

**CITY OF
WESTMINSTER**

**PLANNING COMMISSION AGENDA
WEDNESDAY APRIL 4, 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. APPROVAL OF MINUTES – Regular Meeting of March 7, 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 2006-87 Conditional Use Permit (Continued from 3/7/2007).

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 2006-102 Conditional Use Permit, Site Plan, Design Review.

Location: 8952 Hazard Avenue (Assessor's Parcel Number 097-341-24). California Zoroastrian Center.

The applicant proposes a 7,190 square foot addition to the existing 9,170 square foot California Zoroastrian Center. The proposal will expand the library, add new classrooms, update the restrooms and provide an additional lobby area.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2006-102 based on the findings and conditions as outlined in the proposed resolution.

C. Case 2006-107 Variance.

Location: 14231 Alta Street (Assessor's Parcel Number 195-171-14).

The applicant is requesting a variance to allow a room addition to an existing house that will encroach 2.5 feet into the required 4 foot side yard setback, and variances from the following standards in order to convert a hobby room into a second dwelling unit: To allow the second unit on a 5,400 square foot lot whereas code requires a minimum lot size of 7,000 square feet; to allow the second unit to be detached from the main house whereas code requires such units to be attached to or within the main house; to not provide a single garage parking space whereas code requires a garage for a second unit; and to maintain a 5-foot rear and street side setback whereas code requires a 20-foot rear setback and a 10-foot street side setback.

STAFF RECOMMENDATION: That the Planning Commission deny Case No. 2006-107 based on the findings as outlined in Resolution Number 2006-107.

VII. REPORTS

A. Case 2007-06 Design Review- Level 1.

Location: 15502 Beach Boulevard (Assessor's Parcel Number 107-721-01).

The applicant is requesting that the Planning Commission waive the Code requirement for the underground placement of utilities for an approved temporary soil vapor extraction remediation system to be located at a former automobile service station site.

STAFF RECOMMENDATION: That the Planning Commission waive the requirement to place utilities underground for Case No. 2007-06.

B. High Volume of Planning Commission Cases.

Staff requests that the Planning Commission consider options to address upcoming potentially heavy agendas as there are 20 projects the Commission may consider over the next four meetings.

STAFF RECOMMENDATION: Planning staff recommends that the Planning Commission discuss (including but not limited to) the options listed in the staff report and direct staff to pursue an appropriate option.

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.

X. COMMENTS

A. Planning Manager

B. City Attorney

C. Reporting on AB 1234 – League of California Cities 2007 Planners Institute

XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING OF APRIL 18, 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

**Shelley Dolney,
Special Services Clerk**