

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY, JUNE 3, 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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- I. ROLL CALL: Commissioners Bertels, Ho, Tran, Turro, Vo**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES – Regular Meeting May 20, 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 2008-60 Tentative Track Map, Site Plan, and Design Review](#) [Location: 7381 Wyoming Street \(Assessor's Parcel Number 096-062-22\)](#)

An application for a Tentative Tract Map, Site Plan, and Design Review to construct five condominium units. The proposed project will entail the demolition of two single-family structures located on a 14,751-square foot lot. The proposed condominium units will be two-stories with three bedrooms and two bathrooms each totaling 2,064 to 2,127 square feet per unit.

**STAFF RECOMMENDATION:** That the Planning Commission approve the Tentative Track Map, Site Plan, and Design Review.

**B. Case 2009-24 Zoning Text Amendment**  
**Location: Citywide**

Zoning Text Amendment to allow the use of artificial turf, subject to specific minimum performance standards and conditions. As proposed, current code prohibits the use of any artificial plant materials for multi-family residential, commercial, and industrial zones. Current code does not specifically address the use of artificial turf for R-1 (single family) zones.

STAFF RECOMMENDATION: That the Planning Commission recommend that the Mayor and City Council adopt an ordinance amending the current zoning regulations to allow the use or application of artificial turf subject to specific minimum performance standards and conditions.

**VII. REPORTS**

**A. Case 2009-06 Design Review**  
**Location: 14501 Magnolia Street (Assessor's Parcel Numbers 097-341-01 and 097-341-02)**  
**(Deferred from 5/20/2009 Planning Commission Meeting)**

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 – Discussion of zoning code study session date to be determined
- C. City Attorney
- D. Reporting on AB 1234 – None

**XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING DATE OF JUNE 17, 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/>