

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, JANUARY 19, 2011 – 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) 548-3247.

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.

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 December 8, 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 2010-71 Variance, Development Review – Level 2 **Location: 6491 Maple Avenue** **(Assessor's Parcel Number 195-292-10)**

The applicant proposes to remove two existing wall signs along the wall facing the 405 freeway and a pole sign adjacent to the freeway along the property line and replace it with a single, 195 square-foot (5'-10" by 33'-6") box sign that includes an electronic message board. The variance is to allow this sign which would constitute the third wall sign on the building and only two signs are allowed.

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

B. Case 2010-73 Variance, Conditional Use Permit
Location: 6312 Garden Grove Boulevard
(Assessor's Parcel Number 203-361-15)

An application to convert an unused electronic message board pylon sign, formerly used to identify an on-site business, into a billboard sign for the purpose of advertising businesses located off-premise and the current on-site business. The Conditional Use Permit is required in order to permit a billboard and a variance is requested in order to allow the existing sign to maintain its current height of 60-feet as the allowable maximum height is 35-feet.

STAFF RECOMMENDATION: That the Planning Commission deny the applicant's request for a conditional use permit to use the existing sign as a billboard, deny the request for a height variance to exceed the maximum allowed height for a billboard, and recommend to the Redevelopment Agency to deny the applicant's request to approve the location of the proposed billboard.

C. Case 2010-79 Zone Change
Location: 13712 Milton Avenue
(Assessor's Parcel Number 203-311-07)

The applicant seeks approval to rezone a single lot from M-1, Light-Industrial to R-2, Residential Multiple Units (8-12 units per acre).

STAFF RECOMMENDATION: That the Planning Commission recommend the Mayor and City Council adopt an ordinance implementing a Zone Change from M-1, Light Industrial to R-2, Residential Multiple Units (8-12 units per acre).

D. Case 2009-63 Zoning Text Amendment – Signs
Location: Citywide (Continued from 12/8/2010)

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

STAFF RECOMMENDATION: That the Planning Commission recommend the Mayor and City Council adopt an ordinance amending the Westminster Municipal Code to establish procedures and standards for considering and allowing signs that vary from sign standards within qualifying developments or areas in the City.

VIII. REGULAR BUSINESS

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 FEBRUARY 2, 2011 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/> Shelley Dolney, Administrative Assistant I	<hr/>	<hr/>