

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY JUNE 20 2007 – 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) 898-3311 Extension 255.**

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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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**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.

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- I. ROLL CALL: Commissioners Chow, Contreras, Krippner, Lam, Turro**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES – Regular Meeting of June 6, 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 2007-03 Conditional Use Permit (Continued from May 24, 2007).**

**Location: 9191 Bolsa Avenue, Suite 109-111 (Assessor's Parcel Number 098-303-04).**

**Saigon Billiard Center.**

The project involves a request to allow for the operation of a 2,409 square foot billiards center. The subject tenant space will be housed within a space that is a part of a 40,000 square feet commercial/retail center (Asian Village). The space that will house the Saigon Billiard Center was formerly three spaces that consisted of retail uses.

STAFF RECOMMENDATION: That the Planning Commission continue this case to the July 18, 2007 Planning Commission Meeting.

##### **B. Case 2006-100 Site Plan, Design Review.**

**Location: 14541 – 14571 Brookhurst Street (Assessor's Parcel Numbers 098-594-11 and 098-594-12).**

The application involves a Site Plan and Design Review for the addition and rehabilitation to a 2.74 acre light retail/service business center located in the C1 (Local Business) district. Construction of one 10,550 square-foot commercial building is proposed as well as the rehabilitation of two existing two-story retail buildings totaling approximately 42,000 square-feet. The existing carwash will be demolished to allow for required parking along the Brookhurst frontage. A total of 226 parking spaces will be provided through underground and surface parking lots. The service station at the corner is not a part of this project.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2006-100 based on the findings and subject to conditions of approval outlined in the draft resolution

**C. Case 2007-31 Conditional Use Permit.**

**Location: 9741 Bolsa Avenue, Suite #113-114 (Assessor's Parcel Number 098-453-13).**

**Hong Mei Rose Restaurant.**

The application is a request for a Conditional Use Permit for an on-sale beer and wine license (Type 41) to allow sale and consumption of beer and wine in conjunction with a proposed 2,376 square foot restaurant, located within an existing 54,378 square-foot commercial retail center (Catinat Plaza).

STAFF RECOMMENDATION: That the Planning Commission deny the Conditional Use Permit based on the findings listed in the draft resolution.

**D. Case 2007-35 Conditional Use Permit.**

**Location: 9741 Bolsa Avenue, Suite 112 (Assessor's Parcel Number 098-453-13)**

The applicant is proposing a massage establishment within a 1,085-square-foot tenant space located within an existing 54,387 square-foot retail shopping center (Catinat Plaza). The establishment will offer massage services performed on the arms, hands, legs, and feet.

STAFF RECOMMENDATION: That the Planning Commission approve the Conditional Use Permit based on the findings and subject to the conditions stated in the draft resolution.

**VII. REPORTS**

**VIII. ADMINISTRATIVE ADJUSTMENTS**

**A. Case 2007-25 Administrative Adjustment.**

**Location: 14232 Alta Place (Assessor's Parcel Numbers 195-172-20).**

The applicant requested a 2-foot encroachment into the 20-foot front yard setback in order to add a 144 square-foot dining room to an existing single family dwelling.

STAFF DECISION: The application is approved for a 1-foot encroachment into the front yard setback. This is consistent with other properties in the area.

**IX. 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.

**X. COMMENTS**

- A. Planning Commission
- B. Planning Manager
- C. City Attorney
- D. Reporting on AB 1234 - None

**XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING OF JULY 18, 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
<hr/> <b>Shelley Dolney, Special Services Clerk</b>		