



Attachment 4

**PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
March 5, 2025
6:00 p.m.**

1. PLANNING COMMISSION ROLL CALL: 6:02 p.m.

BUI, HAMADE, ROSE, ANDERSON, WOLBERT

PRESENT: BUI, HAMADE, ROSE, ANDERSON, WOLBERT

ABSENT: NONE

STAFF PRESENT:

Stephanie Tomaino, Contract Principal Planner; Patricia Peraza, Administrative Assistant.

2. SALUTE TO FLAG

Commissioner Hamade led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Planning Secretary Peraza noted that there were two late communication items that were placed on the dais and in the Council Chambers lobby.

4. EX PARTE COMMUNICATIONS

Vice Chair Anderson mentioned he drove by the proposed site for the warehouse and the proposed site for the used car sales and rental project.

Commissioner Hamade mentioned he drove by both sites.

Commissioner Bui stated he drove by the sites as well.

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS – None

7. APPROVAL OF MINUTES – February 5, 2025

The Commission stated there were no minutes in the binder. Approval of minutes was deferred until the next meeting.

8. PUBLIC HEARINGS

8.1 Case No. 2024-0262 (CUP)

Location: 5400 Garden Grove Blvd., Westminster, CA 92683 [APN:203-102-01&071-22]

Applicant: Paul McGlynn on behalf of Enterprise Rent-A-Car Company of Los Angeles

Property Owner: Brad Sublett, Old Ranch Properties

Project Planner: Ken Fichtelman

PROJECT DESCRIPTION: A request to operate a used vehicle sales and vehicle rental facility at 5400 Garden Grove Boulevard within the General Business (C-2) Zone.

CEQA COMPLIANCE: The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and the requirements of the City. The project is exempt from further CEQA review under Section 15301, Existing Facilities, as it involves the operation of a business within existing buildings and involves negligible or no expansion of use.

RECOMMENDATION: Staff recommends that the Planning Commission approve Conditional Use Permit 2024-0262, a request to operate a used vehicle sales and vehicle rental facility at 5400 Garden Grove Boulevard within the General Business (C-2) Zone, through the adoption of PC Resolution No. 25-003, subject to the attached Conditions of Approval.

Contract Principal Planner, Stephanie Tomaino, presented a Power Point presentation to the Commission.

Commissioner Hamade inquired about whether regular vehicles would be available for rental in addition to commercial vehicles. The question was deferred to the applicant.

Commissioner Rose asked if the existing electronic sign would be utilized. She also inquired about whether any restrictions, updates, or upgrades would be made to the sign stating it currently produces a lot of light pollution.

Contract Principal Planner, Stephanie Tomaino stated the applicant proposes to reface the existing signs, but that proposed changes would be minimal. She further clarified that the Planning Commission has the discretion to require modifications to the existing on-site signs and add conditions of approval to the Conditional Use Permit.

Commissioner Bui inquired about the impact of traffic to the surrounding area.

Contract Principal Planner, Stephanie Tomaino stated the project represents a

reduction in the overall impact and usage of the site, when compared to the prior auto dealerships. Therefore, traffic was not a primary concern when staff reviewed the proposed use, and an extensive traffic analysis was not warranted.

CHAIR WOLBERT OPENED THE PUBLIC HEARING.

The applicant's representative, Paul McGlynn, spoke about the project to the Commission.

Commissioner Hamade asked if SUV's or sedans will be available for rent.

Mr. McGlynn stated that at this time their primary focus is commercial vehicle sales.

Vice Chair Anderson inquired about the possible rebranding of the proposed site.

Discussion ensued between the applicant and the Commissioners regarding planned tenant improvements, exterior enhancements, business operations, and signage.

THERE BEING NO OTHER SPEAKERS, CHAIR WOLBERT CLOSED THE PUBLIC HEARING.

Discussion continued amongst the Commissioners regarding the proposed project, particularly related to the lighting conditions of the existing freeway-oriented sign and nighttime illumination levels.

Motion: It was moved by Commissioner Hamade, and seconded by Vice Chair Anderson, to:

Approve Conditional Use Permit 2024-0262, a request to operate a used vehicle sales and vehicle rental facility at 5400 Garden Grove Boulevard within the General Business (C-2) Zone, through the adoption of Resolution 25-003, subject to the attached Conditions of Approval.

The Commission added the following condition of approval to PC Resolution 25-003:

The electronic display sign shall not be illuminated between the hours of 9:00 pm and 6:00 am. This restriction may be lifted if the sign is retrofitted with modern lighting technology that ensures the illumination is directed specifically towards freeway motorists and does not adversely affect nearby residential areas. Should such retrofitting occur, documentation confirming compliance with this condition must be submitted to and approved by the Planning Commission prior to extending the sign's hours of operation.

The motion carried, 5-0, by the following roll call vote:

AYES: BUI, HAMADE, ROSE, ANDERSON, WOLBERT

NOES:
ABSENT:
ABSTAIN:

8.2 Case No. 2024-0277 (Development Review and Administrative Adjustment)

Location: 7474 Garden Grove Blvd., Westminster, CA 92683

Applicant: 7474 BP, LLC

Property Owner: 7474 BP, LLC

Project Planner: Stephanie Tomaino

PROJECT DESCRIPTION: A request to demolish eight existing industrial buildings and construct a 69,498-square-foot single-tenant industrial warehouse building within the C-M zoning district.

CEQA COMPLIANCE: Categorically exempt per Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act.

RECOMMENDATION: Adopt PC Resolution No. 25-002 entitled, "A Resolution of the Planning Commission of the City of Westminster, California, approving Case No. 2024-0277 for a Development Review to construct a new approximately 69,498-square-foot industrial warehouse building within the C-M (Commercial-Industrial) zoning district, and an Administrative Adjustment to allow a building height increase of up to 10% above the 35-foot height limit, located at 7474 Garden Grove Boulevard (APN 096-021-14)."

Contract Principal Planner, Stephanie Tomaino, presented a Power Point presentation to the Commission.

CHAIR WOLBERT OPENED THE PUBLIC HEARING.

The applicant and owner's representative, Craig Furniss, spoke about the proposed project.

Brandon Gilligan, Environmental Attorney on behalf of the applicant, presented a rebuttal to the late communication items.

Mr. Furniss was asked to return to the podium and responded to additional questions from the Commission.

Chase Preciado spoke in opposition to the project on the basis of CEQA.

Mr. Furniss presented his rebuttal to the prior speaker.

THERE BEING NO OTHER SPEAKERS, CHAIR WOLBERT CLOSED THE PUBLIC HEARING.

Discussion ensued amongst the Commissioners regarding the proposed project.

Motion: It was moved by Commissioner Rose and seconded by Commissioner Hamade, to:

Adopt PC Resolution No. 25-002 entitled, "A Resolution of the Planning Commission of the City of Westminster, California, approving Case No. 2024-0277 for a Development Review to construct a new approximately 69,498-square-foot industrial warehouse building within the C-M (Commercial-Industrial) zoning district, and an Administrative Adjustment to allow a building height increase of up to 10% above the 35-foot height limit, located at 7474 Garden Grove Boulevard (APN 096-021-14)."

The motion included the addition of a condition of approval to PC Resolution 25-002, requiring the applicant to revise the project plans to adjust the height, location, and/or placement of roof parapets as necessary to fully screen all mechanical equipment and any exposed sides of the parapet from public view, subject to review and approval by the Community Development Director.

The motion carried, 5-0, by the following roll call vote:

AYES: BUI, HAMADE, ROSE, ANDERSON, WOLBERT

NOES:

ABSENT:

9. REGULAR BUSINESS - None

10. REPORTS - None

11. MATTERS FROM STAFF

Contract Principal Planner Tomaino stated a development proposal within the Westminster Mall Specific Plan will be presented at the next Planning Commission meeting on March 19, 2025. Ms. Tomaino stated the applicant is organizing an informational meeting that is open to the public. The applicant-hosted meeting will be held on March 12, 2025, from 6-8pm in the Miriam Wayne Community Room. Staff indicated that additional details will be emailed to the Commissioners.

12. MATTERS FROM THE PLANNING COMMISSION – INCLUDING AB1234 REPORTS WHEN REQUIRED – None?

13. ADJOURNMENT

The meeting was adjourned at 7:47 p.m., to the next regular meeting on Wednesday, March 19, 2025, at 6:00 p.m.

K.C. Wolbert
Planning Commission Chair

ATTEST:

Patricia Peraza
Administrative Assistant

Prepared by:

Patricia Peraza
Administrative Assistant