

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, February 9, 2005 – 6:30 P.M.
CITY COUNCIL CHAMBERS
8200 WESTMINSTER BOULEVARD
WESTMINSTER CALIFORNIA**

ADDRESSING THE PLANNING COMMISSION DURING PUBLIC HEARINGS:

After the public hearing is opened, persons speaking in favor will be heard first, followed by persons speaking in opposition, and then persons speaking in rebuttal. Only those persons who have spoken in favor will be permitted to speak in rebuttal.

If a spokesperson is designated to speak in favor or in opposition, that spokesperson will have twelve minutes to speak. Thereafter, each person speaking in favor or in opposition will have three minutes to speak. The total time for speaking in favor or in opposition may not exceed 30 minutes. Persons speaking in rebuttal will have three minutes each, or a total of 20 minutes for rebuttal. Anyone who wishes to address the Planning Commission on any matter, whether it appears on the agenda or not is requested to complete a "Request to Speak" form, available in the lobby of the Council Chambers.

NOTE: If a challenge is made by any party in court from actions arising out of a public hearing, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered at the public hearing or prior thereto.

- I. ROLL CALL: Commissioners Turro, Cruz, Krippner, Nguyen, Bertels**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES: Regular Minutes of January 26, 2005**
- IV. ELECTION OF PLANNING COMMISSION OFFICERS FOR 2005**
- V. ORAL COMMUNICATIONS: Members of the audience may address the Commission on matters of public interest, which pertain to the city and are not otherwise on the agenda. If you wish to speak, please complete a "Request to Speak" form and submit it to the Chairperson. When called, please step forward to the microphone and state your name and address. Please limit your remarks to three minutes.**
- V. WRITTEN COMMUNICATIONS**
- VI. PUBLIC HEARINGS**
 - A. Case No. 2004-71 (Conditional Use Permit), The applicant is requesting a conditional use permit for the on-site sale and consumption of beer, wine and distilled spirits (Alcoholic Beverage Control Type 47 license) at an existing restaurant known as "The Great Wall" located at 6731 Westminster Boulevard. The hours of operation at the restaurant are

11:30 a.m. to 10:00 p.m. Monday through Thursday and 11:00 a.m. to 11:00 p.m. Friday through Sunday. No live entertainment is being proposed. If the application is approved, a Notice of Exemption will be filed to fulfill the mandates of the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2004-71 subject to the conditions in the draft resolution.

- B. Case No. 2004-67 (Tentative Parcel Map), an application filed by Lam Nguyen, authorized agent for Danh Thanh Huynh and Thanh Tam Pham, property owner of record for property at 7921 10th Street The applicant is proposing to convert two recently constructed detached units to condominium ownership. No physical improvements are proposed. The units are not currently occupied as a Certificate of Occupancy has not been issued. If the application is approved, a Notice of Exemption will be filed to fulfill the mandates of the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2004-67 subject to the conditions in the draft resolution.

VII. NEW BUSINESS

- A. Case No. 2004-73 (Design Review), an application filed by Charles Ramm, authorized agent for Pan Pacific Properties, owner of record for property located at 16390 Beach Boulevard in the C2 (General Commercial) district. The applicant is proposing exterior Façade Changes to Marie Callender's. A proposal to modify the exterior elevations of Marie Callender's. No new building area is proposed to be added. If the application is approved, a Notice of Exemption will be filed to fulfill the mandates of the California Environmental Quality (CEQA).

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2004-73 subject to the conditions in the draft resolution.

VIII. OLD BUSINESS - None

IX. ADMINISTRATIVE APPROVALS - None

X. REPORTS AND COMMENTS

A. Planning Director

- Agenda Sheet Update

Council Review Items – The following item was reviewed by City Council on the February 2, 2005 meeting:

Review of Planning Commission's approval of Case No. 2004-56 (Conditional Use Permit) Continued from January 10, 2005 to operate a motorcycle dealership with motorcycle servicing at 6172-6182 Garden Grove Boulevard.

The City Council voted to uphold the Planning Commission's decision to approve Case No. 2004-56.

- B. City Attorney
- C Planning Commission

XI. ADJOURNMENT

Pursuant to the amended Brown Act, this agenda was posted on the bulletin board next to the rear door of the Council Chambers, 8200 Westminster Boulevard, Westminster, California, at least 72 hours prior to the meeting for public review.