

**CITY OF
WESTMINSTER**

**PLANNING COMMISSION AGENDA
WEDNESDAY JUNE 6, 2007 – 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) 898-3311 Extension 255.

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.

ADDRESSING THE PLANNING COMMISSION DURING PUBLIC HEARINGS: After the public hearing is opened, persons speaking in favor will be heard first, followed by 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.

If a spokesperson is designated to speak in favor or in opposition, that spokesperson will have twelve minutes to speak. Thereafter, each person speaking in favor or in opposition will have three minutes to speak. The total time for speaking in favor or in opposition may not exceed 30 minutes. Persons speaking in rebuttal will have three minutes each, or a total of 20 minutes for rebuttal. Anyone who wishes to address the Planning Commission on any matter, whether it appears on the agenda or not is requested to complete a "Request to Speak" form, available in the lobby of the Council Chambers.

NOTE: If a challenge is made by any party in court from actions arising out of a public hearing, that party may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered at the public hearing or prior thereto.

- I. ROLL CALL: Commissioners Chow, Contreras, Krippner, Lam, Turro**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES – Regular Meeting of May 14, 2007 & Regular Meeting of May 24, 2007**
- 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. If you wish to speak, please complete a "Request to Speak" form and submit it to the Chairperson. When called, please step forward to the microphone and state your name and address. Please limit your remarks to three minutes.

V. WRITTEN COMMUNICATIONS

VI. PUBLIC HEARINGS

A. Case 2007-01 Conditional Use Permit.

**Location: 7701 Westminster Boulevard, Suite B (Assessor's Parcel Number 096-230-67).
J & K Market**

The applicant is requesting to modify an existing conditional use permit to allow for the sale of beer, wine and distilled spirits for off-site consumption (Alcoholic Beverage Control Type 21 license) at an existing mini-market.

STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit based on the findings and conditions outlined in the proposed resolution.

B. Case 2007-22 Site Plan, Design Review, Variance.

Location: 15054 Moran Street (Assessor's Parcel Number 143-621-04).

The application involves Site Plan and Design Review for the remodel and conversion of an existing 8,640 square foot industrial structure to accommodate retail uses. The building will be reduced in size to 8,200 square feet with the number of tenant spaces decreasing from 8 spaces to 7. The project also requires a variance for proposed parking. The proposed renovation and commercial conversion of the building requires 33 parking stalls with plans illustrating the inclusion of 30 on-site parking stalls.

STAFF RECOMMENDATION: That the Planning Commission deny Case No. 2007-22 based on the findings outlined in the draft resolution.

C. Case 2007-45 Zone Text Amendment.

Location: Citywide

City initiated code amendment to exempt "reflexology" from the Conditional Use Permit provision and allow such uses by right subject to all pertinent current and future regulations of the Westminster Municipal Code particularly Title 5.

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution 2007-45, recommending that the City Council adopt an ordinance exempting "reflexology" from Chapter 17.50.020 of the Westminster Municipal Code which requires the issuance of a Conditional Use Permit for a massage establishment.

VII. REPORTS

A. Case 2005-01 Amendment.

**Location: 13590 Beach Boulevard (Assessor's Parcel Numbers 097-511-05).
Lexus of Westminster**

The applicant is proposing to eliminate decorative hardscape in the vehicle display area of a pre-owned vehicle sales lot and preserve the existing concrete asphalt for a project that is currently under construction. Since the Commission approved decorative hardscape in the vehicle display area, any proposed deviation must be reviewed and approved by the Commission.

STAFF RECOMMENDATION: That the Planning Commission reconsiders its approval of decorative hardscape in the vehicular drive entrance and determine if the applicant's preservation of concrete asphalt in this area is in substantial conformance with the previously approved site plan.

B. Case 2007-29 Design Review – Level 2.

**Location: 14528 Edwards Street (Assessor's Parcel Number 195-461-01).
USA Self Storage**

The application is a proposal to install unmanned wireless communications equipment to be placed within an existing self story facility, inside a 70 foot high tower.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-29 subject to the findings and conditions stated in the proposed resolution.

VIII. ADMINISTRATIVE ADJUSTMENTS – None

IX. ITEMS AND COMMENTS 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.

X. COMMENTS

- A. Planning Manager
- B. City Attorney
- C. Reporting on AB 1234

XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING OF JUNE 20, 2007 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,
Special Services Clerk**