

**CITY OF
WESTMINSTER**

**PLANNING COMMISSION AGENDA
WEDNESDAY FEBRUARY 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.

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 Chow, Contreras, Krippner, Lam, Turro**
- II. SALUTE TO THE FLAG**
- III. ELECTION OF CHAIRPERSON & VICE – CHAIRPERSON**
- IV. APPROVAL OF MINUTES – Regular Meeting of January 17, 2007.**
- V. 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.

VI. WRITTEN COMMUNICATIONS

VII. PUBLIC HEARINGS

A. Case 2006-94 Conditional Use Permit.

Location: 14541 Brookhurst Street #A3 (Assessor's Parcel Number 098-594-11). Caravan Seafood Restaurant.

The project entails the request for an On-site General (Type 47) alcohol license to allow sale and consumption of alcohol beverages and entertainment in conjunction with a recently remodeled 6,000 square foot restaurant under new ownership and within an established commercial center.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2006-94 based on the findings and conditions as outlined in the proposed resolution.

B. Case 2006-103 Site Plan Review and Design Review.

Location: 15521 Beach Boulevard (Assessor's Parcel Number 142-042-88). In the existing parking lot of Pep Boys Auto Center.

The applicant is proposing to install and operate a 288-square foot kiosk to be used for the sale of coffee and baked goods.

STAFF RECOMMENDATION: That the Planning Commission approve Case No 2006-103 based on the findings and conditions found in the proposed resolution.

VIII. NEW BUSINESS

A. Case 2006-76 Design Review Level 2.

Location: 15496 Magnolia Avenue (Assessor's Parcel Number 143-061-06)

The applicant is proposing a roof-mounted wireless communications facility placed behind a parapet wall and fully screened atop a two-story office building.

STAFF RECOMMENDATION: That the Planning Commission approve the design on Case No 2006-76 based on the findings and conditions included in the proposed resolution.

B. Code Interpretation on Patio Enclosures.

Location: Citywide in R-1 zones.

Code Interpretation regarding patio enclosures within rear setback in single-family (R-1) residential zone.

STAFF RECOMMENDATION: That the Planning Commission adopt a new policy that allows patio covers as defined by the Building Code to encroach 10 feet into the required 20-foot rear yard setback in R-1 zones by right.

IX. OLD BUSINESS – None

X. ADMINISTRATIVE ADJUSTMENTS – None

XI. REPORTS AND COMMENTS

- A. Planning Manager
- B. Follow up to Commissioner's Comments – None
- C. City Attorney
- D. Planning Commissioners - Registration for Planners Institute
- E. Reporting on AB 1234 – None

XII. 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/> Shelley Dolney, Special Services Clerk	<hr/>	<hr/>