the Planning Commission of the City of Westminster, California convened on April 21, 2021 at 6:32 p.m. at 8200 Westminster Boulevard, Westminster, California, and via teleconference. Members of the public wishing to address the Planning Commission were asked to submit an e-mail for written comments or a request to speak form to provide verbal comments before the start of the meeting. Additionally, any members of the public in attendance that wished to speak but had not previously provided a request to speak form were also provided an opportunity to address the Planning Commission.

**1. PLANNING COMMISSION ROLL CALL:**

**ANDERSON, M. NGUYEN, Q. NGUYEN, PHAM, SEID**

PRESENT: ANDERSON, M. NGUYEN, Q. NGUYEN, SEID

ABSENT: PHAM

**STAFF PRESENT:**

Steven Ratkay, Planning Manager; Christopher Wong, Senior Planner; Alejandro Lopez, Westminster Police Detective; Kathya M. Firlik, Deputy City Attorney; Shelley Stevens, Senior Administrative Assistant.

**2. SALUTE TO FLAG:**

Senior Administrative Assistant Stevens 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**

Commissioner Anderson, Vice Chair M. Nguyen, and Chair Seid all reported visiting the site location for item 8.2 on the agenda.

**5. SPECIAL PRESENTATIONS - None**

**6. ORAL COMMUNICATIONS**

There were no speakers wishing to address the Planning Commission for Oral Communications. There were also no written comments provided to the [WMPCComments@westminster-ca.gov](mailto:WMPCComments@westminster-ca.gov) email box for oral communications prior to the meeting.

**7. APPROVAL OF MINUTES – March 17, 2021**

**Motion: It was moved by Chair Seid**, and seconded by Commissioner Anderson, to approve the minutes of the March 17, 2021 regular meeting of the Planning Commission. The motion carried (4-0) with the following vote:

AYES:           ANDERSON, M. NGUYEN, Q. NGUYEN, SEID  
NOES:           NONE  
ABSENT:        PHAM

**8. PUBLIC HEARINGS**

**8.1 Case No. 2020-1207 (Conditional Use Permit)**

**Location:** 14044 Magnolia Street (Assessor's Parcel Number 098-101-13)

**Applicant:** Francois Tran

**Project Planner:** Lemessis Quintero, Contract Planner

**PROJECT DESCRIPTION:** A proposal to operate a tattoo parlor.

**RECOMMENDATION:** Staff recommends that the Planning Commission continue the public hearing to a date uncertain.

Planning Manager Steven Ratkay offered that the project applicant had some difficulty completing the noticing requirements for the public hearing. The recommendation is to continue the meeting to a date uncertain to allow the applicant time to comply with the noticing requirements.

**Motion: It was moved by Commissioner Anderson,** and seconded by Chair Seid, to continue to a date uncertain as recommended by staff. The motion carried (4-0) with the following vote:

AYES:           ANDERSON, M. NGUYEN, Q. NGUYEN, SEID  
NOES:           NONE  
ABSENT:        PHAM  
ABSTAIN:       NONE

**8.2 Case No. 2018-184 (Conditional Use Permit Amendment)**

**Location:** 7722, 7724, 7732 Garden Grove Boulevard (Assessor's Parcel Number 096-491-07)

**Applicant:** Thomson Dang

**Project Planner:** Christopher Wong, Senior Planner

**PROJECT DESCRIPTION:** A request for two amendments to conditions of approval for a previously approved Conditional Use Permit that authorized the expansion of a banquet facility with on-sale alcohol and live entertainment.

**CEQA COMPLIANCE:** The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the requirements of the City of Westminster. If the requested amendments are approved, the project 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. If the requested amendments are denied, then CEQA does not apply to projects which a public agency rejects or disapproves under the provisions of CEQA Section 15270 (Projects which are Disapproved).

**RECOMMENDATION:** Staff recommends that the Planning Commission consider the two requested amendments and either approve or deny the applicant's request by adopting one of the two following resolutions.

- 1) "A Resolution of the Planning Commission of the City of Westminster Approving Requested Amendments to Resolution No. 19-005 from Case No. 2018-184, which Includes the Removal of Condition No. 13 and Modification of Condition No. 27, Pertaining to Property Located at 7722, 7724, and 7732 Garden Grove Boulevard (Assessor's Parcel Number 096-491-07)"; or
- 2) "A Resolution of the Planning Commission of the City of Westminster Denying Requested Amendments to Resolution No. 19-005 from Case No. 2018-184, which Includes the Removal of Condition No. 13 and Modification of Condition No. 27, Pertaining to Property Located at 7722, 7724, and 7732 Garden Grove Boulevard (Assessor's Parcel Number 096-491-07)."

Senior Planner Christopher Wong provided a PowerPoint presentation to the Commission.

Commissioner Anderson, Commissioner Q. Nguyen, Vice Chair M. Nguyen, and Chair Seid asked for clarification on the following items:

- Whether commercial sites may have mobile homes placed within the lot
- Whether there had been complaints and calls for police service since the business opened
- The Westminster Municipal Code definition of a banquet facility
- Whether patrons could use the facility similar to a bar and just stop in, or if patrons had to come to an organized event
- The recommendation of the Westminster Police Department

Further discussion ensued regarding the Westminster Police Department practice of not offering recommendations for an approval or denial of projects that come before the Planning Commission.

#### CHAIR SEID OPENED THE PUBLIC HEARING

Steve Rawlings, a resident of Temecula and a business consultant representing the business owner, Thompson Dang, stated that Mr. Dang is a professional dancer who has lived in Westminster for over 30 years and made a significant investment in the community by upgrading this facility over the years. Mr. Rawlings offered an additional condition to the Commission regarding the request to extend the alcohol service hours, stating that the Alcoholic Beverage Control (ABC) offers a class to train bartenders and servers. He suggested adding that condition might make the Commission more comfortable with approval of the request to extend alcohol service hours. He also offered that the existing Conditional Use Permit (CUP) conditions that the owner hires security for the events. Mr. Rawlings then provided the core services offered by the business owner as dance lessons, weddings, quinceañeras, which would remain the core services. He added that the intent to periodically offer live performance acts and he would like to charge a fee to cover the cost of the performance. He further explained that the live performances would take place on nights where he doesn't already have a wedding or quinceañera scheduled in order to fill the void on the schedule. He thanked the Commission for their time and consideration and offered he and Thompson were both available for any questions.

Commissioner Anderson inquired the times when the security guard is on duty. Mr. Rawlings offered the language of the approved resolution and read it into the record. "On-site security must be provided by the business owner for any event taking place during the proposed time of operation, Monday through Friday from 6:00 PM to 2:00 AM, and Saturday or Sunday from 10:00 AM to 2:00 AM. Onsite security will be responsible for the interior of the premises as well as parking lot associated." Commissioner Anderson stated that when he visited the site, he saw an open door with a sign on it indicating that the facility was open. He added that he didn't see any

banquet going on, but he also did not see a security guard. Mr. Rawlings explained to Commissioner Anderson that he witnessed a dance class that was about to start. He added that the security guard was to be on duty if there was any type of organized event, not during the dance classes. Further discussion ensued about times for dance, times for events, use of an open sign, times for bar service, and when security would be required. Both Commissioner Anderson and Mr. Rawlings agreed that the condition could be worded better for clarity.

Thomson Dang, a resident of Westminster and the project applicant, stated he has been a dance instructor for the past 30 years. He offered his purpose was to build his venue to be able to offer quinceañeras and wedding receptions and confirmed that he had no intention of changing his venue into a night club. He stated that the building had five entrances and the open sign was to direct patrons to the correct entrance.

Khoa Ha, a resident of Garden Grove, stated he owned a business that was adjacent to the venue. He offered that he had no problems with the business or the patrons and was in favor to allow the business to charge admission and extend the hours of alcohol sales. He opined that he had seen a decrease in the homeless population camping in the parking lot since the venue reopened after the pandemic closure; adding that the added security during events put his mind at ease.

Asdrual Alarcon, a resident of Cypress, echoed Mr. Ha statement about seeing transients using the parking lot. He added that when they are setting up for an event, the transients leave the location, so he has also seen an impact of the business on the surrounding transient population. He then explained that he was a social dance and event promoter, hosting Latin, Salsa, and Bachata dance classes. He explained that after the classes there is social dancing offered. He stated that they have lost some clients due to the bar closing at Midnight and patrons are accustomed to a 2:00 AM cutoff. He further stated that the clientele that attend his events are working class professionals that drink responsibly and don't get out of hand. He also offered that the bartender staff was really good at observing the guests and making sure nobody was hitting their limit. He concluded that he felt really good about hosting his events and QD Dance Studio and hoped to have events there for years to come.

Commissioner Anderson inquired how many people attended a dance class. Mr. Alarcon explained that there are some nights where there is only a dance class which is managed by the venue without bar service, and, some nights that there is a social dance event including bar service with a dance class before the event. He further explained that the events are hosted by a promoter host like himself. He added that dance classes are done in two sides of the venue and each side typically hold 20-30 patrons.

Tran Ha, a resident of Westminster, stated she helps out this venue with their operation and she is in favor of this request. She felt that the operation has been beneficial to the community providing a safe environment that does not disturb the surrounding neighbors. She added that the owner is very responsible and attends the



events prepared to respond in case an issue arises. She offered that the record of the owner is clean and there are no police reports against the business or the alcohol license.

Liza Deharo, a resident of Cypress, stated she was an event planner who has worked at the QD Dance Studio. She stated that she does all types of events including corporate events. She opined that corporate patrons would bring more business to Westminster. She offered that she has shown some of her clients the QD Venue and they love it, but when they hear about the bar closing at midnight they tend to seek out another venue. She felt that the change in alcohol service would definitely bring more business to the venue and more revenue to the City.

Johnathan Duong, a resident of Garden Grove, stated he was in favor of the proposal for QD Dance Studio. He offered that he and his fiancé were dance studio patrons as they were learning dances for their upcoming wedding. He stated the facility was an interest to them for their wedding reception, but having to stop alcohol service at midnight could impact the wedding reception event they have planned.

William Carpenter, A resident of Anaheim, stated he operated a private dance academy that uses the facility. He clarified that the patron Commissioner Anderson had referred to earlier in the meeting, was entering the building to attend his class and that the "open" sign on the door was an effort to direct his students to the proper entrance of the building.

THERE BEING NO FURTHER SPEAKERS, THE WRITTEN COMMENTS WERE THEN READ INTO THE RECORD.

Can Doan, a resident of Westminster, expressed support for the QD Dance Studio; further stating it was a well-run business and the operation helped curtail the homeless activity in the area.

Binh To, a resident of Westminster, expressed support of QD Dance Studio; further stating the services offered provided a safe and enjoyable atmosphere for socializing and serving alcohol after midnight would be desired by patrons.

Lisa Trinh, expressed support of QD Dance Studio; further stating she has been a patron for nine years and has never witnessed violence or disturbances at the location.

Lisa Sibel, resident of Laguna Niguel and representing the property management company; expressed support for QD Dance Studio's request for longer alcohol service and the ability to charge a cover charge. She added that Mr. Dang's clientele are a sophisticated group of patrons that do not cause trouble.

AN OPPORTUNITY FOR REBUTTAL WAS PROVIDED

Steve Rawlings, stated that it was encouraging to hear so many people speak in support of the proposal. He offered that he hoped the distinction between an event and dance lessons was clear, but he was available for any questions.

THERE BEING NO FURTHER COMMENTS, CHAIR SEID CLOSED THE PUBLIC HEARING.

Commissioner Anderson inquired if staff was comfortable with the conditions of approval regarding bar service operation, when service is allowed and when service is prohibited. Senior Planner Wong stated that he was comfortable with the conditions of approval in relation to a definition of a banquet in the Westminster Municipal Code.

Vice Chair M. Nguyen inquired if the alcoholic beverage service was originally requested to be served until 2:00 AM on the original Conditional Use Permit. Senior Planner Wong responded that a condition of approval was recommended by the Westminster Police Department to cease alcohol sales at 12:00 AM.

Commissioner Anderson asked if there was a way to bring a Conditional Use Permit back to the Planning Commission if problems start to occur with the business. Planning Manager Ratkay responded that there is a provision in the City's Municipal Code that allows for a revocation or modification of any conditional use permit should issues arise.

Chair Seid offered that the business had been in operation for a while, with a similar service offered, and had a great track record without complaints. He stated he was in favor and ready to make a motion.

**Motion: It was moved by Chair Seid, and seconded by Commissioner Anderson, to approve requested amendments to Resolution No. 19-005 from Case No. 2018-184, which includes the removal of Condition No. 13 and modification of Condition number 27, pertaining to properly located at 7722, 7724, and 7732 Garden Grove Boulevard (Assessor's Parcel Number 096-491-07). The motion carried (4-0) with the following vote:**

AYES:	ANDERSON, M. NGUYEN, Q. NGUYEN, SEID
NOES:	NONE
ABSENT:	PHAM
ABSTAIN:	NONE

**9. REGULAR BUSINESS - None**

**10. REPORTS - None**

**11. MATTERS FROM STAFF**

Planning Manager Ratkay thanked staff and the Deputy City Attorney for their hard work, and, thanked the Commission for the service they provide to the community. He also shared the upcoming planning commission schedule.

**12. MATTERS FROM THE PLANNING COMMISSION – INCLUDING AB1234 REPORTS WHEN REQUIRED**

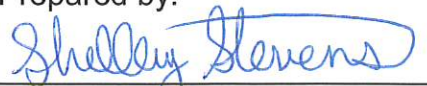
Commissioner Q. Nguyen, Commissioner Anderson, and Chair Seid thanked staff for their support and conveyed their wishes to return to regular, in-person, planning commission meetings as soon as it was safe to do so.

**14. ADJOURNMENT**

The meeting was adjourned at 8:23 p.m. to a regular meeting on Wednesday, May 5, 2021 at 6:30 p.m.

  
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Weston Seid  
Planning Commission Chair

  
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Steven Ratkay  
Planning Commission Secretary

Prepared by:  
  
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Shelley Stevens  
Senior Administrative Assistant