

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY, DECEMBER 8, 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 November 17, 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. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communication about the public hearing and regular business items.

## VII. 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 2009-72 Variance, Development Review – Level 3, and Administrative Adjustment (Continued from 11/17/2010)**  
**Location: 13800-13822 Manor Drive**  
**(Assessor's Parcel Numbers 096-313-09 and 096-313-10)**

A request to allow the construction of a new three-story, 40-foot tall, office building. The building will consist of two floors of office space (4,141 square feet each) located above a parking garage level (5,827 square feet) on the first floor.

**STAFF RECOMMENDATION:** That the Planning Commission approve the project subject to conditions.

**B. Case 2010-33 Conditional Use Permit**  
**Location: 14180 Beach Boulevard #120**  
**(Assessor's Parcel Number 097-080-46)**  
**Church of Christ**

The applicant is seeking approval to establish a religious place of worship within an existing office building. The tenant is proposing to occupy the first floor suite of the two story building and be utilizing approximately 2,500 square feet of floor area.

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

**C. Case 2010-74 Conditional Use Permit**  
**Location: 10161 Bolsa Ave #109A**  
**(Assessor's Parcel Number 099-554-23)**  
**Sodam Restaurant**

The applicant is requesting a conditional use permit to allow sales of beer and wine for on-site consumption [Alcoholic Beverage Control (ABC) type 41 license] in conjunction with an existing restaurant.

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

**D. Case 2009-63 Zoning Text Amendment – Signs**  
**Location: Citywide**

A proposed Zoning Text Amendment (ZTA) to the Westminster Municipal Code to establish procedures and standards for considering and allowing signs that vary from sign standards within qualifying retail shopping centers.

STAFF RECOMMENDATION: That the Planning Commission continue the Zoning Text Amendment to the meeting date of January 19, 2011.

## **VIII. REGULAR BUSINESS**

### **A. Case 2009-30 Development Review – Level 2**

**Location: 9461 Edinger Avenue**  
**(Assessor's Parcel Number 143-122-34)**

The applicant is requesting approval to establish and operate a small recycling collection facility at the rear of the existing Neighborhood Liquor convenience store. The collection facility will consist of two detached 176-square foot roll-off containers (8 feet wide by 22 feet long by 9 feet high) and a kiosk (or booth) to be used as an office for employees.

STAFF RECOMMENDATION: That the Planning Commission deny the Development Review.

### **B. Case 2010-36 Appeal of Directors Action**

**Location: 14421 Beach Boulevard**  
**(Assessor's Parcel Number 096-363-26)**

Appeal of Director's denial of sign program. The proposed sign program is for an existing two-story building (Heritage Building) and consists of 20 wall mounted signs (12 signs facing Beach Boulevard and 6 signs facing 10th Street).

STAFF RECOMMENDATION: Affirm the Director's determination and deny the appeal.

## **IX. REPORTS**

## **X. ADMINISTRATIVE USE PERMITS AND ADJUSTMENTS**

## **XI. 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.

**XII. COMMENTS**

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

**XIII. ADJOURNMENT TO THE PLANNING COMMISSION MEETING DATE OF DECEMBER 22, 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/>