

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY, May 25, 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 April 27, 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. 2005-13 (Variance), an application filed by Kathy Buchoz, authorized agent for JW Bolsa West LLC, property owner of record for property located at 9039 Bolsa Avenue. The applicant proposes a sign variance to allow two can signs on an architectural tower at a commercial building. The signs identify tenants in spaces that are not visible from the parking lot and do not have sign band areas.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2005-13 subject to conditions in the draft resolution.

- B. Case No. 2005-19 (Variance) an application filed by Colby Northridge, authorized agent for Westminster Housing Partners, L.P. property owner of record for property located at 8144-8156 13<sup>th</sup> Street. The applicant proposes to install an additional monument sign at the intergenerational housing project. 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. 2005-19 subject to conditions in the draft resolution.

## **VII. NEW BUSINESS - None**

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

## **IX. ADMINISTRATIVE APPROVALS**

The Planning Commission has the authority to require public hearings to reconsider decisions made by the Planning Director regarding the following item(s):

- A. Case No. 2005-15 (Administrative Site Plan), an application filed by Martha Ohara, authorized agent for Southern California Edison, property owners of record for property located at 8995 Heil Avenue. The applicant proposes a wholesale nursery in the Edison right-of-way on Heil Street, just south of the 405 Freeway. The project includes planting areas, a gravel road, and a parking area but no permanent structures. The operation of the business will include only wholesale sales.

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

- B Case No. 2005-17 (Administrative Adjustment), an application filed by John Viet Quoc Vo, property owner of record located at 14681 Wakefield Street. The applicant proposes to construct a patio cover attached to a new home 6 feet from the rear property line. The patio cover has a solid roof with a solid wall along the westerly property line. A 2<sup>nd</sup> story balcony will be atop the patio 15 feet from the rear property line. An administrative adjustment is required to allow the patio to encroach into the required 10-foot setback.

DECISION: The decision was to deny the project.

- C. Case No. 2005-23 (Administrative Adjustment), an application filed by Brian Keene, property owner of record located at 16320 Jupiter Circle in the R1 (Single Family Residence) district. The applicant proposes a 1,663 square foot second story addition to an existing single family residence consisting of a second family room with a full bathroom, a large master bedroom with a

full bathroom and walk-in closet and an additional bedroom. The proposed addition will be constructed 12 feet 4 inches from the rear property line. A 20-foot rear yard setback is required in the R1 (Single-Family Residence) district. An administrative adjustment is required to allow the reduced rear yard setback.

DECISION: The decision was to deny the project.

## **X. REPORTS AND COMMENTS**

### **A. Planning Director**

- Consideration of Alternative Meeting Dates and Locations
- Agenda Sheet Update

Council Review Items – The following item was reviewed by City Council on the May 4, 2005 agenda:

Case No. 2005-09 (Code Amendment), City of Westminster code amendment to allow wholesale offices as a permitted use in the C1 (Local Business) District.

### **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.**

**Posted by**

**Date**

**Time**

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**Deanne Baptista, Planning Technician**