PLANNING COMMISSION
Minutes of the Regular Meeting
City Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
April 18, 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 Oh

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

None

4. EX PARTE COMMUNICATIONS

None

5. SPECIAL PRESENTATIONS

None

6. ORAL COMMUNICATIONS

The Planning Commission allowed George Garcia, 13891 Locust Street, to speak. He expressed his opposition to the City's proposed relocation of the handball courts in Sigler Park and replacing it with a gazebo. He suggested that instead of moving the handball courts to the back of the park, the gazebo should be placed at the back as it is a better location to observe the children play area. He stated that they were never notified by the City about this plan. Chairman Vo referred the matter to staff. Art Bashmakian advised that Mr. Garcia's concern was not within the Planning Division's jurisdiction but Community Services and Recreation's. He was happy to provide the Department's information that deal with this issue to Mr. Garcia.

7. APPROVAL OF MINUTES – Regular Meeting April 4, 2012

The minutes of the regular meeting of April 4, 2012 were approved on motion of Commissioner Turro, seconded by Commissioner Oh, and carried 3-1, Commissioner Bertels was absent and Commissioner Ho abstained as she was absent from that meeting.

8. PUBLIC HEARINGS

8.1 Case 2012-04 Conditional Use Permit
Location: 14522 Goldenwest Street (Assessor's Parcel Number 096-181-15)

A request for a Conditional Use Permit (CUP) to establish a religious place of worship within an existing building formerly occupied by an industrial use (tile and cabinet manufacturing).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Conditional Use Permit.

Art provided a brief description of the proposed conditional use permit to convert the existing building's current use into a religious place of worship. He noted that there was one caller that opposed the proposal due to anticipated negative impact on traffic. However, Art explained that Goldenwest Street has sufficient capacity to carry the additional traffic generated from the worship center especially on Friday afternoons when worship services are held. Based on staff findings and analysis, he recommended that the Planning Commission approve the conditional use permit subject to the conditions listed in the draft resolution.

The public hearing was opened and the following spoke in favor: Zeyad Maasarani, 10292 La Hacienda Avenue, No. 15, Fountain Valley; Omar Jaradat, 1270 S. Cabernet Cir., Anaheim; Hicham Alani, 2050 Harbor Blvd., Costa Mesa; Fayez Bany Mohammed, 17397 Santa Suzanne St., Fountain Valley; and Mark Hussein, 16615 S. Pacific, Sunset Beach, contended that the worship center will serve the community where children will grow in a healthy environment and add to the cultural diversity of the area. Architect Eric Sautter, 409 Harvard Avenue, Claremont, indicated that they worked hard with the applicant, Al-Noor Foundation, to develop a project that will compliment the City. He added that a traffic study was completed which determined that Goldenwest Street would not be significantly affected by traffic from the center. He stated that they have reviewed the conditions of approval and will comply by them.

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

Chairman Vo moved that the Planning Commission approve Case 2012-04 (Resolution No. 12-018) the Conditional Use Permit based on staff findings and analysis and subject to the conditions of approval. Commissioner Ho seconded and the motion carried 4-0.

8.2 Case 2012-05 Conditional Use Permit
Location: 16400 Beach Boulevard (Assessor's Parcel Number 107-220-70)
Target

A request for a Conditional Use Permit (CUP) to allow sales of distilled spirits for off-site consumption, at an existing retail store (Target).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Conditional Use Permit.

Steve Ratkay made a brief presentation on the background and description of the proposed Conditional Use Permit to allow sales of distilled spirits for off-site consumption at an existing retail store. Based on staff findings and analysis, he recommended that the Planning Commission approve the Conditional Use Permit.

The public hearing was opened.

Representing Target, the retail store, Beth Aboulatia of 260 California Street, San Francisco, indicated that Target did not have any problem when it was granted a CUP to sell beer and wine for off-site consumption in 2003. She stated that as part of the 2010 remodeling of the grocery section, they are requesting to amend the existing CUP to add the sale of distilled spirits for off-site consumption to offer more full service grocery items. She added that the sale of alcoholic beverages will be a small part of Target's sale operation. She contended that all the cashiers have been trained and tested to do alcohol sales.

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

Commissioner Turro commented that Target has always been a good business partner of the City.

On motion of Commissioner Turro, seconded by Commissioner Oh, and carried 4-0, the Planning Commission approve the Conditional Use Permit for Case 2012-05 (Resolution 12-019) subject to the conditions listed in the draft resolution.

9. REGULAR BUSINESS

None

10. REPORTS

None

11. MATTERS FROM THE PLANNING COMMISSION

None

11.2 AB 1234 Reports

None

12. ADJOURNMENT

At 7:12 p.m., Chairman Vo adjourned the meeting to a regular meeting on Wednesday, May 2, 2012 at 6:30 p.m. in the Council Chambers.

Dave Vo
Chairman

Art Bashmakian
Planning Commission Secretary

Prepared by:

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Administrative Assistant