

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, JANUARY 18, 2006 – 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 Meeting of January 4, 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. 2005-65 – Variance. Located at 9972 Bolsa Avenue, Little Saigon Plaza. The applicant requests a variance from Table D of Chapter 15.40 of the Westminster Municipal Code to allow an additional (third) tenant wall sign for "Century 21 Olympic Team" when only two signs are permitted. The applicant further requests that the area of the additional wall sign be permitted to exceed 50% of the area of the primary wall sign.

STAFF RECOMMENDATION: Staff recommends the Planning Commission deny the applicant's request (Case No. 2004-65) for a third sign for Century 21 Olympic Team where two are permitted based on the availability of alternative

locations consistent with the City's sign regulations that will enhance the tenant's visibility to passers-by on Bolsa Avenue and Brookhurst Street, and approve a variance allowing an increase in the area of the second wall sign to 69.33 square feet.

- B. Case No. 2005-58 – Tentative Parcel Map, Site Plan Review, Design Review, Area Variance. Located at 14072 Goldenwest St. *New Condominium Development.* The applicant seeks approval for a new 5,145 sq. ft. condominium development consisting of two units on an 8,803 sq. ft. lot. The applicant also requests approval of a variance for a reduced side yard setback of 5 ft. along the north property line for the 2nd story; whereas the zoning ordinance requires a 10 ft. setback.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2005-43 (V, TPM, SP, DR) subject to the conditions stated in the attached draft resolution

- C. Zoning Text Amendment- Revisions to City's Home Business Regulations. The proposed ordinance will eliminate the Home Business Committee and instead require the filing of a conditional use permit application for those home businesses that are not permitted administratively. Such applications for a conditional use permit will also be subject to the conditional use permit filing fee. Currently, home businesses that are not allowed administratively and are not prohibited, require the action of the Home Business Committee. The proposed ordinance will also further clarify the list of prohibited and permitted home business uses.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission adopt Resolution 2005- 78 recommending that the City Council adopt the proposed ordinance amendment.

VII. NEW BUSINESS – None

VIII. OLD BUSINESS - None

VIII. ADMINISTRATIVE APPROVALS

- A. Case No. 2005-55 (Administrative Adjustment). Located on 13452 Pepperdine Circle. The applicant proposes to construct a two-story room addition and 2nd floor balcony with the following reduced setbacks.

	Required Rear Setback	Proposed Rear Setback
To Building	20 ft.	17 ft. 6 in.
To Balcony	15 ft.	13 ft. 6 in.

Approval of an Administrative Adjustment is required to allow a reduction in setbacks pursuant to Chapter 17.53 of the Westminster Municipal Code.

DECISION: The decision was to deny the project.

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
<hr/> Carolyn Nguyen, Planning Intern	<hr/>	<hr/>