

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, APRIL 13, 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, Bertels, Cruz, Krippner, Nguyen**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES: Regular Minutes of March 30, 2005
Study Session of March 30, 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. 2003-64 (Area Variance/Site Plan/Design Review), an application filed by Tuan Pham authorized agent for Chieu Le, business owner, property owner of record for property located at 9251 Bolsa Avenue. The applicant is proposing to add a total of 490 square feet to an existing building without any additional parking and to renovate the exterior of the building to a more

contemporary design. 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 Case No. 2004-64 subject to conditions in the draft resolution.

VII. NEW BUSINESS

- A. Case No. 2005-03 (Site Plan/Design Review) (**Continued from 3/9/05**), an application filed by Dzu Pham authorized agent for Kelly Vu, property owner of record for property located at 7902 14th Street. The applicant proposes to remodel an existing single-family residence and add three new two-story rental units on an 11,475-square-foot lot. 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 Case No. 2005-03 subject to conditions in the draft Resolution

VIII. OLD BUSINESS - None

IX. ADMINISTRATIVE APPROVALS

- A. Case No. 2005-10 (Minor Modification to Approved Site Plan SP-1239), an application filed by John Mechem, authorized agent for Wal-Mart, property owner of record for property located at 1331 Beach Boulevard in the C2 (General Business) district. The applicant proposes to re-stripe the parking area to provide additional handicapped parking.

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

X. REPORTS AND COMMENTS

A. Planning Director

- Joint Study Session with the City Council related to the Mixed Use Study
- 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

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.