



**PLANNING COMMISSION  
Minutes of the Regular Meeting  
Teleconference/Web Conference Only  
8200 Westminster Boulevard  
Westminster, CA 92683  
February 16, 2022  
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 September 17, 2021, Governor Newsom signed AB 361 related to the Brown Act and remote meetings during the state of emergency. AB 361 allows local agencies to continue to conduct remote or “Zoom” meetings during a declared State of Emergency. The City Council adopted Resolution No. 5067 on September 22, 2021, determining as a result of the emergency, meeting in person would present imminent risk to the health or safety of attendees. The City Council shall make this determination every 30 days. Pursuant to AB 361, please be advised that some or all of the Westminster Planning Commission Members will participate in meetings via teleconference/web conference.

The Planning Commission of the City of Westminster, California convened on February 16, 2022, 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 previously provided a request to speak form were also provided an opportunity to address the Planning Commission.

**1. PLANNING COMMISSION ROLL CALL:**

**ANDERSON, NGUYEN, PHAM, VU-NGUYEN**

PRESENT: ANDERSON, NGUYEN, PHAM, VU-NGUYEN

ABSENT: NONE (one vacancy exits)

**STAFF PRESENT:**

Steven Ratkay, Planning Manager; Christopher Wong, Senior Planner; Debra Kurita, Interim Community Development Director; Adolfo Ozaeta, Interim Assistant City Manager; Kathya M. Firlik, Assistant City Attorney; Russell A Hildebrand, Deputy City Attorney; Cord Vandergrift, Westminster Police Commander; Memnon Torio, Assistant Planner; Michael Son, Housing Specialist.

## **CONSULTANTS PRESENT:**

Debbie Drasler, a planning consultant with Moore, Iacofano, & Goltsman (MIG); and, Chris Dugan, an environmental consultant with Moore, Iacofano & Goltsman (MIG).

### **2. SALUTE TO FLAG**

Planning Manager Steve Ratkay led the salute to the flag.

### **3. ELECTION OF CHAIR AND POSSIBLE ELECTION OF VICE CHAIR**

**Motion:** It was moved by Vice Chair Anderson, and seconded by Commissioner Pham, to approve Commissioner Anderson to serve in the position of Chairman of the Planning Commission. The motion carried (4-0) with the following vote:

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

There was consensus among the Commission to postpone the election for Vice Chair to a future meeting.

### **4. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS**

Planning Manager Ratkay reported that there was one late communication item pertaining to item 9.1 on the agenda. Assistant Planner Torio added that three additional late communications were received via email, all were the same letter of support with additional signatures added to the letter.

### **5. EX PARTE COMMUNICATIONS**

Chair Anderson reported meeting with staff about 9.1 (Bolsa Row) prior to the meeting. Commissioner Pham reported visiting the site for item 9.1.

### **6. SPECIAL PRESENTATIONS - None**

### **7. ORAL COMMUNICATIONS**

Terry Rains, Westminster resident, congratulated Chair Anderson on his new position on the Planning Commission. She provided an update for two businesses that were previously before the Planning Commission. She offered that OC Nightclub is under a disciplinary review of their Alcoholic Beverage Control (ABC) license due to distilled spirits being found at the premise, while the business only had a Type 42 ABC license for beer and wine. She also reported that Keg Sluggers continue to advertise their employees in revealing uniforms.

Loc Doan, Westminster resident, was present to comment on item 9.1. Chair Anderson informed Mr. Doan that he would have an opportunity to speak later after the public hearing for that item begins.

## 8. APPROVAL OF MINUTES - June 16, 2021 and December 1, 2021

**Motion: It was moved by Chair Anderson,** and seconded by Commissioner Nguyen, to approve the minutes of June 16, 2021 as presented. The motion carried (4-0) with the following vote:

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

**Motion: It was moved by Commissioner Pham,** and seconded by Chair Anderson, to approve the minutes of December 1, 2021 as presented. The motion carried (4-0) with the following vote:

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

## 9. PUBLIC HEARINGS

### 9.1 Case No. 2021-0249 (Development Review, Administrative Adjustment, and Conditional Use Permit Amendment)

**Location:** 10000 and 10010 Bolsa Avenue

**Assessor's Parcel Numbers:** 108-010-06, 108-010-35, 108-010-36, 108-010-41, and 108-010-42

**Applicant:** IP Westminster, LLC

**Project Planner:** Chris Wong, Senior Planner

**PROJECT DESCRIPTION:** A request for Development Review to amend the site layout and architectural design of the previously approved Bolsa Row mixed-use development (Case No. 2017-06) including, but not limited to, revisions to the design of the 149-room hotel with assembly area and two-story 39,286-square-foot Bolsa Row Terrace retail building, the addition of a new subterranean parking structure below the Bolsa Row Terrace retail building, the elimination of the Celebration Bridge together with the relocation of the banquet assembly use to the hotel's facility, and the reduction in quantity and size of the electronic message center (EMC) signs; an Administrative Adjustment to modify the hotel parking structure layout to include tandem parking and reduce the drive aisle width in conjunction with providing full-time

valet parking; and Conditional Use Permit Amendments to address the updated project design of the EMC sign and the updated project design and operation of the hotel and its ancillary uses, including, but not limited to, the addition of a sky lounge bar on the hotel rooftop.

**CEQA COMPLIANCE:** The proposed amendment to the site layout and architectural design of the previously approved Bolsa Row mixed-use development (Case No. 2017-06) together with the requested discretionary actions would not have any new or substantially more severe impacts than what was evaluated in the Bolsa Row Final Environmental Impact Report (FEIR). There are no new mitigation measures needed that were not adopted at the time Bolsa Row FEIR was certified that would further reduce the proposed project impacts. The Bolsa Row FEIR, when considered in conjunction with the parking and noise analysis, provide adequate documentation pursuant to CEQA; therefore, no further environmental review is required.

**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. 2021-0249, involving a Development Review, Administrative Adjustment, and Conditional Use Permit Amendments to modify the site layout and architectural design of the previously approved Bolsa Row mixed-use development (Case No. 2017-06) to address the updated Project design and operation on Property Located at 10000 and 10010 Bolsa Avenue (Assessor's Parcel Numbers 108-010-06, 35, 36, 41, and 42)."

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

#### CHAIR ANDERSON OPENED THE PUBLIC HEARING

Jaimie Pham Nguyen, resident of Irvine, representing the project applicant as a member of IP Westminster. She stated that IP Westminster was primarily a family operation comprising of herself, her parents, Bac and Joann Pham, and her husband, David Nguyen. She added that the project management staff was also present, Chris Lisle and Fred Golightly. She then explained that the entire development project had been approved in 2018, adding that the first phase, a 200 unit multi-family residential development, was under construction and would be completed later this year. She offered that phase two, comprised of a hotel and retail buildings was about to start. She stated the reason for the modifications of phase two was to optimize the operation and functionality of the development. She then provided a summary of some of the changes and the benefit of the changes. She stated that IP Westminster aims to deliver a full-service, luxury, four-star, Wyndham Grand Hotel to the City of Westminster when this development project is completed.

Joann Pham and Bac Pham, residents of Huntington Beach and part of the IP Westminster team, introduced themselves and shared a little of their family history. Mrs. Pham stated they came to California as refugees in May 1975 and made their

home in Orange County for nearly 50-years, with 15 of those years residing in Westminster. Mrs. Pham offered that her husband had been a mechanical engineer and she had been in the real estate mortgage industry and that funding for the project is from family capital. She stated that their aspiration was to develop a destination for Vietnamese-Americans that will be reminiscent of the old Saigon before 1975. She hoped the project will bring back a lot of memories for those in the community and will be a place people can call home.

Chris Lisle, resident of Carlsbad from Avanti Development Partners and part of the IP Westminster team, stated his company's specialty is in luxury hotels and retail and the employees cumulatively make up over 100 years of experience in this business. He stated that the goal of was to craft the project in such a way that it would have the highest likelihood of success and be operated efficiently. He offered that there will be dedicated parking just for the retail portion to ensure the success of those future retail tenants. He added that this project will create over 200 full-time and the construction of the project will create over 275 full time equivalent jobs.

Fred Golightly, resident of Garden Grove and part of the IP Westminster team, stated he works with the City and the community overseeing the construction activity of the project. He offered that he had traveled to Vietnam previously and he felt this project's festival street provided a unique cultural experience by offering a whole street to experience the look and feel of Vietnam.

David Nguyen, resident of Irvine and part of the IP Westminster team, stated he was focused on investing and finance related matters for the project. He stated that like his wife, Jamie Pham Nguyen, he grew up within this community.

Loc Doan, Westminster resident, thanked for the opportunity comment about the Bolsa Row project. He stated that this project will give people another great place to do business and enjoy entertainment. He hoped that the project will be completed by next year and that the Covid -19 Pandemic will be gone by the time it opens. He opined that this project will create hundreds of job opportunities and great revenue for the City of Westminster. He urged the Planning Commission to approve the revision of the design.

Donald Tran, Fountain Valley resident, stated he has a real estate business in Westminster. He was present to support the Pham family for Bolsa Row project. He added that the project will bring back a lot of cultural memories for people like him who have been living in the United States for the past 40 years. He offered that he didn't see any issues with the project and felt that the Bolsa Row project will create revenue for the City and create jobs for the community.

Thanh Mai Tran, Westminster resident, stated she was the principal of two beauty schools in Orange County and also an owner of a juice bar in Orange County. She offered that when she heard about the project and that it would bring a luxury hotel to the area, she was very excited. She stated a lot of people in the Vietnamese

Community have a lot of people that live in other states and they need good places to stay when they visit the area. She offered that she knows many people that are excited about this project.

Terry Rains, Westminster resident, recommended that the entire project be sent to the City Council for a review. She felt the updated project design and operation were not minor amendments and that the traffic study may be outdated since the original approval. She offered that she was worried about quality of life of nearby residents during and after construction. She added that she was excited about the project and hoped it would spur additional development in the area. She thanked the Pham family and the IP Westminster team for this development project and added that Westminster will finally have a 4-star hotel in the area.

Omar (Last name not disclosed), Westminster resident, stated he has been a resident of Westminster for over 30 years. He added that he lives near the project so he can see the progression of construction, but wanted to raise one concern about drunk driving and alcohol related crimes. He offered that he knew someone personally that got hit by a drunk driver on the corner of Bolsa Avenue and Brookhurst Street and wanted the Commission to consider the possibility of added alcohol related crime in the area with the project's increase in hours and increase in alcohol availability. He concluded that he was excited about the project.

Steven Mai, Westminster resident, representing State Senator Tom Umberg, stated he was present to support our local businesses and make a report to his boss, but he also wanted to comment because he is excited about the project. He offered the project will bring beauty and more revenue to our growing City and he supports the revision of the design.

Jason Pack, a parking consultant from Fehr & Peers representing the applicant. (Although Mr. Pack submitted a request to speak form, he did not speak. The request to speak form was noted that he was present to answer any questions, if needed).

Planning Manager Ratkay and Assistant Planner Torio mentioned again that late communications were received on this project. All communications were the same letter of support with signatures of support, similar to a petition, on the bottom of the letter. All letters were posted on the website and forwarded to the Commission for review.

**THERE BEING NO FURTHER SPEAKERS OR ANY WRITTEN COMMENTS TO BE READ INTO THE RECORD, CHAIR ANDERSON CALLED FOR REBUTTAL.**

Jaimie Pham Nguyen thanked the Commission for the opportunity for rebuttal. She then introduced David Nguyen to offer the rebuttal on behalf of the applicant, IP Westminster.

David Nguyen, responded to Omar's previous comments and offered that the IP Westminster team was as concerned about impaired drivers and alcohol related crimes as the surrounding community. He offered that that the hotel would be a Wyndham operated hotel with extremely stringent operating standards related to staff identifying alcoholic impairment of patrons and they plan to exceed Wyndham's standards.

CHAIR ANDERSON ASKED THE COMMISSION IF THERE WERE ANY QUESTIONS OF THE APPLICANT.

Chair Anderson inquired about the elevations displayed within the attached applicant's project description (Attachment 2 of the staff report, Page 12, Exhibit F through H). He stated that the elevations shown in the project description seems to be a bright yellow on some of the building accents; however, on the submitted plans dated 2/10/2022 (Attachment 5 of the staff report, Part 1, Page A0) the yellow color seems somewhat muted. He wished to know which color would be used when the project is built.

Jaimie Pham Nguyen stated that paint samples have been provided and that the intended color of the building would be on the paint samples. She further answered that the colors depicted on the plan set (Part 1, Page A-0) represents the proposed color more accurately.

Chair Anderson offered his opinion that the North and West elevations on the plans dated 2/10/2022 (Part 1, page A-10) are very attractive, where the south and east elevations (Part 1, page A-11) are rather bland as they are missing the vertical building elements depicted in the north and west elevations. He suggested that similar vertical brown elements be added to the south and east elevations to make those elevations more attractive.

Jaimie Pham Nguyen appreciated Chair Anderson's suggestion, but wanted to share that the south and east elevations face perimeter lane and the Tres Vidas Apartments on the back side of the building. She also shared that the building to the south of the project is the parking structure of the hotel and they have enclosed it to improve the façade over the previously approved open structure.

Fred Golightly, stated the south side faces the Tres Vidas Apartments and the east side faces the Royal Garden Estates mobile home park. He further explained there was a perimeter lane that goes behind the project with a block wall so there would not be much to see here.

Chair Anderson offered that the residents of the apartments and mobile homes will be looking at this part of the structure and their view could be enhanced by some additional treatment. He stated that his recommendation would be that the applicant and staff work together to improve the east and the south elevations. He offered that it might be able to be done with some simple vertical color changes to material that was already proposed.

Chris Lisle offered that the fenestration and the vents of the parking structure were not represented well on the plans as they were actually decorative elements adding some additional visual interest to the design. He confirmed that the IP Westminster team was willing to explore changes with staff to see if there are improvements that can be made.

Chair Anderson referred to images on attachment 2, page 3, Exhibit B of the applicant's description which displayed images of French colonial architecture used as inspiration for the Bolsa Row development. He stated that the images show an architectural detail that is continuous and wraps around the building. On the same page was an image of the north and east sides of the proposed hotel design which displayed the disparity in architectural detail between the two elevations.

Chris Lisle offered that the visual display Chair Anderson was requesting could be done with some vertical control joints and alternating colors to provide a similar look on the east and south elevations.

Commissioner Vu-Nguyen inquired about the change in hours of operation and why the hotel bar and lounge needed to open at 7:00 AM. Chair Anderson also inquired if liquor would be served at 7:00 AM.

Chris Lisle stated that the change in hours of the hotel bar and lounge area was so they could offer coffee and tea service to their guests in the morning as part of the 4-star hotel brand requirement. He further stated only non-alcoholic beverages would be served at 7:00 AM.

#### CHAIR ANDERSON CLOSED THE PUBLIC HEARING

Commissioner Q. Nguyen commented that this project was a great for the City of Westminster and a great opportunity for organizations and individuals to achieve their business success; creating more jobs, property tax, and sales tax for the City.

Further discussion ensued about proposed changes in the architectural elements.

**Motion: It was moved by Chair Anderson,** and seconded by Commissioner Pham, to approve Case No. 2021-0249, involving a Development Review, Administrative Adjustment, and Conditional Use Permit Amendments to modify the site layout and architectural design of the previously approved Bolsa Row mixed-use development (Case No. 2017-06) to address the updated Project design and operation on Property Located at 10000 and 10010 Bolsa Avenue (Assessor's Parcel Numbers 108-010-06, 35, 36, 41, and 42)," With the added condition that the applicant work with staff to provide additional vertical articulation on the east and south building elevations as reflected in the design of the north and west building elevations.



The motion carried (4-0) with the following vote:

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

**10. REGULAR BUSINESS - None**

**11. REPORTS – None**

**12. MATTERS FROM STAFF**

Planning Manager Ratkay thanked the Planning Commission for all their hard work representing the community. He also thanked staff and legal counsel for their efforts to bring the information to the Commission. He shared that there were no projects scheduled for the upcoming March 2nd meeting so it would likely be cancelled for lack of business.

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

Commissioner Nguyen congratulated Chair Anderson on his new role as Chair of the Planning Commission. She thanked staff for all of their hard work.

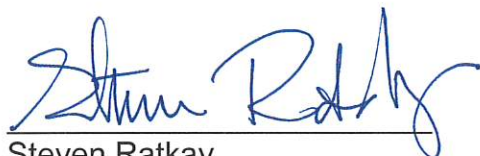
Chair Anderson thanked the staff, fellow commissioners, and members of the community for their time and comments. He also thanked the applicant and people working on the Bolsa Row project in recent years; he added that it will be a great development in Little Saigon.

**14. ADJOURNMENT**

The meeting was adjourned at 8:29 p.m. to a regular meeting on Wednesday, March 2, 2022 at 6:30 p.m.

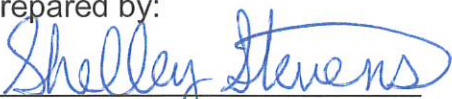


Don Anderson  
Planning Commission Chair



Steven Ratkay  
Planning Commission Secretary

Prepared by:



Shelley Stevens

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