

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, APRIL 20, 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 Westminister Blvd., Westminister, 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, Oh, Turro, Vo**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES – Regular Meeting March 16, 2011**
- 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 2011-04 Conditional Use Permit **Location: 2075 Westminster Mall** **(APN No. 195-373-17) Art Gallery Center**

Application for a conditional use permit to allow a tattoo parlor within an existing Art Gallery store inside Westminster Mall.

STAFF RECOMMENDATION: That the Planning Commission Approve the request for a conditional use permit to allow tattooing services, subject to conditions of approval.

B. Case 2009-76 Zoning Text Amendment – Restaurant Parking Standards
Location: Citywide

Zoning Text Amendment (ZTA) to reduce the number of required parking spaces for restaurants located within retail shopping centers.

STAFF RECOMMENDATION: That the Planning Commission recommend the Mayor and City Council adopt an ordinance amending the parking standards for restaurants located within retail centers greater than 30,000 square feet.

C. Case 2010-32 Zoning Text Amendment – Expansion of Single Family Residences
Location: Citywide

Zoning Text Amendment (ZTA) to allow limited expansion of single-family dwelling units and duplexes within Commercial Zones or within areas designated as Commercial on the General Plan Land Use Map.

STAFF RECOMMENDATION: That the Planning Commission recommend that the Mayor and City Council adopt an ordinance amending the nonconforming use regulations to allow single family dwelling units and duplexes limited expansion within Commercial Zones or within areas designated as Commercial on the General Plan Land Use Map.

VIII. REGULAR BUSINESS

A. Case 2011-21 Code interpretation for the Design of a Single Family Residence
Location: 7882 19th Street
(APN No. 096-322-16)

Interpretation of the meaning or applicability of the Zoning Code to the design of a proposed house remodel.

STAFF RECOMMENDATION: That the Planning Commission determine that the proposed design meets the objectives of the Zoning Ordinance and the General Plan.

Or

Determine that the proposed design does not meet the objectives of the Zoning Ordinance and the General Plan.

B. Case 2011-08 Zoning Text Amendment – Restaurant Parking Standards
Location: Citywide

Initiation of Zoning Text Amendment (ZTA) to reduce the number of required parking spaces for retail shopping centers.

STAFF RECOMMENDATION: That the Planning Commission Adopt the attached Resolution initiating a ZTA.

IX. REPORTS - None

X. ADMINISTRATIVE USE PERMITS AND ADJUSTMENTS - None

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 MAY 4, 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/>