

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY, MAY 18, 2011 – 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 Westminister Blvd., Westminister, 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, Oh, Turro, Vo**

**II. SALUTE TO THE FLAG**

**III. APPROVAL OF MINUTES – Regular Meeting May 4, 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 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 \(Part 1\)](#)**

**[Staff Report \(Part 2\)](#)**

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 between 10:00am through 1:30am daily.

The applicant's request to operate a nightclub includes: Social (non-instruction based) dancing, broadcasting of sporting events on 15 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 a five-piece band. The applicant's proposal also includes a request to hold special showcase events where admission may be charged.

The applicant's request for shared parking includes: An allowance to operate with 80 parking spaces where 97 parking spaces are required for the entire center. The request is based on a submitted parking analysis prepared by a licensed traffic engineer in order to substantiate that there is adequate parking for the center where the use is proposed.

STAFF RECOMMENDATION: That the Planning Commission deny the application based on the required findings.

**B. Case 2011-13 Conditional Use Permit - Amendment**

**Location: 15440 Beach Blvd #118 (Assessor's Parcel No. 107-161-10)**  
**AAA Chinese Restaurant**

**[Staff Report](#)**

An amendment to a Conditional Use Permit (CUP) to add the sales of distilled spirits and live entertainment in conjunction to a proposed banquet and restaurant (AAA Chinese Restaurant). The proposed 8,724 square-foot restaurant will be located in an existing, one-story, multi-tenant, commercial shopping center located on the north-east corner of Beach Boulevard and McFadden Avenue. The requested hours of operation for the restaurant is from 10:00am through 11:00pm and until 2:00am during scheduled events or banquets.

STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit, subject to conditions and limitations.

**VIII. REGULAR BUSINESS - None**

**IX. REPORTS – None**

**X. ADMINISTRATIVE USE PERMITS AND ADJUSTMENTS**

**A. Case 2011-18 Administrative Use Permit**

**Location: 7724 Garden Grove Blvd (Assessor’s Parcel No. 096-491-07)  
Starball Dance Studio**

The applicant is proposing to establish and operate a dance studio within an existing tenant space approximately 5,650-square foot in size located within an industrial building within the C-M, Commercial Industrial zone. In addition to instructional dance lessons from noon to 9:00 pm weekends, “social dances” for members and their guests will be held Tuesday through Sundays from 9:00 pm to 12:30 a.m. in conjunction with a live three-piece band.

Request approved. Appeal period ends 5/24/2011.

**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 JUNE 1, 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
<b>Shelley Dolney, Administrative Assistant I</b>		