

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY, AUGUST 3, 2005 – 6:30 P.M.  
CITY COUNCIL CHAMBERS  
8200 WESTMINSTER BOULEVARD  
WESTMINSTER, CA LIFORNIA**

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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, the party may be limited to raising only those issues 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 July 6, 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. 2005-28 – Modification of Variance for an Existing Sign on Property Located at 5440 Garden Grove Boulevard (Continued from 6/22/05). The applicant is proposing to retrofit an existing electronic message board pylon sign. Modifications to the sign include replacing the existing light bulb electronic message board (6'7" x 34') with an LED display, increasing the overall sign area from 325 square feet to 556.3 square feet, and repainting the entire sign. The total height of the sign will remain at 85 feet. The applicant is requesting to modify the existing sign variance, Area Variance AV-1052, which allowed a maximum sign area of 325 square feet and a maximum sign height of 85 feet.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2005-28 (Modification of Variance) subject to the conditions stated in the draft resolution.

- B. Case No. 2005-16 – Zone Change, Tentative Parcel Map, Site Plan Review, and Design Review for Property Located at 7601 23<sup>rd</sup> Street. The applicant proposes to change the zoning from industrial to residential to allow the construction of three residential condominiums on a 12,774-square-foot lot. The two-story condominiums will each have three bedrooms, two and one-half bathrooms, and a two-car garage.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission recommend to the City Council adoption of Mitigated Negative Declaration MND 05-02 and approval of Case No. 2005-16 (Zone Change, Tentative Parcel Map, Site Plan Review, and Design Review) subject to the conditions stated in the draft resolution.

## **VII. NEW BUSINESS**

- A. General Plan Consistency of Proposed Capital Improvement Projects, Fiscal Year 2005-06.

STAFF RECOMMENDATION: Public Works staff recommends that the Planning Commission find that the proposed Capital Improvement Projects are consistent with the Westminster Comprehensive General Plan.

## **VIII. OLD BUSINESS**

- A. Approval of Revised Resolution for Case No. 2005-23 – Administrative Adjustment for Property Located at 16320 Jupiter. Approval of the revised resolution would allow construction of a 1,663-sq.-ft. second-story addition to a single-family residence 12 ft. 4 in. from the rear property line, encroaching 7 ft. 8 in. into the required 20-ft. setback.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve the revised resolution approving, with conditions, Case No. 2005-23 (Administrative Adjustment).

## **IX. ADMINISTRATIVE APPROVALS**

The Planning Commission may call up for review any administrative approval item(s) decided by the Planning Director:

- A. Case No. 2005-31 (Administrative Adjustment), an application filed by Ly Phan, property owner of record for property located at 14931 Bowen Street in the R1 (Single-Family Residence) district. The applicant proposes to add two new bedrooms and bathrooms to the rear of an existing single-story home. The addition will be 10 ft. 6 in. from the rear property line, therefore, encroaching 9 ft. 6 in. into the required 20 ft. rear yard setback.

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

- B. Case No. 2005-33 (Administrative Design Review), an application filed by Jason Kozora, authorized agent for Christian Kelley, property owner of record for property located at 13950 Milton Avenue. The applicant proposes the installation of 12 wireless panel antennas mounted behind the existing screen walls on top of a multi-story office building. All associated equipment will be housed in an interior suite on the 4<sup>th</sup> floor within the building or behind the existing roof top screens.

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

## X. REPORTS AND COMMENTS

### A. Planning Director

- Agenda Sheet Update

Council Review Items – At its regular meeting of July 13, 2005, the City Council called up for review Case No. 2005-27 (SP/DR) pertaining to the construction of three condominiums on property located at 14072 Goldenwest Street. This item is tentatively scheduled for a public hearing at the Council meeting of August 24, 2005.

In addition, the Council tentatively called up for review Case No. 2005-23 (AA) pertaining to a reduced rear setback for a second-story addition to the single-family residence located at 16320 Jupiter Circle. This item will require Council review only if the Midway City Sanitary District's sewer system lacks the capacity to serve the project.

### 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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**Carolyn Nguyen,  
Administrative Intern**