

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, MARCH 1, 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 February 15, 2006**
- 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. 2005-76 – Tentative Parcel Map. Located at 13872 Cherry Street. *Condominium Conversion*. The applicant seeks approval to convert an existing duplex to condominium ownership.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2005-76 (TPM) subject to conditions.

- B. Case No. 2005-59 – Site Plan Review, Design Review, Variance. Located at 14502 Beach Boulevard. *New Retail Building*. The applicant seeks approval of a new, 5,535-square-foot retail building on a 20,563-square-foot lot at the

southeast corner of Beach Boulevard and Hazard Avenue. The building is divided into four separate tenant spaces for three proposed retail uses and a single retail food and beverage service business.

The request also involves a variance from the required building setback along Beach Boulevard, to allow a 10 foot setback lieu of the required 26 foot setback. The applicant also seeks the approval of two variances related to on-site signage. Specifically, the applicant requests one variance to permit a second freestanding sign (defined in the zoning code as either a pylon or monument sign), and a second variance to increase the sign area of the proposed pylon sign from 100 to 228 square feet per face. This project was previously considered and approved by the Planning Commission on January 4, 2006 without the required Mitigated Negative Declaration. However, that decision was vacated by Council requiring that the Planning Commission reconsider the matter along with a proposed Mitigated Negative Declaration.

STAFF RECOMMENDATION: That the Planning Commission adopt the proposed Mitigated Negative Declaration and approve Case No. 2004-59 subject to conditions.

C. Case No. 2005-20 – Site Plan Review/Design Review/Negative Declaration.

Located at 15420 Brookhurst Street. Demolition of a portion of an existing commercial building and construction of a new detached commercial building in the rear of the same triangular-shaped lot. The new building would be two stories in height and comprise a total of 23,409 square feet. The first floor will be occupied by retail uses and the second story will contain professional office uses.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission adopt the proposed Mitigated Negative Declaration and approve Case No. 2005-20.

VII. NEW BUSINESS – None

VIII. OLD BUSINESS – None

VIII. ADMINISTRATIVE APPROVALS

A. Case No. 2006-08 (Administrative Adjustment). The Planning Manager conditionally approved an Administrative Adjustment allowing an addition to the back of the home to encroach ten feet into the required 20-foot rear-yard setback. The approval is conditioned to require demolition of the existing rear-yard patio cover prior to construction of the addition.

X. REPORTS AND COMMENTS

A. Planning Manager

- 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, Administrative Aide	<hr/>	<hr/>