



PLANNING COMMISSION
Minutes of the Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
July 2, 2025
6:00 p.m.

1. PLANNING COMMISSION ROLL CALL: 6:03 P.M.

PRESENT: CHAIR ALIN HAMADE
COMMISSIONER DON ANDERSON
COMMISSIONER NHAN TRAN
COMMISSIONER K.C. WOLBERT

ABSENT: VICE CHAIR TONY BUI

STAFF PRESENT:

Ken Fichtelman, Principal Planner; Patricia Peraza, Administrative Assistant.

2. SALUTE TO FLAG

Chair Hamade led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS –

Planning Secretary Peraza noted that there were no late communication items.

4. EX PARTE COMMUNICATIONS

Commissioner Anderson noted he visited the property that is the subject of the warehouse project.

5. SPECIAL PRESENTATIONS – None

6. ORAL COMMUNICATIONS –

Planning Secretary Peraza read into the record a written communication received from a resident named Charlotte Riffey expressing concerns regarding the lack of requirements for parking when accessory dwelling units are approved which causes on-street parking concerns.

Terri Rains noted a correction to minutes and vote tallies; raised concerns regarding Commissioner Hamade's late and possibly unnecessary recusal, as well as questionable approval of a liquor license and ongoing violations at Lavender Hall; and criticized Vice Chair Bui's public participation in a program disparaging Westminster city staff and leadership, and called for accountability.

7. APPROVAL OF MINUTES – April 2, 2025

Principal Planner Fichtelman noted that the minutes should reflect that a motion was made by Vice Chair Anderson, seconded by Chair Wolbert to deny Case #2024-4220, not 0176 and requested that the minutes be approved with that correction.

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

Approve the minutes of the April 2, 2025 meeting including the correction of Case #2024-4220.

The motion carried, 4-0, by the following roll call vote:

AYES:	WOLBERT, ANDERSON, TRAN, HAMADE
NOES:	NONE
ABSENT:	BUI
ABSTAIN:	NONE

8. PUBLIC HEARINGS

8.1 CASE NO. 2025-0160

Location: 15172 Goldenwest Circle, Westminster, CA 92683

Applicant: Francisco Contreras

Project Planner: Ken Fichtelman, Principal Planner

PROJECT DESCRIPTION: Development Review for the demolition of an existing warehouse to construct a new 116,000 square foot warehouse with a showroom and administrative offices. The project includes a variance for height to exceed the permitted 35' height in Industrial Zones.

CEQA COMPLIANCE: An initial study (IS) and Mitigated Negative Declaration (MND) have been prepared for the above-referenced project. Pursuant to the California Environmental Quality Act (CEQA) and the City's Guidelines for the Implementation of CEQA, the City has analyzed the project and determined that the project, as proposed, does not present a threat of significant impacts to the environment through the application of mitigation measures.

RECOMMENDATION: Staff recommends that the Planning Commission approve Case No. 2024-0160, a request for Development Review and a Variance for height in

association with a new 2-story industrial warehouse building on property located at 15172 Goldenwest Circle within the Medium Industrial (M2) Zone and the associated mitigated negative declaration, through the adoption of Resolution 25-012 (Attachment 1) and Resolution 25-013 (Attachment 2), subject to the attached Conditions of Approval.

Principal Planner, Ken Fichtelman, presented a PowerPoint presentation to the Commission.

Commissioner Anderson inquired and Principal Planner Fichtelman opined that the Mitigated Negative Declaration was warranted and that, if it weren't for the Variance, the project would qualify for an exemption from a full Environmental Impact Report, clarifying that the Mitigated Negative Declaration was only required due to the Variance.

Commissioner Tran inquired how tall the building next to the project is and Principal Planner Fichtelman noted that most of the buildings in the area are warehouses that are not taller than 20-25 feet, adding that the soundwall is a newer addition and didn't exist prior to a few years ago.

CHAIR HAMADE OPENED THE PUBLIC HEARING.

The applicant's architect, John Cataldo, spoke about the project to the Commission and requested that the Commission allow for possible extensions to the time provided before expiration in the resolution, as it can take more than a year to gain all required approvals for a project of this size.

Commissioner Anderson inquired, and Mr. Cataldo confirmed that the loading docks are not intended to be seen by passing traffic.

Commissioner Wolbert inquired, and Tim Phan advised that the building will be open for both wholesale and retail.

Chair Hamade inquired, and the architect and Principal Planner Fichtelman advised on the location of the project.

Planning Secretary Peraza noted that one written communication was received, distributed, and entered into the record.

Chair Hamade inquired, and Principal Planner Fichtelman advised that the Commission may set the period before expiration to be for three years from the date of approval. Terry Rains stated that she supports the project and requested that staff explain details of the project to the Commission.

Commissioner Wolbert requested, and Principal Planner Fichtelman clarified that the use is allowed per the Zoning Code.

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

Motion was made by Commissioner Anderson, seconded by Chair Hamade, to:

Approve Case No. 2024-0160, a request for Development Review and a Variance for height in association with a new 2-story industrial warehouse building on property located at 15172 Goldenwest Circle within the Medium Industrial (M2) Zone and the associated mitigated negative declaration, through the adoption of Resolution 25-012 (Attachment 1) and Resolution 25-013 (Attachment 2), subject to the attached Conditions of Approval, and extending Condition No. 6 to three years instead of two years.

The motion carried, 4-0, by the following roll call vote:

AYES:	WOLBERT, ANDERSON, TRAN, HAMADE
NOES:	NONE
ABSENT:	BUI
ABSTAIN:	NONE

8.2 CASE NO. 2025-0113 (Zoning Code Amendment)

Location: Citywide

Applicant: City of Westminster

Project Planner: Ken Fichtelman, Principal Planner

PROJECT DESCRIPTION: A request to amend Section 17.230 Industrial Zoning Districts of the Westminster Municipal Code with respect to permitted uses within Industrial Zoning Districts.

CEQA COMPLIANCE: The proposed Zoning Code Amendment is not a project per CEQA §21065 as it will not cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of Case 2025- 0113 to the City Council through the adoption of Resolution 25-014 (Attachment 1).

Principal Planner, Ken Fichtelman, presented a PowerPoint presentation to the Commission.

CHAIR HAMADE OPENED THE PUBLIC HEARING.

Terry Rains expressed concerns regarding the table and unclear permitted and prohibited uses and requested that the inconsistencies be clarified.

Motion: It was moved by Chair Hamade to continue the item the next meeting and requested that staff prepare a map showing which zones would change. This motion failed due to a lack of a second.

Motion: It was moved by Commissioner Wolbert to approve the item. Commissioner Anderson inquired, and Principal Planner Fichtelman addressed the concerns raised by Terry Rains.

Commissioner Anderson seconded the motion made by Commissioner Wolbert to:

Recommend approval of Case 2025-0113 to the City Council through the adoption of Resolution 25-014 (Attachment 1).

The motion carried, 4-0, by the following roll call vote:

AYES:	WOLBERT, ANDERSON, TRAN, HAMADE
NOES:	NONE
ABSENT:	BUI
ABSTAIN:	NONE

9. REGULAR BUSINESS – None

10. REPORTS – None

11. MATTERS FROM STAFF

Principal Planner Fichtelman advised on the Council’s action on two items previously approved by the Commission.

12. MATTERS FROM THE PLANNING COMMISSION – INCLUDING AB1234 REPORTS WHEN REQUIRED

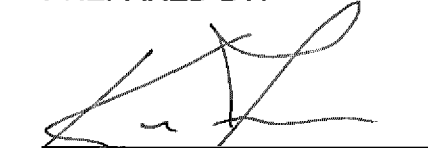
Commissioner Wolbert requested an update from Code Enforcement regarding the Lavender Hall, including whether a kitchen was built, the number of violations, and possibly bringing its Conditional Use Permit back to the Commission for review.

Commissioner Anderson requested that staff also look into how close the resulting kitchen matches the plans that were presented to the Commission, commented on the letter received regarding Accessory Dwelling Units, and thanked and recognized Principal Planner Fichtelman for his work.

13. ADJOURNMENT


The meeting was adjourned at 6:59 p.m. to the next regular meeting on Wednesday, August 6, 2025, at 6:00 p.m.

PREPARED BY:



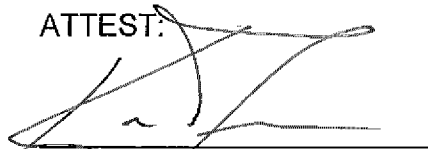
Ken Fichtelman
Principal Planner

APPROVED:



Alin Hamade
Planning Commission Chair

ATTEST:



Ken Fichtelman
Principal Planner