PLANNING COMMISSION
Minutes of the Regular Meeting
City Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
March 21, 2012
6:30 p.m.

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

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

2. SALUTE TO FLAG:

Commissioner Ho

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Art Bashmakian mentioned that staff received a letter regarding Public Hearing 8.2 Case 2010-89, and the applicant's request to continue this item to the next meeting of April 4. Art indicated that this item will be re-noticed since the applicant is modifying the proposed use and the variance will be different.

4. EX PARTE COMMUNICATIONS

None

5. SPECIAL PRESENTATIONS

None

6. ORAL COMMUNICATIONS

None

7. APPROVAL OF MINUTES – Regular Meeting March 7, 2012

Commissioner Vo pointed out that on Page 1, Section 7, Approval of Minutes, "2011" should be "2012". The minutes of the regular meeting of March 7, 2012 were approved as corrected on motion of Chairman Vo, seconded by Commissioner Turro, and carried 4-0, Commissioner Bertels was absent.

8. PUBLIC HEARINGS

8.1 Case 2010-87 Conditional Use Permit
Location: 13800 Arizona Street (Assessor's Parcel Number 096-240--08)

An application for a conditional use permit to operate an outpatient drug addiction and alcoholism rehabilitation facility. The facility will be used for outpatient services only, focusing on group and individual therapy. The proposed hours of operation are 8:00 am to 8:30 pm.

RECOMMENDATION: Staff recommends that the Planning Commission approve the conditional use permit subject to conditions of approval.

Chris Wong made a brief presentation on the proposed request for a conditional use permit to operate an outpatient drug addiction and alcoholism rehabilitation facility. Based on staff findings and analysis, he recommended that the Planning Commission approve the Conditional Use Permit.

The public hearing was opened.

The son of the property owner/applicant, Odin Breathen, 477 Costa Mesa St., Costa Mesa, spoke in favor. He indicated his support for the request and was available to answer any questions. Also in favor of the proposal was Nam Bue of 14601 Davis Street.

No one spoke in opposition and the public hearing was closed.

On motion of Chairman Vo, seconded by Commissioner Turro, and carried 4-0, the Planning Commission approved the Conditional Use Permit for Case 2010-87 (Resolution 12-012) subject to conditions of approval.

8.2 Case 2010-89 Variance, Administrative Adjustment, Development Review – Level 1
Location: 8070 Westminster Blvd (Assessor's Parcel Number 097-071-31)

An application to develop a second floor addition to an existing single-story commercial building, along with building façade improvements and minor site improvements. As a result, an Administrative Adjustment from the minimum required width of drive aisles and a Variance from the minimum required number of parking spaces are necessary.

RECOMMENDATION: Staff recommends that the Planning Commission approve the development of a second floor addition to an existing single-story commercial building, along with building façade improvements and minor site improvements subject to conditions of approval; approve an Administrative Adjustment from the minimum required width of drive aisles; and disapprove a Variance from the minimum required number of parking spaces.

As requested by the applicant and recommended by staff, Chairman Vo moved that the Planning Commission continue this item to April 4, 2012. Commissioner Turro seconded and the motion carried 4-0.

8.3 Case 2011-72 Conditional Use Permit
Location: 14822 Moran Street (Assessor's Parcel Number 098-563-06)

A request for a conditional use permit to establish food manufacturing operations within an existing building.

RECOMMENDATION: Staff recommends that the Planning Commission approve the conditional use permit subject to conditions of approval.

Fenn Moun provided the description of the proposed Conditional use Permit to allow food manufacturing operations, subject to the conditions of approval.

The public hearing was opened and the following spoke in favor:

Cindy Do, 6862 Homer Street No. 115, stated that the proposed business would generate jobs and add to the revenue of the City.

Xuan French, 16101 Jenner Street, indicated that he is glad that the chili paste he used to buy from China will be manufactured in the US and will be more accessible to other consumers.

Sung Nguyen, 16101 Jenner Street, was happy to see a chili factory in the City as it will bring in more jobs for the local residents.

Don Mai, 14644 Birch Street, stated that the sample of the chili paste he tried tasted much better than other chili paste sold in other stores.

Gina Nguyen, 14644 Birch Street, stated that she supports local businesses because more jobs will be created in the city.

Tony Truong, 14644 Birch Street, co-owner of the business, contended that the local production of chili paste and ketchup will help cut costs for consumers, provide employment, and increase revenue for the city especially during these hard economic times. He said that many people support the company because it will use local produce and have control over quality and taste, unlike similar products imported from Asia. He stated that they will only do wholesale and will not have any onsite sale of their products. Based on its projection, the company plans to begin with eight workers, increase to 20 percent after six months and to fifteen at the end of the year.

No one spoke in opposition and the public hearing was closed.

Commissioner Ho moved that the Planning Commission approve the conditional use permit for Case 2011-72 (Resolution 12-013) based on staff findings and analysis and subject to conditions of approval. Commissioner Oh seconded and the motion carried 4-0.

9. REGULAR BUSINESS

None

10. REPORTS

None

11. MATTERS FROM THE PLANNING COMMISSION

Commissioner Turro inquired about the building at the corner of Westminster Blvd. and Willow Lane which has remained a mess. Art confirmed it is an eyesore and has been under different ownerships, but there is an active case for remodeling. He will check with Code Enforcement with regards to the status of the case.

11.2 AB 1234 Reports

None

12. ADJOURNMENT

At 7:10 p.m., Chairman Vo adjourned the meeting to a regular meeting on Wednesday, April 4, 2012 at 6:30 p.m. in the Council Chambers.

Dave Vo
Chairman

Art Bashmakian
Planning Commission Secretary

Prepared by:

Maria Moya
Administrative Assistant