

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY NOVEMBER 7, 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 October 17, 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 2007-39 Design Review – Level 3.

Location: 6641 Westminster Boulevard (Assessor's Parcel Number 203-621-28).

Kentucky Fried Chicken.

[Staff Report](#)

[Draft Resolution](#)

Exterior architectural modifications to an existing, 3,497 square-foot, freestanding restaurant building located within the Westminster Center, an existing commercial center located north-west of the intersection of Westminster Boulevard and Goldenwest Street.

STAFF RECOMMENDATION: That the Planning Commission approve the design review application based on the findings and conditions as outlined in the draft resolution.

B. Case 2007-57 Conditional Use Permit, Site Plan, and Design Review.

**Location: 15750 Magnolia Street (Assessor's Parcel Number 143-101-27).
Reformation Lutheran Church.**

[Staff Report](#)

[Draft Resolution](#)

Application for a Conditional Use Permit, Site Plan, and Design Review to allow the construction of a new church sanctuary and demolish and remodel a portion of the existing Reformation Lutheran Church building.

STAFF RECOMMENDATION: That the Planning Commission approve Case No 2007-57 based on the findings and conditions found in the draft resolution.

C. Case 2007-74 Conditional Use Permit, Site Plan Review, and Design Review.

Location: 2010A Westminster Mall (Assessor's Parcel Number 195-373-17).

Elephant Bar Restaurant.

[Staff Report](#)

[Draft Resolution](#)

The applicant is requesting site plan review and design review of a proposed 720 square foot addition to the upper floor area of the Westminster Mall that will feature a contemporary architectural design. These modifications are proposed to accommodate a new restaurant use (Elephant Bar) with a full service bar for which the applicant is also requesting a conditional use Permit.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-74 subject to the conditions stated in the draft resolution.

VII. REPORTS

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 – Determine if Planning Commission Meetings on the following dates will be necessary (November 21, 2007, December 19, 2007, and January 2, 2008).

C. City Attorney

D. Reporting on AB 1234 - None

XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING (DATE TO BE DETERMINED).

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**