

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, MAY 20, 2009 – 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 Westminister Blvd., Westminister, 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.

- I. ROLL CALL: Commissioners Bertels, Ho, Tran, Turro, Vo**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES – Regular Meeting April 29, 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. Members of the public wishing to address public hearing item items shall do so at the time of the public hearing. If you wish to speak, please complete a “Request to Speak” form available in the lobby of the Council Chambers, and submit it to the Clerk. When called, please step forward to the microphone and state your name and address. Please limit your remarks to three minutes.

V. REPORT FROM THE SECRETARY ON LATE COMMUNICATION ITEMS

VI. PUBLIC HEARINGS

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING IS REQUESTED TO COMPLETE THE "REQUEST TO SPEAK" FORM AND GIVE IT TO THE CLERK. WHEN YOUR NAME IS CALLED, PLEASE STEP TO THE PODIUM AT THAT TIME AND STATE YOUR NAME AND ADDRESS FOR THE RECORD.

AFTER THE PUBLIC HEARING IS OPENED, PERSONS SPEAKING IN FAVOR WILL BE HEARD FIRST, FOLLOWED BY THOSE 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. SPOKESPERSON(S) DESIGNATED TO SPEAK IN FAVOR OR IN OPPOSITION WILL HAVE A TOTAL OF TWELVE (12) MINUTES TO SPEAK. THEREAFTER, EACH PERSON SPEAKING IN FAVOR OR IN OPPOSITION WILL HAVE THREE (3) MINUTES. THE TOTAL TIME FOR SPEAKING IN FAVOR OR IN OPPOSITION SHALL NOT EXCEED 30 MINUTES. THOSE PERSONS SPEAKING IN REBUTTAL WILL HAVE THREE MINUTES EACH, OR A TOTAL OF 20 MINUTES. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED TIME LIMITS.

NOTE: IF A CHALLENGE IS MADE BY ANY PARTY IN COURT FROM ACTIONS ARISING OUT OF A PUBLIC HEARING, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE OR IN WRITTEN CORRESPONDENCE

A. [Case 2008-75 Site Plan, Tentative Parcel Map, and Variance](#) [Location: 14072-14074 Ash Street \(Assessor's Parcel Number 195-243-01\)](#)

An application filed for a site plan and tentative parcel map involving the conversion of two existing rental units (completed in April of 2008) to condominiums. Although no physical changes to the existing dwelling units or site layout are proposed, a variance is also required from the minimum distance between dwelling units on the same lot because the development does not currently conform to such standard.

STAFF RECOMMENDATION: That the Planning Commission approve the Site Plan, Tentative Parcel Map, and Variance.

B. [Case 2008-91 Conditional Use Permit](#) [Location: 8900 Westminster Boulevard \(Assessor's Parcel Number 097-311-08\) \(My Thuan Market\)](#)

An application filed for an amendment to an existing Conditional Use Permit to authorize the off-sale of beer, wine, and distilled spirits in conjunction with an established grocery market.

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

C. Case 2009-10 Conditional Use Permit

Location: 9743 Bolsa Avenue (Assessor's Parcel Number 098-453-13) (Le Royal Restaurant)

An application filed for a Conditional Use Permit to allow the issuance of a California Department of Alcoholic Beverage Control (ABC) Type 47 License for on-sale and consumption of distilled spirits in conjunction with an established 5,315-square foot banquet facility/restaurant.

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

VII. REPORTS

A. Proposed Capital Improvement Projects for Fiscal Year 2009/2010

In accordance with the applicable provisions of the State Government Code, the Planning Commission is requested to review the proposed Capital Improvement Projects that are included in the 2009/10 proposed City budget and determine if the proposed projects are consistent with the City's General Plan.

B. Case 2008-85 Design Review

Location: 5082 Westminster Boulevard (Assessor's Parcel Number 195-410-03)

An application for a Design Review, for the construction of a roof-mounted wireless communication facility to be screened within two faux chimneys.

STAFF RECOMMENDATION: That the Planning Commission approve the design as conditioned.

C. Case 2009-06 Design Review

Location: 14501 Magnolia Street (Assessor's Parcel Numbers 097-341-01 and 097-341-02)

Design Review to construct a 23-foot high pylon sign, with 96 square feet of sign area on a 1.92 acre site, developed with a 21,840 square foot single-story medical office building located at the southwest corner of Magnolia Street and Hazard Avenue.

STAFF RECOMMENDATION: That the Planning Commission determine a monument sign is appropriate for the site instead of the proposed 23-foot high pylon sign.

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 JUNE 3, 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/> Shelley Dolney, Administrative Assistant I	<hr/>	<hr/>