

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY SEPTEMBER 5, 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. 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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**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, Tran, Turro**

**II. SALUTE TO THE FLAG**

**III. APPROVAL OF MINUTES – Regular Meeting of August 15, 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 2007-11 Site Plan and Design Review – Level 3 (Continued from 8/15/07).**

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

[Staff Report](#)

[Draft Resolution](#)

The applicant proposes to demolish an existing vacant house and develop a 12,311 square-foot, single-story industrial warehouse building with incidental offices on a 32,836-square-foot-lot.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-11 based on the findings stated in the draft resolution.

**B. Case 2007-17 Appeal of Administrative Adjustment.**

**Location: 791 22<sup>nd</sup> Street (Assessor's Parcel Number 096-304-11)**

[Staff Report](#)

Appeal of Planning Manager's denial of a request to encroach 8 feet 10 inches into the 20-foot required rear yard setback.

STAFF RECOMMENDATION: That the Planning Commission note and file the Planning Manager's rescinding of the original denial and the subsequent approval of the Administrative Adjustment.

**C. Case 2007-18 Variance, Conditional Use Permit, Site Plan, Design Review.**

**Location: 7361 Westminster Boulevard - City owned parcel at the northeast corner of Westminster Boulevard and Olive Street (Assessor's Parcel Number 096-094-20)**

[Staff Report](#)

[Draft Resolution](#)

The applicant is requesting Variances, Conditional Use Permits, Site Plan and Design Review to allow the construction of a single story 1,170 square foot shop structure intended for a variety of automobile related uses.

STAFF RECOMMENDATION: That the Planning Commission adopt resolution 2007-18 and deny Case No. 2007-18 based on the findings found in the draft resolution.

**D. Case 2007-23 General Plan Amendment, Zone Change, Tentative Tract Map, Site Plan, Design Review.**  
**Location: 7111 Trask Avenue (Assessor's Parcel Number 096-031-23)**

[Staff Report](#)

[Draft Resolution](#)

The application involves the subdivision of a 2.56 acre parcel into 43 lots to allow for the development of 38 single-family residential units, a private drive and associated improvements. The lots will range in size from 1,757 square feet to 4,921 square feet and will contain two-story detached units with private backyards and a common open space area adjacent to Trask Avenue. Each unit will contain an enclosed two-car garage and 28 open guest spaces will be provided on-site. The existing church facility will be demolished in order to accommodate the project.

STAFF RECOMMENDATION: That the Planning Commission recommend approval of Case No. 2007-23 based on the findings outlined in the draft resolution and conclusions stated for each portion of the application as expressed within this staff analysis.

**E. Case 2007-33 Site Plan.**  
**Location: 8622 Edinger Avenue (Assessor's Parcel Numbers 107-921-65 & 107-923-28)**

[Staff Report](#)

The applicant is requesting City approval of a site plan to allow the establishment of a plant nursery operations center within an existing plant nursery storage facility.

The applicant has requested that this item be continued.

STAFF RECOMMENDATION: That the Planning Commission continue Case No. 2007-33 to a date unspecified in order to give the applicant time to work

with surrounding property owners toward resolving concerns related to the nursery operations.

**F. Case 2007-44 Conditional Use Permit, Design Review.**

**Location: 15412 Goldenwest Street (Assessor's Parcel Number 142-401-61)**

[Staff Report](#)

Application for a conditional use permit and design review to allow for the sale of beer, wine and distilled spirits for off-site consumption and exterior architectural modifications to an existing commercial building.

The applicant has requested this item be continued.

STAFF RECOMMENDATION: That the Planning Commission continue Case No. 2007-44 to a date unspecified in order to give the applicant time to resolve issues related to the design of a required loading area.

**VII. REPORTS**

**A. Proposed Capital Improvement Projects (Fiscal Year 2007-2008).**

A request for the Planning Commission to review the proposed Capital Improvement Projects included in the 2007-2008 City budget and determine if they are consistent with the City's General Plan.

STAFF RECOMMENDATION: That the Planning Commission find that the proposed Capital Improvement Projects are consistent with the Westminster Comprehensive General Plan.

**B. Case 2007-36 Design Review – Level 2.**

**Location: 8341 Westminster Boulevard (Assessor's Parcel Number 097-401-27).**

[Staff Report](#)

[Draft Resolution](#)

The project involves a request to authorize the construction of a roof-mounted wireless communications facility, placed within an existing clock tower and within the roof well of a two-story medical office building.

STAFF RECOMMENDATION: That the Planning Commission approve the project based on the findings and conditions included in the draft resolution

**VIII. ADMINISTRATIVE ADJUSTMENTS - None**

**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 19, 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>	<hr/>	<hr/>