

CITY OF WESTMINSTER
PLANNING COMMISSION AGENDA
WEDNESDAY, July 6, 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 June 22, 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. 2005-23 – Administrative Adjustment (Site Plan/ Area Variance/Design Review) Reconsideration of Denial of an Administrative Adjustment to Allow a Reduced Rear Setback for a Second-Story Addition. The applicant proposes a 1,663-sq.-ft. second-story addition to a single-family residence, which includes an existing single-story addition approved in 1969 with a reduced rear setback. The proposed second-story addition would be located directly above the single-story residence. Like the existing addition, the proposed second-story addition would be constructed 12 ft. 4 in. from the rear property line, encroaching 7 ft. 8 in. into the required

20-ft. setback. The amount of contiguous open space in the rear yard would not be changed.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission deny Case No. 2005-23 (Administrative Adjustment). (See Attachment 1 for the resolution recommending denial.)

- B. Case No. 2005-27 Tentative Parcel Map, Site Plan and Design Review
Three Condominiums. The applicant proposes to construct three new condominiums on a 9,525-square-foot lot. The two-story condominiums will each have three bedrooms, three bathrooms and a two-car garage.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2005-27 (Tentative Parcel Map, Site Plan and Design Review) subject to the conditions stated in the attached draft resolution.

- C. Mixed Use Strategy Study *The Mixed Use Strategy Study* identifies areas of the community that are the most appropriate for mixed use development. The study also includes the steps that the City would need to take in order to accommodate mixed use.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission adopt Resolution 2005-XX recommending City Council approval of the Mixed Use Strategy Study and directing staff to initiate the appropriate implementation strategy.

VII. NEW BUSINESS - None

VIII. OLD BUSINESS - None

IX. ADMINISTRATIVE APPROVALS- None

X. REPORTS AND COMMENTS

- A. Planning Director
- 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

**Carolyn Nguyen,
Administrative Intern**