

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, JUNE 15, 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 June 1, 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 2010-29 Tentative Parcel Map and Variance

Location: 13861 & 13863 Jackson St. (Assessor's Parcel No. 097-061-26)

Application to subdivide a .23 acre parcel, developed with two detached residences, into two small lot residential parcels and a variance request for a 10-foot rear yard setback for both lots, whereas the minimum required rear yard setback for a small lot subdivision is 15-feet.

STAFF RECOMMENDATION: That the Planning Commission deny the request for a tentative parcel map and variance.

B. Case 2011-02 Conditional Use Permit

**Location: 9211 Bolsa Ave., # 101-103 (Assessor's Parcel No. 098-303-21)
Pho Quang Trung**

The applicant is requesting a Conditional Use Permit (CUP) to allow sales of beer and wine for consumption on the premises of an existing restaurant.

STAFF RECOMMENDATION: That the Planning Commission Approve the Conditional Use Permit subject to conditions

C. Case 2010-44 Zoning Text Amendment – Zoning Code Tune-up

Location: Citywide

Zoning Code "Tune-Up" (amendment of Title 17 of the Westminster Municipal Code) primarily involving a reorganization of the code for the purpose of clarity and readability. Additional minor changes pertain to Zoning Code administration and definitions. Some reformatting of the zoning regulations, a streamlined development review process, modified development standards and an updated list of uses permitted by right or subject to an administrative or conditional use permit.

STAFF RECOMMENDATION: That the Planning Commission recommend that the Mayor and City Council adopt an ordinance amending various sections and chapters of Title 17 (Zoning Code).

VIII. REGULAR BUSINESS

A. Case 2010-82 Development Review

Location: 7741 12th Street (Assessor's Parcel No. 096-351-20)

An application for Development Review (Level II – Non-Public Hearing) to demolish an existing single-family dwelling and construct three new two-story attached dwellings. The proposed project will be located on an 8,600 square-foot corner lot on the northeast corner of 12th Street and Cedarwood Avenue.

STAFF RECOMMENDATION: That the Planning Commission approve the request for Development Review, subject to the recommended conditions of approval.

B. Case 2010-26 Development Review
Location: 15550 Beach Boulevard (Assessor's Parcel No. 107-721-02)
Orange Coast Infinity

An application for Development Review to remodel the primary building and supporting car service area garage at an existing Infinity dealership. The scope of the renovation entails enclosing an existing canopy overhang along Beach Boulevard to enlarge the showroom and office area by 7,226 square-feet. The existing service area drive thru canopy (3,060 square feet) and service bay area (3,482 square feet) will also be enclosed. Additionally, a completely new building façade will be applied to the north, south and west facing walls of the dealership.

STAFF RECOMMENDATION: That the Planning Commission Approve the request for Development Review, subject to the recommended conditions of approval.

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 JULY 6, 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

**Shelley Dolney,
Administrative Assistant I**