

CITY OF WESTMINSTER

PLANNING COMMISSION AGENDA WEDNESDAY, MARCH 15, 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 March 1, 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. 2005-64 – Site Plan Review, Design Review. Located at 8201 Westminster Ave. The applicant is requesting approval to construct a new, 8,042-square-foot, two-story office building with at-grade and subterranean parking totaling 43 spaces, and three decorative spires, two of them at 53-feet in height and the third at 61-feet in height. The building will be divided into five separate tenant spaces including a 1,300-square-foot tenant space on the lower level labeled as a coffee shop on the site plan. The building design is intended to be in the Old English style. The subject properties total 15,750-square-feet and consist of three, separate, contiguous lots

located near the northwest corner of Westminster Boulevard and Monroe Street. This item was continued from February 15, 2006.

STAFF RECOMMENDATION: That the Planning Commission continues this item to an unspecified date as the applicant is significantly modifying the project. A new hearing notice will be mailed and posted when the project is ready for the Planning Commission's consideration.

B. Case No. 2006-15 – Conditional Use Permit. Located at 15606 Brookhurst Street Suite E. The applicant is requesting a conditional use permit to allow sales of beer and wine for on-site consumption [Alcoholic Beverage Control (ABC) type 41 license] in conjunction with a new restaurant (Hot Pot City) located in an existing retail center.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2006-15 (CUP) subject to the conditions included in the proposed resolution.

C. Case No. 2006-04 – Conditional Use Permit. Located at 10161 Bolsa Avenue Suite 109A. The applicant is requesting a conditional use permit to allow sales of beer and wine for on-site consumption [Alcoholic Beverage Control (ABC) type 41 license] in conjunction with an existing restaurant (Pho Tung Restaurant) located in an existing retail center.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission approve Case No. 2006-04 (CUP) subject to the conditions included in the proposed resolution

D. Case No. 2006-03- Site Plan Review, Design Review, Variance. Located at 9062 Bolsa Avenue. Construction of a 2,300 square-foot expansion to the existing Hoa Binh Plaza retail center; a variance request to provide 93 parking spaces in lieu of 106 required code, and the remodeling of the existing building façade.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission deny Case No. 2006-03 (SP,DR,V).

E. Case No. 2005-57– Conditional Use Permit. Located at 15440 Beach Boulevard, Suite 128. The project consists of a proposal to sell beer and wine for on-site consumption (Alcoholic Beverage Control Type 41 license) in conjunction with a new 2,669 square foot restaurant located in the Westminster Superstore center, currently under construction.

STAFF RECOMMENDATION: That the Planning Commission approve the Case No. 2005-57 subject to the conditions included in the proposed resolution.

- F. Case No. 2006-09- Park in-lieu fee/min open space. Amendments to Title 16 and 17 of the Westminster Municipal Code related to park dedication requirements and minimum open space requirements for residential developments

The project would amend the existing Westminster Municipal Code dealing with 1) the calculation of credits, which may be applied by the Planning Commission, or City Council against required park dedication or in-lieu fees and 2) require minimum on-site open space for residential developments.

STAFF RECOMMENDATION: A Resolution of the Planning Commission of the City of Westminster recommending that the City Council approve an ordinance amending section 16.2 and title 17 of the Westminster Municipal Code establishing a new formula for determining amount of on-site open space that may be credited against the dedication requirement for park and recreational purposes associated with residential subdivision and establishing minimum on-site open space requirement for residential developments.

VII. NEW BUSINESS – None

VIII. OLD BUSINESS – None

VIII. ADMINISTRATIVE APPROVALS - None

X. REPORTS AND COMMENTS

- A. Planning Manager
- B. City Attorney
- C. Planning Commissioners

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, Administrative Aide		