

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY AUGUST 15, 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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**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. Oral Communications is held at the beginning of the agenda (after action on the minutes) and provides the public an opportunity to address any items of interest **not on the agenda** that are within the subject matter jurisdiction. 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.

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**To address the Planning Commission on any matter**, complete a "Request to Speak" form located at the entrance to the Council Chambers. Present the form to the Clerk prior to being heard by the Planning Commission. When speaking, please face the Planning Commission and state your name and address for the record

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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, Krippner, Lam, Turro**
- II. **SALUTE TO THE FLAG**
- III. **APPROVAL OF MINUTES – Regular Meeting of August 1, 2007**
- IV. **ORAL COMMUNICATIONS**
- V. **WRITTEN COMMUNICATIONS**
- VI. **PUBLIC HEARINGS**

**A. Case 2007-11 Site Plan and Design Review.**

**Location: 14411 Edwards Street (Assessor's Parcel Number 195-293-14)**

[Staff Report](#)

The applicant proposes to develop a 12,829 square-foot, single-story industrial warehouse and office building on a 32,836-square-foot lot. The existing vacant house will be demolished to accommodate the project.

STAFF RECOMMENDATION: That the Planning Commission defer the public hearing indefinitely.

**B. Case 2007-15 Variance, Conditional Use Permit, Site Plan and Design Review.**

**Location: 7122 Garden Grove Boulevard (Assessor's Parcel Number 203-441-01)**

[Staff Report](#)

[Draft Resolution](#)

The applicant is proposing to demolish an existing 2,530-square-foot single story veterinary hospital and develop a two-story, 6,500-square-foot veterinary hospital with an area to accommodate one refuse receptacle, whereas the code requires an area for two. Therefore, the applicant is requesting a variance to deviate from the required provisions for refuse storage.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-15 subject to the conditions stated in the draft resolution and deny the requested variance based upon the findings in the draft resolution.

**C. Case 2007-42 Tentative Parcel Map, Site Plan, Design Review, and Variance.**

**Location: 7341 Texas Street (Assessor's Parcel Number 096-091-19)**

[Staff Report](#)

[Draft Resolution](#)

The applicant is proposing to develop two attached two-story single-family dwellings as condominiums (each approximately 2,000 square feet in floor area) on a 6,390-square-foot corner lot. A variance is requested to allow the rear unit to encroach 10 feet into the required 20-foot rear yard setback.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-42 subject to the conditions stated in the draft resolution.

**D. Case 2007-68 Zone Text Amendment.**

**Location: Citywide**

[Staff Report](#)

[Draft Resolution](#)

This is a City initiated code amendment to clarify that the permitted use of all land, buildings, structures or premises shall be in compliance with all federal, state, and local laws and shall not conflict with the Constitution and laws of California or the United States.

STAFF RECOMMENDATION: That the Planning Commission adopt Resolution 2007-68, recommending that the City Council adopt an ordinance prohibiting businesses or uses and the issuance of permits, licenses or approvals in the violation of law.

**VII. REPORTS**

**A. Case 2007-03 Conditional Use Permit (Continued from 8/1/2007).**

**Location: 9191 Bolsa Avenue (Assessor's Parcel Numbers 098-303-04).  
Saigon Billiard Center.**

[Staff Report](#)

[Draft Resolution](#)

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.

The Planning Commission conducted a public hearing on July 18, 2007 and approved this application. The Planning Commission will consider the resolution along with the conditions of approval that memorializes the action to approve the use. This action was originally scheduled on August 1, 2007 but was voted to be continued to the August 15, 2007 meeting.

**STAFF RECOMMENDATION:** That the Planning Commission adopt the attached draft resolution.

## **VIII. ADMINISTRATIVE ADJUSTMENTS**

### **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 Commissioner
- B. Planning Manager
- C. City Attorney
- D. Reporting on AB 1234 - None

### **XI. ADJOURNMENT TO THE PLANNING COMMISSION MEETING OF SEPTEMBER 5, 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

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**Shelley Dolney,  
Special Services Clerk**