

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, APRIL 16, 2008 – 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.

Any writings or documents provided to a majority of the City of Westminster Planning Commission regarding any item on this agenda will be made available for public inspection at the public counter of City Hall located at 8200 Westminster Blvd., Westminster, CA during normal business hours.

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.

PUBLIC COMMENTS

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission during each item on the agenda as called. No action may be taken on items not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per person.

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 Bertels, Chow, Krippner, Tran, Turro**
- II. **SALUTE TO THE FLAG**
- III. **APPROVAL OF MINUTES – Regular Meeting of March 19, 2008**
- 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 2007-80 Variance, Site Plan Review, and Design Review.

Location: 8201 Westminster Boulevard (Assessor’s Parcel Numbers 097-063-14, 097-063-33, and 097-063-34)

[Staff Report](#)

[Draft Resolution](#)

The project involves a proposal to develop a two-story, 7,500-square-foot commercial building incorporating a contemporary/modern design. As the proposed site layout provides a 33-foot-deep vehicular entry drive, and a 40-foot-deep drive is required in accordance with the City’s design standards, a variance is also requested to deviate from this standard.

STAFF RECOMMENDATION: That the Planning Commission approve the variance, site plan, and design review application.

B. Case 2008-09 Design Review.

Location: 15553 Brookhurst Street (Assessor's Parcel Number 143-142-07)

[Staff Report](#)

[Draft Resolution](#)

The applicant is requesting a Design Review for the exterior architectural modifications to an existing Kentucky Fried Chicken (KFC) restaurant situated within Westhaven Shopping Center located south-west of the intersection of Brookhurst Street and McFadden Avenue.

STAFF RECOMMENDATION: That the Planning Commission approve the design review application.

VII. REPORTS

A. Case 2008-21 General Plan Conformity.

Location: Bedford Lane (Assessor's Parcel Number 098-271-25)

[Staff Report](#)

[Draft Resolution](#)

This is a City initiated request for General Plan Conformity for the proposed sale or disposition of City-owned property.

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution No. 2008-21 finding that the proposed sale or disposal of said property by the City of Westminster conforms to the City's adopted General Plan.

B. Case 2008-23 General Plan Conformity.
Location: Westminster Channel (Facility No. C04)

[Staff Report](#)

[Draft Resolution](#)

Orange County Flood Control District requests that the City determine if the proposed Westminster Channel (C04) improvements conform with the City's General Plan. The improvements are necessary to protect properties from 100-year (heavy rain events).

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution No. 2008-23 finding that the proposed Westminster Channel (C04) Improvement Project by the County of Orange conforms to the City's adopted General Plan.

VIII. ADMINISTRATIVE ADJUSTMENTS/APPROVALS

A. Case 2008-07 Zoning Review.
Location: 8500 Bolsa Avenue (Assessor's Parcel Number 107-201-02)
First Presbyterian Church of Orange County

[Staff Report](#)

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 DATE OF MAY 7, 2008 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,
Administrative Assistant I**