

KHANH NGUYEN
Chairperson

DON ANDERSON
Vice Chairperson

KIMBERLY HO
Commissioner

LEE LIEBERG
Commissioner

CARLOS MANZO
Commissioner



AGENDA

PLANNING COMMISSION

REGULAR MEETING

April 2, 2014

6:30 p.m. – Council Chambers

**8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683**

If you need special assistance to participate in this meeting, please contact the Planning Division at (714) 548-3247. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

AGENDA INFORMATION

MEETINGS

Regular Meetings of the Planning Commission are held the first and third Wednesday of each month at the hour of 6:30 p.m. While in the City Council Chamber, please *turn off* all cellular phones and pagers.

AGENDA INFORMATION

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation is available for public review at the rear entryway of the Council Chambers prior to the meeting. On the Friday prior to the meeting, the agenda can be accessed on the City's web site at <http://www.westminster-ca.gov>.

ATTENDANCE AND PARTICIPATION BY THE PUBLIC

Except as specifically provided by law for closed sessions, all meetings of the Planning Commission shall be open and public. Every agenda for regular meetings of the Planning Commission provides the public an opportunity to directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission or on any agenda items. NO action may be taken on items not listed on the agenda unless authorized by law. Unless otherwise extended by the Planning Commission, the amount of time for each individual speaker shall not exceed five (5) minutes.

PUBLIC USE OF COUNCIL CHAMBER EQUIPMENT

All computer presentations must be e-mailed or provided on a CD-ROM to the Planning Manager at least 48 hours prior to the meeting. Items to be displayed on the overhead projector must be submitted to the Planning Manager for review by staff to verify appropriateness for general audiences by noon on the day of the meeting and prior to the use of the equipment.

AGENDA

April 2, 2014

6:30 P.M.

CONVENE PLANNING COMMISSION MEETING

1. ROLL CALL: NGUYEN, ANDERSON, HO, LIEBERG, AND MANZO

PRESENT:

ABSENT:

2. SALUTE TO FLAG:

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

4. 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.

5. SPECIAL PRESENTATIONS – None.

6. 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 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.

7. APPROVAL OF MINUTES – [February 5, 2014](#)

8. PUBLIC HEARINGS

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING IS REQUESTED TO COMPLETE A BLUE SPEAKER SLIP THAT IS PROVIDED AT THE ENTRANCE TO THE COUNCIL CHAMBERS. PLEASE SUBMIT THE SPEAKER SLIP 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

AGENDA

April 2, 2014

REBUTTAL. SPOKESPERSON(S) DESIGNATED TO SPEAK IN FAVOR OR IN OPPOSITION WILL HAVE 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 (3) MINUTES EACH, OR A TOTAL OF 20 MINUTES. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED THE 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 DELIVERED AT THE PUBLIC HEARING OR PRIOR THERETO.

- 8.1 Case No. 2012-57**
Location: 13841 Milton Street
Applicant: Westminster Lutheran Church

The applicant is requesting a conditional use permit to allow the expansion of an existing preschool and a zoning clearance for an 800 square foot building approximately 12 feet in height.

STAFF REPORT

RECOMMENDATION: That the Planning Commission approve the application subject to conditions of approval

CEQA COMPLIANCE: The proposed matter is exempt from the California Environmental Quality Act analysis under Class 3, Section 15303, which exempts the construction of new structures not exceeding 2,500 square-feet in area area.

- 8.2 Case No. 2014-39**
Location: 16388 Beach Boulevard (Assessor's Parcel Number 107-220-75)
Applicant: Chick-fil-A

A variance request for a third wall sign on a freestanding restaurant, whereas Westminster Municipal Code Section 17.330.085 (Table 3-11) permits a maximum of two wall signs.

STAFF REPORT

RECOMMENDATION: That the Planning Commission approve the applications subject to the conditions of approval.

AGENDA

April 2, 2014

CEQA COMPLIANCE: The proposed matter is exempt from the California Environmental Quality Act pursuant to Class 1 (Section 15301 Existing Facilities of the CEQA Guidelines) as it involves the minor alteration to an existing structure.

9. REGULAR BUSINESS

9.1 Case No. 2013-43

Location: Assessor's Parcel Number 107-211-01 (located off of Beach Blvd. north of the 405 Freeway)

Applicant: AT&T Mobility

A request to determine that proposed modifications to a previously approved wireless communication facility meet the intent of the original approval.

STAFF REPORT

ACTION: Determine whether the applicant's proposed modifications are consistent with the intent of the original approval.

CEQA COMPLIANCE: The proposed matter is exempt from the California Environmental Quality Act (CEQA) as this is a determination regarding compliance with condition of approval for an approved project that was previously determined to be exempt from CEQA. Therefore this matter is not a project.

10. REPORTS –

11. MATTERS FROM THE PLANNING COMMISSION

11.1 AB 1234 Reports

12. ADJOURNMENT: To a Regular Meeting on Wednesday, April 16, 2014 at 6:30 p.m.

DECLARATION: This agenda was posted on the Bulletin Board outside of the Council Chambers, where completely accessible to the public, at least 72 hours in advance of the Planning Commission meeting.

Signed Copy Posted Outside of City Hall

Art Bashmakian
Planning Manager