

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, AUGUST 19, 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 August 5, 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 2008-62 Zoning Text Amendment – Mixed use development in commercial land use designations

Location: Citywide

[Staff Report](#)

City initiated General Plan Amendment to facilitate mixed used development in commercial land use designations and code amendment to establish development standards to regulate mixed use projects on commercial properties.

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution 2008-62, recommending that the City Council adopt a Resolution amending the General Plan to facilitate residential development in commercial land use designations, an ordinance amending Title 17 (Land Use Ordinance) of the Westminster Municipal Code to establish development standards that will regulate mixed use development on commercial properties and related Negative Declaration.

B. Case 2008-76 Tentative Parcel Map, Site Plan, and Design Review

Location: 7200, 7201, 7215, 7231 Westminster Boulevard (Assessor Parcel Number 096-085-010)

[Staff Report](#)

[Initial Study and Negative Declaration](#)

An application for a Tentative Parcel Map (TPM), Site Plan (SP), and Design Review (DR) to construct a 24,375 square feet two story project consisting of 7,875 square feet of first floor commercial retail and 16,500 square feet of second floor residential containing 11 apartment units (seven 3-bedroom units and four 2-bedroom units).

The proposed site development involves redevelopment of the project site, replacing two existing office buildings with a mixed use commercial and residential apartment building. The proposed project is accessible from both Westminster Boulevard and Cherry Street. The project provides a full complement of 60 parking spaces two of which are designated for handicap parking. The proposed structure has an overall building height of 42'-6" along Westminster Boulevard.

STAFF RECOMMENDATION: That the Planning Commission recommend that the City Council adopt the mitigated negative declaration pertaining to Case No. 2008-76 and adopt a resolution to approve a Tentative Parcel Map, Site Plan and Design Review.

C. Zoning Code Update

Location: Citywide

[Staff Report](#)

[Zoning Code Update](#)

[Initial Study and Negative Declaration](#)

Review of the proposed zoning code which overhauls the City's current zoning code. The overhaul has reorganized the zoning code, streamlined the development review process, and modified various development standards including the list of uses permitted by right or subject to an administrative or conditional use permits.

STAFF RECOMMENDATION: That the Planning Commission recommend that the Mayor and City Council:

- 1) Adopt a negative declaration pertaining to the proposed zoning code update;

- 2) Adopt an ordinance deleting Title 17 (Land Use Ordinance) Chapter 15.40 (Sign Regulations) of the Westminster Municipal Code; and the City's adopted Design Standards Manual and adopt a new Title 17; and
- 3) Adopt a resolution adopting a new Design Guidelines Manual.

D. Case 2009-12 Zoning Text Amendment – Restaurant Parking Requirements

Location: Citywide

[Staff Report](#)

A proposed Zoning Text Amendment (ZTA) to section 17.46.040 of the Westminster Municipal Code, which will reduce the amount of parking spaces required for retail food and/or beverage service businesses offering twelve or fewer seats. A similar version of this ZTA was reviewed by the Planning Commission at a prior public hearing; however, the subject ZTA clarifies language that was not previously defined.

STAFF RECOMMENDATION: That the Planning Commission Recommend that the Mayor and City Council adopt an ordinance amending Section 17.46.040 of the Westminster Municipal Code to reduce the amount of parking spaces required for retail food and beverage service businesses offering twelve or fewer seats with the proposed clarification

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 SEPTEMBER 2, 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

**Shelley Dolney,
Administrative Assistant I**