

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY, MARCH 4, 2009 – 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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**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.**

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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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**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.

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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 Bertels, Ho, Tran, Turro, Vo**
- II. **SALUTE TO THE FLAG**
- III. **APPROVAL OF MINUTES – Regular Meeting February 18, 2009**
- 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 2008-29 Variance, Site Plan, and Design Review](#)  
[Location: 15471 Brookhurst Street \(Assessor Parcel Number 143-051-29\)](#)

A request for a Site Plan, Design Review, and a Variance to construct a 1,260 square-foot storage room addition to the rear of an existing food market (Saigon City Marketplace). The variance request is to allow the proposed storage room to be set back 20.5 feet from the rear property line, whereas a 25 foot setback is required by Code.

STAFF RECOMMENDATION: That the Planning Commission deny the request.

**B. Case 2008-84 General Plan Amendment, Zone Change, Site Plan, and Design Review**  
**Location: 280 Hospital Circle (Assessor Parcel Number 096-251-17)**

An application for a General Plan Amendment, Zone Change, Site Plan and Design Review to construct 36 affordable apartment units, which would include two plan types: a three-bedroom and two-bath floor plan (20-Units total); and a four-bedroom and two-bath floor plan (16-units total). The proposed site development involves redevelopment of the project site, replacing the existing office building with a multiple-family residential apartment building 48 feet 6 inches high. The Applicant is seeking a General Plan Amendment changing the property's land use designation from Commercial – Low Intensity to Residential – High density (15-25 units per acre), and to rezone the property from CR - Commercial Restricted District to R5 – Multiple units District (19-24 units per acre). As part of the entitlements, the Applicant is also seeking an approximately 35 percent density bonus.

STAFF RECOMMENDATION: That the Planning Commission recommend that the City Council adopt the mitigated negative declaration pertaining to Case No. 2008-84, and approve a General Plan Amendment from Commercial – Low Intensity to Residential – High Density (15 to 25 units per acre), zone change from Restricted Commercial District to R5 Multiple Units District (19-24 units per acre), approve a Site Plan and Development Review to construct 36 affordable apartment units located at 280 Hospital Circle.

**C. Case 2008-86 Amendment to existing Conditional Use Permit**  
**Location: 14520 Magnolia Street #A (Assessor Parcel Number 098-391-16)**

An application for an amendment to an existing Conditional Use permit to allow the sale of distilled spirits in conjunction with an existing convenience market (Tri Liquor Store). The market is currently licensed to sell beer and wine.

STAFF RECOMMENDATION: That the Planning Commission deny the Conditional Use Permit.

**VII. REPORTS - None**

**VIII. ADMINISTRATIVE ADJUSTMENTS/APPROVALS - None**

**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 MARCH 18, 2009 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/> <b>Shelley Dolney, Administrative Assistant I</b>	<hr/>	<hr/>