

**CITY OF  
WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY MAY 2, 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 – Regular Meeting of April 4, 2007 & Regular Meeting of April 18, 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 2005-62 Variance, Conditional Use Permit, Site Plan, Design Review.

**Location: Private Utility Easement, west of Hoover Street, and between Trask Avenue and 22 (Garden Grove) Freeway (Assessor's Parcel Numbers 096-455-02 & 096-465-24).**

The applicant is requesting a variance, conditional use permit, site plan and design review to allow the construction of a single story and self storage facility.

STAFF RECOMMENDATION: That the Planning Commission:

- 1) Adopt Resolution 2005-62 (A) adopting the Mitigated Negative Declaration pertaining to Case 2005-62; and
- 2) Adopt Resolution 2005-62 (B) approving Case No. 2005-62, including conditions of approval to: eliminate all storage units abutting the single family homes to the west, providing a 20-foot setback from the west property line and restricting access within the 20-foot setback, providing a landscape buffer along the west property line requiring a redesign of the west building elevations to reflect the exterior design of the adjacent homes and requiring a roof redesign of each storage structure to resemble the roof design of adjacent homes, based on the findings and conditions found in the Resolution number 2005-62 (B).

### B. Case 2006-68 Site Plan Review, Design Review, and Variances.

**Location: 13751 Edwards Street (Assessor's Parcel Number 203-571-48).  
Pointe Pacific Apartments.**

The applicant is proposing the following improvements to the project site: re-design the on-site parking to compact stalls (a variance is required for compact stalls); and add two monument signs at the Edwards Street entrance (a variance is required for a second freestanding sign).

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2006-68 subject to the conditions stated in the proposed resolution.

### C. Case 2006-95 Variance.

**Location: 15151 Beach Boulevard (Assessor's Parcel Number 142-042-91).  
Beach City Auto Center.**

The applicant is requesting a sign variance. According to current sign regulations, a minimum lot width of (101) feet is required to locate one (1) freestanding sign.

The variance is requested to maintain an existing pole sign on a lot with (100) lineal feet of street frontage. The existing pole sign is approximately 20 feet high with a sign face that spans 80 square feet. The current pole sign is setback 12 feet from public right of way, whereas 10 feet is the minimum required.

STAFF RECOMMENDATION: That the Planning Commission approve Case No 2006-95 but restrict the freestanding sign to a 6 foot high monument sign subject to the conditions stated in the proposed resolution.

**VII. REPORTS – None**

**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

**XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING OF MAY 14, 2007 TO BEGIN AT 5:30PM.**

**Pursuant to the amended Brown Act, this agenda was posted on the bulletin board next to the rear door of the Council Chambers, 8200 Westminister Boulevard, Westminister, California, at least 72 hours prior to the meeting for public review.**

Posted by	Date	Time
<hr/> <b>Shelley Dolney, Special Services Clerk</b>	<hr/>	<hr/>