

**CITY OF WESTMINSTER**

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

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**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.

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- I. ROLL CALL: Commissioners Turro, Bertels, Cruz, Krippner, Nguyen**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES: Regular Minutes of March 9, 2005**
- IV. 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. 2003-79 (Conditional Use Permit/Amendment to 2003-79), an application filed by Bill Fancher authorized agent for Outback Steak House, business owner, and The Retail Property Trust, property owner of record for property located at 549 Westminster Mall. The applicant proposes to install a total of seven television monitors (five interior and two non-audio exterior monitors) at the existing restaurant/bar. Permitted hours of operation are

from 8 a.m. to 1 a.m. Monday through Sunday. If the project is approved, a Notice of Exemption (NOE) will be filed to fulfill the mandates of the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: That the Planning Commission approve the amendment to Case No. 2003-79 subject to conditions in the draft resolution.

- B. Case 2005-09 (Code Amendment), a City-initiated proposal to amend Section 17.22.010.C of Chapter 17.22 (C1 Local Business District) of the Westminster Municipal Code to add offices for wholesale businesses as a permitted use in the C1 (Local Business) district. The Planning Commission will also take public testimony and comment concerning Negative Declaration 2005-01 prepared pursuant to the California Environmental Quality Act and analyzing the potential for environmental impacts of the proposed code amendment.

STAFF RECOMMENDATION: That the Planning Commission recommend City Council approval Case No. 2005-09 and Negative Declaration 2005-01.

## **VII. NEW BUSINESS**

- A. Case No. 2005-05 (Site Plan/Design Review), an application filed by Solar Mai, authorized agent for David Do, property owner of record for property located at 7261 Maple Street in the R2 (Multiple Units 8-12 Units Per Acre) district. The applicant is proposing to develop a triplex on a 10,865- square-foot lot. If the application is approved, a Notice of Exemption (NOE) will be filed to fulfill the mandates of the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2005-05 subject to the conditions in the draft resolution.

## **VIII. OLD BUSINESS - None**

## **IX. ADMINISTRATIVE APPROVALS**

- A. Case No. 2005-04 (Administrative Adjustment), an application filed by D'Ambra, Inc., authorized agent for Mr. and Mrs. Christie, property owners at 16431 Dana Circle in the R1 (Single Family Residence) district. The applicant proposes an addition of approximately 408 square feet in the rear yard of an existing residence. The addition will encroach 9 feet and 6 inches into the required 20-foot rear setback. An administrative adjustment is required to allow the reduction of the rear setback to 10 feet and 6 inches.

DECISION: The decision was to approve the project subject to conditions in the draft resolution.

- B. Case No. 2005-07 (Minor Modification to Site Plan), an application filed by James Hailey, authorized agent for Wal-Mart, property owner of record located at 13331 Beach Boulevard in the C2 (General Commercial) district. The applicant proposes to install a 14-foot by 36-foot concrete slab to house a 6-foot-8-inch-high condenser unit behind an existing Wal-Mart store. The unit is to be completely screened with an 8-foot-high block wall painted to match the building.

DECISION: The decision was to approve the project subject to conditions in the draft resolution.

## **X. REPORTS AND COMMENTS**

### A. Planning Director

- Agenda Sheet Update

Council Review Items – There were no items reviewed by City Council during this reporting period.

### B. City Attorney

### C. Planning Commission

## **XI. ADJOURNMENT TO STUDY SESSION**

**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.**