



**PLANNING COMMISSION  
Minutes of the Regular Meeting  
Teleconference/Web Conference Only  
8200 Westminster Boulevard  
Westminster, CA 92683  
June 16, 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 June 16, 2021 at 6:30 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 provided a request to speak form were also provided an opportunity to speak.

**1. PLANNING COMMISSION ROLL CALL:**

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

PRESENT: M.NGUYEN, Q.NGUYEN, SEID

ABSENT: ANDERSON, PHAM

**STAFF PRESENT:**

Steven Ratkay, Planning Manager; Sandie Kim, Associate Planner; Kathya M. Firlik, Assistant 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 communication items.

**4. EX PARTE COMMUNICATIONS**

There were no reports from the Commission regarding ex parte communications.

**5. SPECIAL PRESENTATIONS - None**

**6. ORAL COMMUNICATIONS**

Of those attending virtual meeting, 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 prior to the meeting.

**7. APPROVAL OF MINUTES – NONE**

**8. PUBLIC HEARINGS**

**8.1 Case No. 2020-1202 (Variance)**

**Location:** 13950 Springdale Street (Assessor's Parcel Number 203-314-02)

**Applicant:** Carvanna, LLC

**Project Planner:** Sandie Kim, Associate Planner

**PROJECT DESCRIPTION:** A request for two variances from the Westminster Municipal Code (WMC) Chapter 17.330 (Signs) to: 1) allow two additional wall signs, each with two logos on the southeast and northwest building elevations, whereas the WMC allows for a maximum of two wall signs, and 2) increase the total building sign area from 160.62 square feet to 310.10, whereas the WMC allows a maximum sign area of 200 square feet for all building signs.

**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 exempt from CEQA per Section 15301 (Existing Facilities) Class. This class of exemption includes minor additions or alterations to the interior or exterior of existing structures involving negligible expansion of use. The project involves the installation of additional wall signs to an existing building.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt a resolution entitled, "A Resolution of the Planning Commission of the City of Westminster approving Case No. 2020-1202, Variances to allow two additional wall signs with four logos on a building with two existing wall signs and provide a total building sign area of 310.10 square feet, whereas the Westminster Municipal Code

(WMC) Chapter 17.330 (Signs) allows a maximum of two wall signs and a total sign area of 200 square feet for all building signs, located at 13950 Springdale Street (Assessor's Parcel Number 203-314-02)"

Associate Planner Sandie Kim provided a PowerPoint presentation to the Commission.

Commissioner M. Nguyen inquired if the lights of the new sign would be dimmer than the lights on the old signage. Associate Planner Kim stated that light dimmer switches will be installed on the existing signage as well as the new proposed sign.

CHAIR SEID OPENED THE PUBLIC HEARING.

Jo Ryan, project owner, stated she authorized Steve Jones to speak on behalf of the project.

Steve Jones, resident of Garden Grove, with Olympia Capital Corporation representing the applicant, thanked City staff for the work they invested in the project. He stated that this project was the poster child for why variances exist. The site was a Triangular shaped lot bound by the 405 freeway, which is being widened. The height of the sound walls and freeway overcrossings are also being raised. He offered if they were able to install a pole sign which is allowed by right, it would not be visible since the location is 31 feet below street level. He restated Associate Planner Kim's statement during her presentation, that other dealerships have been granted sign variances in the past; providing samples of the variances granted to the other dealerships. He noted that Carvana is not asking to set a new sign variance precedence, they are simply asking that they are able to enjoy the same competitive advantage already granted to other dealerships in the City. He concluded by stating that there were no complaints filed against Carvana for the lighting or glare, but they plan to dim the brightness of new and existing signage from a 40 watt equivalent down to 7 watt equivalent between 10:00 PM and 6:00 AM to avoid any public perception that the lighting is too bright. He offered that the project team was present for any questions: Jo Ryan, Carvana; Morgan Gallagher, land use attorney; Mark Locket, lighting expert; Shaneen Tuley, project management, and Bill Jager, project management.

THERE BEING NO OTHER MEMBERS OF THE PUBLIC WISHING TO SPEAK AND NO WRITTEN COMMENTS TO READ INTO THE RECORD, CHAIR SEID CLOSED THE PUBLIC HEARING.

Chair Seid stated that the project was well presented and it was easy to understand the hardship of the applicant with the position of the site and the various visibility challenges from nearby streets. He offered that it also seemed like there was precedence from the City granting other sign variance requests for car dealerships. He also offered that the community was not present to voice concerns over, so would appear that the community is not as concerned as the previous variance request came

before the Commission in November 2019.

Commissioner M. Nguyen stated that he voted against the additional signage the last time the project was before the Commission. He offered that with the lighting being dimmer he was in favor of the additional signage request.

Commissioner Q. Nguyen stated that she sees that the variance request does not show a detriment to the public health or safety. She agreed with a point made by Chair Seid regarding no complaints from the community about the proposed request. She also stated with the dimmer on all new and existing lighting would be a less of an impact to the surrounding community and she was in favor of approval

**Motion: It was moved by Chair Seid**, and seconded by Commissioner Q. Nguyen, to approve 2020-1202, Variances to allow two additional wall signs with four logos on a building with two existing wall signs and provide a total building sign area of 310.10 square feet, whereas the Westminster Municipal Code (WMC) Chapter 17.330 (Signs) allows a maximum of two wall signs and a total sign area of 200 square feet for all building signs, located at 13950 Springdale Street (Assessor's Parcel Number 203-314-02). The motion carried (3-0) with the following vote:

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

**9. REGULAR BUSINESS - None**

**10. REPORTS - None**

**11. MATTERS FROM STAFF**

Planning Manager Ratkay offered that it looked like we didn't have anything scheduled for the July 7<sup>th</sup> meeting, so we will likely send out a cancellation notice. He offered that he would share the information with the commissioners when he has information about returning to live meetings. He thanked staff and the planning commission for all of their hard work.

**12. MATTERS FROM THE PLANNING COMMISSION – INCLUDING AB1234 REPORTS WHEN REQUIRED – None**

There were no matters from the Commission.

**13. ADJOURNMENT**

The meeting was adjourned at 7:16 p.m. to a regular meeting on Wednesday, July 7, 2021 at 6:30 p.m.



Don Anderson  
Planning Commission Chair



Steven Ratkay  
Planning Commission Secretary

Prepared by:



Shelley Stevens  
Senior Administrative Assistant