

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY OCTOBER 3, 2007 – 6:30 P.M.
CITY COUNCIL CHAMBERS
8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683**

This agenda contains a summary of each item of business that the Planning Commission may discuss or act on at this meeting. The complete staff report and all other written documentation relating to each item on this agenda are on file and are available for public inspection and review in the Planning Division of the Community Development Department. If you have any questions about any matter on the agenda, please call the Planning Division at (714) 898-3311 Extension 255.

Agenda items that are not in process by 10:30 p.m. may be carried over to the next regular meeting of the Planning Commission.

PUBLIC COMMENTS

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission during each item on the agenda as called. No action may be taken on items not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per person.

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 Bertels, Chow, Krippner, Tran, Turro**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES – Regular Meeting of September 19, 2007**

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 2007-43 Site Plan Review, Design Review, Sign Program (Continued from 9/19/2007).

Location: 15601 Beach Boulevard (Assessor's Parcel Number 142-341-10).

[Staff Report](#)

The applicant is proposing: Exterior architectural modifications to the façade of an existing commercial building; the re-striping of the existing parking areas to add one additional parking space; adding a new trash enclosure at the rear of the lot; a sign program which includes a freestanding, skirted pole sign, whereas the City's design manual encourages monument signs instead.

STAFF RECOMMENDATION: That the Planning Commission continue Case No. 2007-43 to their meeting of October 17, 2007, in order to give the applicant additional time to have public notices delivered to all tenants of residential properties that are located on parcels that abut the project site.

B. Case 2007-67 Conditional Use Permit (Continued from 9/19/2007).

**Location: 200 Westminster Mall (Assessor's Parcel Number 195-373-11).
Target – Westminster Mall.**

[Staff Report](#)

[Draft Resolution](#)

Application for a conditional use permit to allow for the sale of packaged beer and wine for off-site consumption at an existing commercial retail store. (Target).

STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit based on the findings and subject to the conditions as outlined in the draft resolution.

C. Case 2007-63 Conditional Use Permit.

**Location: 9066 Bolsa Avenue (Assessor's Parcel Number 143-601-05).
Green Wasabi.**

[Staff Report](#)

[Draft Resolution](#)

This project entails the request for an on-sale beer and wine (Type 41) license to allow sale and consumption of beer and wine in conjunction with an existing 1,280 square foot restaurant. The subject restaurant/tenant space is located within an approximately 19,800 square foot commercial center.

STAFF RECOMMENDATION: That the Planning Commission deny Case No. 2007-63 based on the findings outlined in the draft resolution.

VII. REPORTS

A. Case 2007-02 Conditional Use Permit.

**Location: 15430 Brookhurst Street (Assessor's Parcel Number 108-553-25).
Cajun Corner.**

[Staff Report](#)

[Draft Resolution](#)

Review of Resolution No. 2007-02 – A Resolution of the Planning Commission of the City of Westminster approving Case No. 2007-02 pertaining to a Conditional Use Permit for on-sale of beer and wine in conjunction with an established, full service, 1,650-square foot restaurant located in an established commercial center.

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution No. 2007-02.

B. Case 2007-77 Design Review – Level 2.
Location: 15054 Moran Street (Assessor’s Parcel Number 143-621-04).

[Staff Report](#)

The applicant is requesting approval of one pylon sign.

STAFF RECOMMENDATION: That the Planning Commission determine that a pylon sign is inappropriate for the site and inconsistent with the City’s adopted design standards.

VIII. ADMINISTRATIVE ADJUSTMENTS - None

IX. ITEMS FROM THE PLANNING COMMISSION:

Planning Commission Members may introduce new items for discussion, but no action may take place except to place the item on a future agenda at this time.

X. COMMENTS

- A. Planning Commissioner
- B. Planning Manager
- C. City Attorney
- D. Reporting on AB 1234 - None

XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING OF OCTOBER 17, 2007 TO BEGIN AT 6:30PM.

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/> Shelley Dolney, Special Services Clerk		