

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, SEPTMEBER 21, 2005 – 6:30 P.M.
CITY COUNCIL CHAMBERS
8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683**

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, that 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.

- I. ROLL CALL: Commissioners Turro, Bertels, Cruz, Krippner, Nguyen**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES: Regular Minutes of September 7, 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. 2005-31 – Administrative Adjustment. Located at 14931 Bowen Street. Review of the Planning Director's Approval of an Administrative Adjustment to allow a reduced rear yard setback for an addition to an existing single-story home. The addition, consisting of two bedrooms and two bathrooms, 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. Approval of an administrative adjustment is required to allow a reduction in the rear yard setback.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2005-31.

- B. Case No. 2005-30 – Area Variance, Design Review, Sign Variance. Located at 15042 Goldenwest Street. The applicant is proposing to amend a previously approved sign variance, Area Variance (AV) 610, which allowed the construction of an additional freestanding sign with a maximum sign area of 74 square feet. The applicant proposes to replace the existing sign with a new 25'-8" high, 122-square foot pylon sign.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2005-30 (AV, DR) subject to the conditions stated in the attached draft resolution.

- C. Case No. 2005-40 and 2005-49 (Mitigated Negative Declaration, Zone Change, Conditional Use Permit, Tentative Tract Map, Amendment to Tentative Tract Map, Site Plan, Design Review, Four Zone Variances). Located at 15088-15238 Moran Street. The project is a proposal for construction of a four-story, 144 unit senior citizen residential condominium complex with additional parking to be used by adjacent commercial uses. The project requires approval of rezoning from C-M (Commercial-Industrial) to R5P (multiple residential units 19-24 units/acre with parking overlay district), Conditional Use Permit (CUP) to allow a senior housing development with a density bonus, tentative tract map for the development of sixty-four (64) condominium units, an amendment to a previously approved tentative tract map (TT16700) allowing eighty (80) condominium units, site plan and design review for a four-story senior citizen condominium project and zone variances dealing with building height, lot coverage, enclosed retail parking and the use of tandem parking. This proposal is to expand the same use and design to adjacent property and combine the two as a single project.

STAFF RECOMMENDATION: That the Planning Commission recommend to the City Council approval of all actions required for the amendment of the previously approved 80 unit senior condominium project and the current proposal to expand the previously approved project with the addition of 64 senior citizen condominium units on a portion of this site.

VII. NEW BUSINESS – None

VIII. OLD BUSINESS – None

IX. ADMINISTRATIVE APPROVALS

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,
Planning Intern**