PLANNING COMMISSION
Minutes of the Regular Meeting
City Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
November 16, 2011
6:30 p.m.

---

1. ROLL CALL: BERTELS, HO, OH, TURRO, VO

PRESENT: Bertels, Ho, Oh, Turro
ABSENT: Vo

2. SALUTE TO FLAG:

Commissioner Bertels

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

None

4. EX PARTE COMMUNICATIONS

None

5. SPECIAL PRESENTATIONS

None

6. ORAL COMMUNICATIONS

None

7. APPROVAL OF MINUTES – Regular Meeting November 2, 2011

The minutes of the regular meeting of November 2, 2011 were approved on motion of Commissioner Bertels, seconded by Commissioner Turro, and carried 3-0 (Commissioner Ho was absent in this meeting).

8. PUBLIC HEARINGS

None

9. REGULAR BUSINESS

9.1 Case 2011-37 Development Review
Location: 8900-8940 Westminster Blvd (Assessor's Parcel Number 097-311-08)

An application for a Development Review to add 3,020 square feet of new retail floor area and renovate the façade of an existing retail center.

RECOMMENDATION: Staff recommends that the Planning Commission approve the development review subject to recommended conditions of approval.

Art Bashmakian made a brief presentation on the proposed addition of the retail floor area and renovation of the façade of the existing retail center. Based on staff findings and subject to the conditions listed in the draft resolution, he recommended that the Planning Commission approve the development review.

On motion of Commissioner Turro, seconded by Commissioner Bertels, and carried 4-0, the Planning Commission approved Case 2011-37 Development Review (Resolution No. 11-037) subject to recommended conditions of approval.

9.2 Case 2011-59 Code Interpretation
Location: 15212 Goldenwest St (Assessor's Parcel Number 142-383-13)

The proposal is to remodel and reface an existing legal nonconforming single-tenant pole sign into a multi-tenant sign to identify eight tenants.

RECOMMENDATION: Staff recommends that the Planning Commission:

Determine that the proposed alterations are not permitted as the existing sign is required to be brought to full conformance with the current code.

Or

Determine that the proposed alterations are permitted as the existing sign is not required to be brought into full conformance with current code.

Art Bashmakian presented a brief overview of the proposed remodel of an existing pole sign consisting of redesigning, refinishing and repainting the same. The sign is nonconforming with the City's current sign regulations. However, since the code provision does not define structural alteration, staff concluded that the proposal could be interpreted as to whether the cosmetic changes constitute structural alteration or not. Based on staff analysis, Art indicated that the proposal does not constitute structural alteration and are therefore permitted and not required to be in conformance with the current code. It was up to the Planning Commission to determine if the proposed alterations are permitted as

the existing sign is required to be brought to full conformance with the current code or determine that the proposed alterations are permitted as the existing sign is not required to be brought into full conformance with current code.

The Planning Commission allowed the applicant, Herb Lundin of 16400 Pacific Coast Hwy., Huntington Beach to speak. He stated that the proposed sign remodel would be very beneficial to the tenants. He contended that there will be no structural change to the existing sign. However, if the sign is determined non-compliant, it would be detrimental and costly to bring the sign into conformance with the current code.

Based on staff findings and subject to the imposed conditions, Commissioner Turro moved that the Planning Commission determine that the proposed alterations are permitted as the existing sign is not required to be brought into full conformance with current code for Case 2011-59 (Resolution No. 11-038). Commissioner Oh seconded and the motion carried 4-0.

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION

Commissioner Turro inquired if the meeting schedule will change due to the holidays. Art Bashmakian responded that the two meetings (December 7 and December 21) in December are on schedule and will not conflict with the City Council meetings. However, he stated that if there is no quorum on December 21, there will be no meeting. At this time, the Planning Commissioners were not decided if they will be available to attend the December 21 meeting. Art reminded them that staff will need to know at least three weeks before the December 21 scheduled meeting.

11.1 AB 1234 Reports

12. ADJOURNMENT:

At 6:49 p.m., Vice Chairman Ho adjourned the meeting to a regular meeting on Wednesday, December 7, 2011 at 6:30 p.m. in the Council Chambers.

Kimberly Ho
Vice-Chairman

Art Bashmakian
Planning Commission Secretary

Prepared by:

MARIA MOYA
Administrative Assistant