

**CITY OF WESTMINSTER**  
**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, JUNE 16, 2010 – 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) 548-3247.**

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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 Westminister Blvd., Westminister, 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 June 2, 2010**
- 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 2009-77 Conditional Use Permit

Location: 15342 Beach Boulevard (Assessor's Parcel Number 107-161-02)

An application for a Conditional Use Permit (CUP) requesting the on-site sale of beer and wine, live entertainment (consisting of live bands with a maximum of four performers, karaoke, dancing, DJ, and keyboard player) and banquets, all in conjunction with and incidental to an existing restaurant (Lang Ngon Seafood).

**STAFF RECOMMENDATION:** That the Planning Commission approve the conditional use permit.

**B. Case 2010-23 Conditional Use Permit**

**Location: 6731 Westminster Boulevard (Assessor's Parcel Number 203-541-19)**

An application for a conditional use permit (CUP) to allow live entertainment and banquets; and to amend an existing CUP related to hours of operation and number of amusement devices associated with a proposed restaurant (Seafood Palace) in the Westminster Center.

STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit for live entertainment and banquets, and approve amendments to an existing conditional use permit for on-site sales and consumption of beer, wine, and distilled spirits.

**VII. REPORTS**

**A. Case 2010-41 Appeal of Director's Denial**

**Location: 16480 Venus Drive (Assessor's Parcel Number 107-632-12)**

An appeal of Director's denial of a Home Business Permit for locksmith services. The proposed business operation included the use of materials, equipment and/or tools not commonly recognized as being necessary or convenient for domestic residential purposes or hobbies.

STAFF RECOMMENDATION: That the Planning Commission

- a) Uphold the Director's determination that certain equipment related to a proposed home-based locksmith service business is inconsistent with the City's Home Business Ordinance and deny a permit; or
- b) Overturn the Director's determination that certain equipment related to a proposed home-based locksmith service business is inconsistent with the City's Home Business Ordinance and approve a permit

**B. Case 2010-42 Appeal of Director's Denial**

**Location: 15182 Goldenwest Street (Assessor's Parcel Number 142-383-13)**

An appeal of Director's denial of a wall sign. Proposed sign (Cash 4 Gold) would be 24 feet long and 38 inches high consisting of white channel letters on a black aluminum background encased by a 5.5 inch thick channel border with yellow Plexiglas face, black trimcap and black returns.

STAFF RECOMMENDATION: That the Planning Commission uphold the Director's action.

**C. ADMINISTRATIVE USE PERMITS AND ADJUSTMENTS - None**

**D. 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.

**E. COMMENTS**

- A. Planning Commissioner
- B. Planning Manager
- C. City Attorney
- D. Reporting on AB 1234 – None

**F. ADJOURNMENT TO THE PLANNING COMMISSION MEETING DATE OF JULY 7, 2010 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/>