

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, JUNE 1, 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, Oh, Turro, Vo

II. SALUTE TO THE FLAG

III. APPROVAL OF MINUTES – Regular Meeting May 18, 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](#)

(Continued from 5/18/2011) 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.

On May 24, 2011, staff received a request from applicant to postpone to an unspecified date. When a date is determined, the matter will be renoticed.

STAFF RECOMMENDATION: That the Planning Commission continue this item indefinitely.

B. Case 2011-13 Conditional Use Permit – Amendment

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

(Continued from 5/18/2011) 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.

On May 18, 2011, the Planning Commission continued the matter to the next regular meeting of June 1, 2011 to allow the applicant to submit requested revisions to the suggested conditions of approval for Staff's review.

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

C. Case 2011-08 Zoning Text Amendment – Parking Standards for Commercial Shopping Centers

Location: Citywide (areas where shopping centers are permitted)

The proposed amendment will reduce the number of required parking spaces for retail located within commercial shopping centers.

Current Code: Retail located within commercial shopping centers requires 1 space per 250 square feet, or major fraction thereof, of gross floor area with a minimum of 5 parking spaces required.

Proposed Code: Require 1 space per 285 square feet of floor area in centers up to 30,000 square feet, 1 space per 300 square feet of floor area in centers between 30,001 and 10,000 square feet in floor area and 1 space per 350 square feet within commercial shopping centers over 100,000 square feet.

STAFF RECOMMENDATION: That the Planning Commission recommend the Mayor and City Council adopt an ordinance amending the parking standards for commercial shopping centers.

VIII. REGULAR BUSINESS - None

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 JUNE 15, 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/>