CITY OF WESTMINSTER

PLANNING COMMISSION AGENDA
WEDNESDAY SEPTEMBER 20, 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, Chow

II.   SALUTE TO THE FLAG

III. APPROVAL OF MINUTES- Regular Meeting of September 6, 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 2006-48 Conditional Use Permit and Design Review – Level 3.**
       Located on the north side of McFadden Avenue and Gothard Street. Southern California Edison Property. The applicant is requesting a Conditional Use Permit and Design Review to allow the establishment and operation of a wireless communications facility on an existing transmission tower within the Southern California Edison electrical utility right-of-way.

       STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit and design subject to the conditions included in the proposed resolution.

B. **Case 2006-72 Zone Change.**
This is a city initiated zone change from the CM (Commercial-Manufacturing) District to the C2 (General Business) District for three adjoining parcels located at the southeast corner of Bolsa Avenue and Moran Street. (Assessor parcel #'s: 143-621-02 / 143-621-03 / 143-621-04).

STAFF RECOMMENDATION: That the Planning Commission recommend that the City Council adopt the negative declaration pertaining to Case 2006-72 and adopt an ordinance implementing the zone change from the CM (Commercial-Manufacturing) District to the C2 (General Business) District, for the three adjoining parcels at the southeast corner of Bolsa Avenue and Moran Street.

VII. NEW BUSINESS –

A. **Code Interpretation.**
Exterior architectural modification to an existing building, located at 14822 Moran Street.

STAFF RECOMMENDATION: That the Planning Commission determine if the proposed exterior architectural changes are consistent with the Little Saigon Design Standards.

VIII. OLD BUSINESS - None

IX.   ADMINISTRATIVE ADJUSTMENTS - None

X.   REPORTS AND COMMENTS

   A.   Planning Manager

   B.   Follow up to Commissioner's Comments

   C.   City Attorney

   D.   Planning Commissioners

   E.   Reporting on AB 1234

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**

_____   _____   _____
Shelley Dolney,
Special Services Clerk