

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY, JULY 7, 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 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 June 16, 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 2009-46 Development Review – Level 3**

**Location: 9039 Bolsa Avenue (Assessor's Parcel Number 098-303-23)**

An application for a development review (level 3) and amendment to an existing conditional use permit for proposed modifications to an existing rooftop wireless telecommunications facility. Proposed modifications include the replacement of antennas, addition of equipment to existing antenna arrays, and addition of ground-mounted equipment.

STAFF RECOMMENDATION: That the Planning Commission approve the development review.

### **B. Case 2009-69 General Plan Amendment**

**Location: 6411 Maple Avenue (Assessor's Parcel Number 195-292-06)**

#### **Initial Study**

An application for a General Plan Amendment to change the General Plan Land Use Designation from Residential Medium Density to Industrial where the existing zoning is "M-1" Light Industrial.

STAFF RECOMMENDATION: That the Planning Commission recommend the City Council adopt a Resolution amending the General Plan to change the land use designation of 6411 Maple Avenue and adopt the related initial study and negative declaration.

## VII. REPORTS

**A. Case 2010-42 Appeal of Director's Denial (continued from 6/16/2010)**  
**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.

**B. Case 2010-22 Zoning Text Amendment Initiation**  
**Location: Citywide**

Initiation of Zoning Text Amendment (ZTA) to authorize City staff to begin an update to the City's home-based business regulations (Chapters 17.400 and 17.530 of the Westminster Municipal Code). The purpose of the amendment will be to clarify the allowed uses and operational standards for home-based businesses.

STAFF RECOMMENDATION: That the Planning Commission adopt the Resolution initiating the Zone Text Amendment.

**C. Case 2010-30 Zoning Text and Map Amendment Initiation**  
**Location: Citywide**

Initiation of Zoning Text Amendment (ZTA) and Zoning Map Amendment (ZMA) to change the CM (Industrial- Commercial) zoning district to commercial or industrial.

STAFF RECOMMENDATION: That the Planning Commission adopt the Resolution initiating the Zoning Text and Map Amendment.

**D. Case 2010-31 Zoning Text and Map Amendment Initiation**  
**Location: Citywide**

Initiation of Zoning Text Amendment (ZTA) and Zoning Map Amendment (ZMA) to allow either certain retail uses within the CR (Restricted Commercial) zone subject to the approval of the Director of Community Development, eliminate the CR (Restricted Commercial) District, or create a new Overlay Zoning District in place of the CR District.

STAFF RECOMMENDATION: That the Planning Commission adopt the Resolution initiating the Zoning Text and Map Amendment.

**E. Case 2010-32 Zoning Text Amendment Initiation**  
**Location: Citywide**

Initiation of Zoning Text Amendment (ZTA) to allow the limited expansion of nonconforming single family and duplex residences due to zoning and/or General Plan designation.

STAFF RECOMMENDATION: That the Planning Commission adopt the Resolution initiating the Zoning Text Amendment.

**VIII. ADMINISTRATIVE USE PERMITS AND ADJUSTMENTS - 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 JULY 21, 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/>