

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, NOVEMBER 16, 2005 – 6:30 P.M.
A AND B ROOM
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 Meeting of November 2, 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 2005-56- Site Plan Review and Design Review. Located at 13621 & 13631 Beach Boulevard. The project consists of reviewing the proposed site plan and design for a used car dealership on a 19,065 square-foot parcel. The dealership will consist of a 3,769 square foot two-story building that includes office and display area, and a 912 square-foot auto-servicing area. In addition to the parking area for the automobile display, the project includes 14 parking stalls including one handicapped stall for employees and customers. The proposed design consists of a mix of textured stucco, artificial stone, with extensive use of glass for the indoor display area.

This project was previously unanimously approved by the Commission on May 26, 2004. At that time, the applicant also proposed to consolidate two parcels into one parcel through a Lot Line Adjustment. A zone change from the C-1, "Local Business" District to the C-2, "General Business" was also approved in addition to a conditional use permit to allow the sale of used automobiles. This project deals only with a change in the site plan and architectural design from the previously approved project.

STAFF RECOMMENDATION: That the Planning Commission approve the revised site plan and design subject to the conditions included in the proposed resolution.

VII. NEW BUSINESS

- A. Case No. 2005-32 – Site Plan Review and Design Review. Located at 7302 20th Street. *Triplex*. The project involves a proposal to demolish an existing single-family dwelling and develop a three-unit, two-story apartment on a 7,425 sq. ft. lot.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2005-32 (Site Plan Review and Design Review) subject to the conditions stated in the attached draft resolution

VIII. OLD BUSINESS – None

IX. ADMINISTRATIVE APPROVALS

X. REPORTS AND COMMENTS

- A. Planning Director
1. Code Enforcement Report – Response memo from Code Enforcement regarding various code violations reported by members of the Commission.
 2. Planning Commission Schedule – Continued discussion regarding alternate meeting dates including the possible cancellation of the January 4, 2006 meeting.
- 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**