



**PLANNING COMMISSION**  
**Minutes of the Regular Meeting**  
**In-Person Hybrid (Teleconference/Web Conference)**  
**8200 Westminster Boulevard**  
**Westminster, CA 92683**  
**August 3, 2022**  
**6:30 p.m.**

---

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 August 3, 2022, at 6:30 p.m. via In-Person Hybrid (teleconference/Web conference), at the City Council Chambers, 8200 Westminster Boulevard, Westminster, California.

**1. PLANNING COMMISSION ROLL CALL:**

**ANDERSON, A. NGUYEN, Q. NGUYEN, PHAM, VU-NGUYEN**

PRESENT: ANDERSON, A. NGUYEN, Q. NGUYEN, PHAM, VU-NGUYEN

ABSENT: NONE

**STAFF PRESENT:**

Steven Ratkay, Planning Manager; Josephine Pham, Contract Planner; Baron Bettenhausen, Deputy City Attorney; Shelley Stevens, Senior Administrative Assistant.

**2. SALUTE TO FLAG**

Chair Anderson led the salute to the flag.

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

Planning Manager Ratkay reported that two late communications were received for item 8.1, and, offered that the late communication items were available to the public on the City's website and in a binder located in the entrance of the City Council Chambers.

**4. EX PARTE COMMUNICATIONS - None**

**5. SPECIAL PRESENTATIONS - None**

**6. ORAL COMMUNICATIONS**

**7. APPROVAL OF MINUTES – May 4, 2022**

**Motion: It was moved by Chair Anderson,** and seconded by Vice-Chair Pham, to approve the minutes of May 4, 2022 as presented. The motion carried (5-0) with the following vote:

AYES:           ANDERSON, A. NGUYEN, Q. NGUYEN, PHAM, VU-NGUYEN  
NOES:           NONE  
ABSENT:        NONE  
ABSTAIN:       NONE

## 8. PUBLIC HEARINGS

### 8.1 2022-0277 (Conditional Use Permit and Development Review)

**Location:** Southern California Edison-owned property between Monroe Street and Jefferson Street occupied by the Sakioka Wholesale Nursery.

**Assessor's Parcel Number:** 107-821-30

**Applicant:** Brian De La Ree, Core Service Development (on behalf of Dish Wireless)

**Project Planner:** Josephine Pham, Contract Planner

**PROJECT DESCRIPTION:** A request for a Conditional Use Permit and Development Review to allow the construction and operation of a wireless communication facility mounted to and existing transmission tower within the Southern California Edison-owned property between Monroe Street and Jefferson Street, occupied by a Sakioka wholesale nursery.

**DISCUSSION:** The public hearing for Case No. 2022-0277 (Conditional Use Permit, Development Review) shall be continued to the next Planning Commission meeting date of Wednesday, August 17, 2022. A notice of continuation will be posted as per Government Code Section 65095. There will be no action taken at the August 3, 2022 meeting.

Deputy City Attorney Bettenhausen offered the following statement for the record in relation to points made on a late communication for item 8.1, "Federal Law prohibits the Commission from considering health impacts of wireless facilities when those wireless facilities comply with Federal radio frequency levels." He further stated that the health impact from these facilities was not something that the Commission could legally consider.

**Motion: It was moved by Chair Anderson,** and seconded by Commissioner A. Nguyen, to continue Case No 2022-0277 to the meeting date of August 17, 2022 as specified by the applicant. The motion carried (5-0) with the following vote:

AYES:           ANDERSON, A. NGUYEN, Q. NGUYEN, PHAM, VU-NGUYEN  
NOES:           NONE  
ABSENT:        NONE  
ABSTAIN:       NONE

**9. REGULAR BUSINESS - None**

**10. REPORTS – None**

**11. MATTERS FROM STAFF**

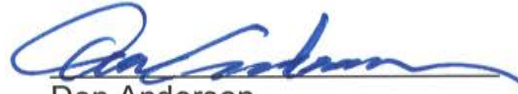
Planning Manager Ratkay provided an update of items that may come before the Planning Commission in the upcoming months. He offered his gratitude to staff, the Deputy City Attorney, and the Commission for their efforts.

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

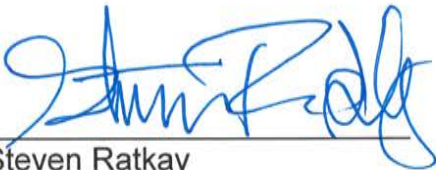
Chair Anderson expressed his gratitude to staff and the applicant for a new multi-unit residential dwelling construction project that was nearing completion on the corner of 15<sup>th</sup> Street and Cedarwood Street. He stated the project was very well done with attractive architectural detail and was a nice addition to the community.

**13. ADJOURNMENT**

The meeting was adjourned at 6:45 p.m. to a regular meeting on Wednesday, August 17, 2022 at 6:30 p.m.



Don Anderson  
Planning Commission Chair



Steven Ratkay  
Planning Commission Secretary

Prepared by:



Shelley Stevens  
Senior Administrative Assistant