



**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
February 17, 2016
6:30 p.m.**

1. ROLL CALL: ANDERSON, MANZO, NGUYEN, SPENCER, AND VO

PRESENT: Anderson, Manzo, Nguyen, Spencer, and Vo
ABSENT: None

2. SALUTE TO FLAG:

Planning Manager Art Bashmakian led the salute to the flag.

**3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS -
None**

4. EX PARTE COMMUNICATIONS

Commissioner Vo reported that he visited the site.

Commissioner Spencer reported that he visited the site and spoke to nearby neighbors.

5. SPECIAL PRESENTATIONS

Chair Anderson announced that Planning Manager Art Bashmakian will be leaving the City of Westminster for another opportunity effective February 19, 2016. He thanked Mr. Bashmakian for his ten years of dedicated service to the City of Westminster and the Planning Division.

Vice Chair Manzo, Commissioner Nguyen, Commissioner Vo, and Commissioner Spencer each thanked Mr. Bashmakian for his service to the City, the help he has provided, and wished him well on his new position offering their congratulations.

Planning Manager Bashmakian expressed his gratitude to be able to serve the City of Westminster for the past ten years and appreciated the recognition of his efforts. He also expressed his gratitude to staff, stating they have helped him to accomplish many goals during his time with the City.

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – February 3, 2016

Commissioner Vo stated Case No 2015-64 should have two motions; one for approval of the temple entry gate feature and the second motion should have been for the removal of the block wall. He added that the vote was unanimous to approve the entry gate feature, and the vote to remove the block wall was approved with a 3-2 vote.

Commissioner Nguyen stated he and Commissioner Vo voted against removing the existing block wall to clarify the dissenting vote.

Chair Anderson stated that the item should have had two motions. He concurred the Commission was indeed in agreement for unanimous approval of the entry gate feature and two motions were appropriate since there were two items being considered.

The concern of the Commission is noted, however, the February 3, 2016 minutes were not amended as there was only one motion on record. The motion included approval of the entry gate feature and removal of the existing block wall; and was approved with a 3-2 vote (Vo and Nguyen dissenting).

Motion: It was moved by Commissioner Spencer, and seconded by Commissioner Nguyen, to approve the Planning Commission meeting minutes of February 3, 2016 with the noted amendment. The motion carried (5-0) by the following vote:

AYES: Anderson, Manzo, Nguyen, Spencer, and Vo
NOES: None
ABSENT: None
ABSTAIN: None

8. PUBLIC HEARINGS

8.1 Case No. 2015-19 (Tentative Tract Map and Development Review)

Location: 14092 Edwards St. (APN #195-303-15,-16,-17,-18)

Applicant: Edwards Villa, Inc.

The proposed project involves the consolidation of 5 lots to accommodate the development of twelve two-story, and twenty-five-foot high residential dwelling units for condominium ownership. The project is located on the east side of Edwards Street and approximately 140-feet north of Walt Street.

Assistant Planner Christopher Wong provided a presentation to the Commission. He stated that they have received an email on street parking problems on Homer Street in relation to Buckingham Park. He added the traffic department agreed that there is a challenge with parking the site but did not feel the development would exacerbate the parking issue. Assistant Planner Wong also stated they received on phone call with a concern about increased traffic; and, the traffic department stated that the project will not exceed traffic threshold.

CHAIR ANDERSON OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN FAVOR.

Cindy Nguyen, applicant and authorized agent for Edwards Villa, Inc., stated that development of this site will enhance the neighborhood outlook, increase surrounding property values, and bring more property tax to the City. She added that the project provides an additional benefit by dedicating 15-feet of property to the City so that Edwards Street can be widened which will help with traffic flow.

Cach Nguyen, representing the applicant, civil engineer for the project. Worked with the Planning Division for about a year to resolve all requirement imposed by the City. He added that traffic in the surrounding area will not be impacted by the project due to the 15-foot property dedication and street widening.

Binh Tran, representing the applicant, architect for the project, stated he was present to answer any questions or concerns about the project.

Tim Pham, Westminster property owner, stated he owns the duplex next door and two houses along Edwards Street. He added that he was glad someone bought the property and believed the development will make the City look good; but, he was concerned about the on-site parking offering a suggestion of more than six open parking spaces be required for the project.

CHAIR ANDERSON ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK IN OPPOSITION.

There were no speakers in opposition, but Chair Anderson kept the Public Hearing open to ask questions of the applicant.

In response to Vice Chair Manzo's concern about the electrical conduit being visible from the outside, Cach Nguyen, civil engineer representing the applicant, stated that they checked the requirements with Edison prior to submitting for approval; but, agreed to have Vice Chair Manzo's request to hide the electrical conduit from view as a condition of approval for the project.

Discussion ensued about the color on the garage door, entry door, and window frames. Chair Anderson and Vice Chair Manzo requested that the doors and window frames be a complementary color to the rest of the building, specifically stating a color other than white.

Cindy Nguyen, applicant and authorized agent for Edwards Villa, Inc., stated the design with a white contrast was intentional to allow the windows and doors to stand out from the design of the building; however, she was not opposed to having the request for color change added to the conditions of approval for the project.

Additional discussion ensued about a wrought iron entry feature. Planning Manager Bashmakian reminded the Commission that the Public Hearing was still open and it is appropriate to ask questions of the applicant, but not appropriate to discuss or debate the project at this time.

THERE BEING NO OTHER SPEAKERS AND NO FURTHER QUESTIONS FOR THE APPLICANT, CHAIR ANDERSON CLOSED THE PUBLIC HEARING.

Chair Anderson stated he would like to see either wrought iron or shutter window accents used consistently throughout the design. Commissioner Spencer added she felt the wrought iron was ugly and she would rather see consistent shutters throughout. Commissioner Nguyen concurred with the comments and stated that a consistent design would increase the marketability of the project.

Motion was made by Commissioner Nguyen, and seconded by Commissioner Spencer, to approve a Conditional Use Permit for item 2015-59, subject to the conditions of approval adding the following additional conditions: 1) Color of entry doors, windows, and garage door to be a complementary color other than white, 2) Eliminate wrought iron window element while keeping a consistent shutter design element, 3) To add into the Conditions, Covenants, and Restrictions (CC&Rs) that the garage to be used for parking and must be a 20-foot by 20-foot width and depth, 4) the electrical conduit to be routed within the wall so that it is not visible on the surface.

The motion carried by the following vote:

AYES: ANDERSON, NGUYEN, MANZO, SPENCER, VO
NOES: None
ABSENT: None

9. REGULAR BUSINESS – None

10. REPORTS - None

10.1.MATTERS FROM THE PLANNING COMMISSION - None

10.2.AB 1234 Reports – None

10.3.A request from Vice Chair Manzo to discuss the issue of donation bin regulations within the City.

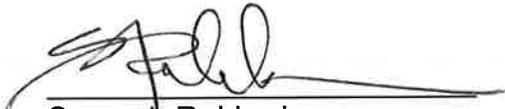
Commissioner Spencer reported viewing several sites with unpermitted donation bins throughout the City. She also reported meeting with Assistant City Manager Chet Simmons regarding the matter, stating he will provide a response to the inquiry after holding a meeting with Code Enforcement.

Commissioner Spencer will report outcome of research and meetings at an undetermined future meeting date.

- 11. ADJOURNMENT – The meeting was adjourned at 7:26 p.m. to the Regular Meeting on Wednesday, March 2, 2016 at 6:30 p.m.**

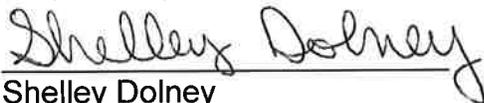


Don Anderson
Chairman



Soroosh Rahbari
Planning Commission Secretary

Prepared by:



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