

**CITY OF  
WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY APRIL 18, 2007 – 6:30 P.M.  
CITY COUNCIL CHAMBERS  
8200 WESTMINSTER BOULEVARD  
WESTMINSTER, CALIFORNIA 92683**

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**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.**

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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.

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**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.

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- I. ROLL CALL: Commissioners Chow, Contreras, Krippner, Lam, Turro**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES – None**
- 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 2006-87 Conditional Use Permit (Continued from 4/4/2007).**

**Location: 14541 Brookhurst Street Suites B5 and B6 (Assessor's Parcel Number 098-594-11). Café Luc Huyen Cam.**

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 2,044-square foot restaurant located in an established commercial center.

STAFF RECOMMENDATION: That the Planning Commission approve case No. 2006-87 based on the findings and conditions as outlined in the proposed resolution.

### **B. Case 2006-106 Variance.**

**Location: 13031 Goldenwest Street (Assessor's Parcel Number 203-442-50). Harley-Davidson of Westminster.**

The variance is a request to install a 300 square foot north-facing wall sign, where the Westminster Municipal Code limits the maximum size of such sign to 65.5 square feet, at 13031 Goldenwest Street (115 feet south of the southwest corner of Garden Grove Boulevard and Goldenwest Street).

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2006-106 based on the findings and conditions as outlined in the proposed resolution.

### **C. Case 2007-02 Conditional Use Permit.**

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

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 use (Cajun Corner) located in an established commercial center.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-02 based on the findings and conditions found in the proposed resolution.

### **D. Case 2007-13 Conditional Use Permit.**

**Location: 15440 Beach Boulevard, #118 (Assessor's Parcel Number 107-161-10). West Coast Seafood Buffet.**

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 use (West Coast Seafood Buffet) located in a retail center. No live entertainment, exterior improvements, or interior improvements are proposed.

STAFF RECOMMENDATION: That the Planning Commission approve Case No 2007-13 based on the findings and conditions found in the proposed resolution.

## VII. REPORTS

### A. Case 2006-75 Site Plan Review, Design Review.

**Location: 7822-7844 14<sup>th</sup> Street (Assessor's Parcel Number 096-343-06).**

The applicant proposes to demolish two units and seeks approval to develop a new 8,755-square-foot apartment development consisting of 4 units on an 11,475-square-foot lot.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2006-75 subject to the conditions stated in the proposed resolution.

## VIII. ADMINISTRATIVE ADJUSTMENTS – None

## IX. ITEMS AND COMMENTS 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.

- A. Request by Commissioner Chow to discuss a joint study session with the City Council

## X. COMMENTS

- A. Planning Manager
- B. City Attorney
- C. Reporting on AB 1234

## XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING OF MAY 2, 2007

**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

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**Shelley Dolney,  
Special Services Clerk**

