

**CITY OF
WESTMINSTER**

**PLANNING COMMISSION AGENDA
THURSDAY MAY 24, 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.

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 – 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 2005-21 Tentative Parcel Map, Site Plan Review, Design Review.

Location: 7001 Westminster Boulevard (Assessor's Parcel Numbers 096-081-07, 096-081-16, 096-081-17, 096-081-33, 096-081-35, 096-081-36, 096-081-37, 096-081-38).

The applicant seeks approval to vacate a public alley, consolidate 11 lots and the vacated alley into a single 57,155 square foot parcel, and develop the site with a 14,411 square foot single story retail drug store building.

STAFF RECOMMENDATION: That the Planning Commission recommend that the City Council approve Case No 2005-21 subject to the conditions stated in the proposed resolution.

B. Case 2006-57 Site Plan Review and Design Review.

Location: 6491 Westminster Boulevard (Assessor's Parcel Number 203-562-17).

The applicant proposes to develop a 3,741 square-foot, single-story commercial building with drive-thru on a 23,914 square-foot parcel in an existing retail shopping center.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2006-57 subject to the conditions stated in the proposed resolution.

C. Case 2007-03 Conditional Use Permit.

Location: 9191 Bolsa Avenue, Suite 109-111 (Assessor's Parcel Number 098-303-04).

Saigon Billiard Center.

The proposal is for a Conditional Use Permit to allow the operation of a billiard center.

STAFF RECOMMENDATION: That the Planning Commission deny the conditional use permit based on the findings listed in the proposed resolution.

D. Case 2007-05 Conditional Use Permit.

**Location: 15380 Beach Boulevard (Assessor's Parcel Number 107-161-04).
L8 Café & Lounge.**

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 new 4,320 square foot restaurant in a presently vacant freestanding building located within an established retail center. Per Westminster's Municipal Code, any live entertainment in conjunction with a restaurant with or without the sale of alcoholic beverages is defined as a nightclub.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-05 based on the findings and conditions as outlined in the proposed resolution.

E. Case 2006-14 Conditional Use Permit.

**Location: 15440 & 15442 Brookhurst Street (Assessor's Parcel Number 108-553-25).
Citryst Lounge.**

The application is for a Conditional Use Permit for an On-sale beer and wine license (Type 41) to allow sale and consumption of beer and wine and to allow entertainment in conjunction with a proposed 3,136 square foot restaurant. Per Westminster's Municipal Code, any live entertainment in conjunction with a restaurant with or without the sale of alcoholic beverages is defined as a nightclub.

STAFF RECOMMENDATION: That the Planning Commission deny the conditional use permit for the on-sale beer and wine license (type 41) and approve the karaoke entertainment based on the findings and conditions 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 JUNE 6, 2007
TO BEGIN AT 6:30PM.**

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

Posted by

Date

Time

**Shelley Dolney,
Special Services Clerk**