

DAVE VO
Chairperson

KIMBERLY HO
Vice Chairperson

MICHAEL TURRO
Commissioner

ROBERT BERTELS
Commissioner

SAMUEL OH
Commissioner



AGENDA
PLANNING COMMISSION
REGULAR MEETING

October 5, 2011

6:30 p.m. – Council Chambers

8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683

If you need special assistance to participate in this meeting, please contact the Planning Division at (714) 548-3247. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

AGENDA INFORMATION

MEETINGS

Regular Meetings of the Planning Commission are held the first and third Wednesday of each month at the hour of 6:30 p.m. While in the City Council Chamber, please *turn off* all cellular phones and pagers.

AGENDA INFORMATION

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation is available for public review at the rear entryway of the Council Chambers prior to the meeting. On the Friday prior to the meeting, the agenda can be accessed on the City's web site at <http://www.westminster-ca.gov>.

ATTENDANCE AND PARTICIPATION BY THE PUBLIC

Except as specifically provided by law for closed sessions, all meetings of the Planning Commission shall be open and public. Every agenda for regular meetings of the Planning Commission provides the public an opportunity to directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission or on any agenda items. NO action may be taken on items not listed on the agenda unless authorized by law. Unless otherwise extended by the Planning Commission, the amount of time for each individual speaker shall not exceed five (5) minutes.

PUBLIC USE OF COUNCIL CHAMBER EQUIPMENT

All computer presentations must be e-mailed or provided on a CD-ROM to the Planning Manager at least 48 hours prior to the meeting. Items to be displayed on the overhead projector must be submitted to the Planning Manager for review by staff to verify appropriateness for general audiences by noon on the day of the meeting and prior to the use of the equipment.

AGENDA

October 5, 2011

6:30 P.M.

CONVENE PLANNING COMMISSION MEETING

1. ROLL CALL: VO, HO, OH, TURRO, BERTELS

PRESENT:

ABSENT:

2. SALUTE TO FLAG:

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

4. 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.

5. SPECIAL PRESENTATIONS

6. 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 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.

7. APPROVAL OF MINUTES – Regular Meeting September 21, 2011

8. PUBLIC HEARINGS

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING IS REQUESTED TO COMPLETE A BLUE SPEAKER SLIP THAT IS PROVIDED AT THE ENTRANCE TO THE COUNCIL CHAMBERS. PLEASE SUBMIT THE SPEAKER SLIP 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

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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 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 (3) MINUTES EACH, OR A TOTAL OF 20 MINUTES. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED THE 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 DELIVERED AT THE PUBLIC HEARING OR PRIOR THERETO.

8.1 **Case 2010-76 Conditional Use Permit and Administrative Use Permit** **Location: 7697 Westminster Blvd (Assessor's Parcel No. 096-230-67)** **Sensation Dance Ballroom Studio**

[Staff Report](#)

The project consists of a request for a Conditional Use permit to allow the on-site consumption of beer and wine (Type 42) and approval to operate a night club in conjunction with an existing dance studio (sensation Dance Ballroom Studio); and a request for an Administrative Use Permit to allow shared parking throughout the multi-tenant commercial building site located on Westminster Boulevard between Jasperson way and Arizona Street. The proposed business hours of operation are 10:00am to 1:00am Friday and Saturday and 10:00am to midnight Sunday through Thursday.

The applicant's request to operate a nightclub includes: Social (non-instruction based) dancing, incidental broadcasting of sporting events on four television screens, along with live entertainment. The applicant is proposing a variety of live entertainment which includes a deejay, karaoke accompanied by a keyboard player, or three performers (two musicians and one singer). The applicant's proposal also includes a request to hold special showcase events, incidental to the business, where admission may be charged.

The applicant's request for shared parking includes: An allowance to operate with 79 parking spaces where 97 parking spaces are required for the entire center. Parking analysis, prepared by a licensed traffic engineer, demonstrates that there is adequate parking for the proposed use.

RECOMMENDATION: Staff recommends that the Planning Commission deny the application based on the required findings.

9. **REGULAR BUSINESS**

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- 9.1 Case 2010-88 Conditional Use Permit (Resolution Continued from 9/21/2011)
Location: 15045 Moran Street, #103-104 (Assessor's Parcel No. 143-622-03)
Lac Cam**

Staff Report

To establish a 2,070-square foot lounge (Lac Cam) within an existing multi-tenant retail center. The lounge will facilitate entertainment (live music) and the on-site sale of beer and wine.

At the September 21, 2011 Planning Commission meeting, the Planning Commission voted unanimously (5-0) to deny the request for Conditional Use Permit. The Resolution for denial will be reviewed at this meeting.

RECOMMENDATION: Staff recommends that the Planning Commission consider the resolution to deny the conditional use permit and adopt the same.

10. REPORTS

- 10.1 Staff requests if the Commission would like to add an item on next meeting agenda to consider changes to meeting rules to reflect Council's.**

11. MATTERS FROM THE PLANNING COMMISSION

- 11.1 Request from Commissioner Bertels to discuss issues related to large homes, to possibly initiate a Zoning Text Amendment to regulate size of single family residences.**

11.2 AB 1234 Reports

- 12. ADJOURNMENT: To a Regular Meeting on Wednesday, October 19, 2011 at 6:30 p.m. in the Council Chambers.**

DECLARATION: This agenda was posted on the Bulletin Board outside of the Council Chambers, where completely accessible to the public, at least 72 hours in advance of the Planning Commission meeting.

Shelley Dolney
Administrative Assistant I