

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY JULY 18, 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 – Regular Meeting of June 20, 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 2007-03 Conditional Use Permit (Continued from June 20, 2007).

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

Saigon Billiard Center.

[Staff Report](#)

[Draft Resolution](#)

The project involves a request to allow for the operation of a 2,409 square foot billiards center. The subject tenant space will be housed within a space that is a part of a 40,000 square feet commercial/retail center (Asian Village). The space that will house the Saigon Billiard Center was formerly three spaces that consisted of retail uses.

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

B. Case 2007-10 Tentative Parcel Map, Conditional Use Permit, Variance.

Location: 6312 California Street (Assessor's Parcel Number 203-561-07).

[Staff Report](#)

[Draft Resolution](#)

The application involves the subdivision of a City-owned, single-family residential lot into two parcels to provide for the installation of a small City operated sodium hypochlorite generation facility on the smaller, rear lot. The proposed parcel which will contain the facility would not meet the minimum lot size requirement for corner lots in the R-1 zone and therefore, requires a variance. A conditional use permit is required for the installation and operation of the sodium hypochlorite equipment at the site.

STAFF RECOMMENDATION: That the Planning Commission approves Case No. 2007-10 based on the findings and conditions as outlined in the draft resolution.

C. Case 2007-24 Master Sign Program and Variance.

Location: 5405, 5455, 5555 Garden Grove Boulevard (Assessor's Parcel Numbers 203-103-04, 203-103-05, 203-103-10).

[Staff Report](#)

[Draft Resolution](#)

Master Sign Plan for an existing development (Avalon Center) on a 137,431 square foot lot and a *Variance* to allow three signs, ranging in size from 53 square feet to 190 square feet, on three buildings, whereas the Westminster Municipal Code limits the amount of such signs to two if the building faces two streets and limits the size of secondary signs to 26.5 square feet to 90 square feet and a *Variance* to construct a 6'3" high monument sign whereas the Westminster Municipal Code limits the height of such signs to 6'.

STAFF RECOMMENDATION: That the Planning Commission approve the master sign plan and to deny the variance based on the findings and conditions as outlined in the draft resolution.

D. Case 2007-52 Zoning Text Amendment.

Location: Citywide.

[Staff Report](#)

[Draft Resolution](#)

This is a City initiated code amendment to exempt detached, non-habitable accessory structures under 120 square feet from the Land Use Ordinance (Title 17 of the Westminster Municipal code) and supplement existing standards for detached, non-habitable accessory structures greater than 120 square feet within residential districts.

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution 2007-53, recommending that the City Council adopt an ordinance amending Title 17 of the Westminster Municipal Code to provide specific development standards and an exemption for smaller detached accessory structures.

VII. REPORTS

VIII. ADMINISTRATIVE ADJUSTMENTS

A. Case 2007-17 Administrative Adjustment.

Location: 7791 22nd Street (Assessor's Parcel Numbers 096-304-11).

The applicant requested an 8-foot, 10-inch encroachment into the required 20-foot rear yard setback in order to accommodate a 452 square-foot dining room and office that was added to an existing single family dwelling.

STAFF DECISION: The application is denied for an 8 foot, 10 inch encroachment into the rear yard setback.

IX. ITEMS 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 Commissioner
- B. Planning Manager
- C. City Attorney
- D. Reporting on AB 1234 - None

XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING OF AUGUST 1, 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
<hr/> Shelley Dolney, Special Services Clerk	<hr/>	<hr/>