

**CITY OF WESTMINSTER**

**PLANNING COMMISSION AGENDA  
WEDNESDAY DECEMBER 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 Bertels, Chow, Krippner, Tran, Turro**

**II. SALUTE TO THE FLAG**

**III. APPROVAL OF MINUTES – Regular Meeting of November 7, 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 2007-44 Conditional Use Permit and Design Review.**

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

**Fresh and Easy Neighborhood Market.**

[Staff Report](#)

[Draft Resolution](#)

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 building.

STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit and design review.

##### **B. Case 2007-69 Tentative Tract Map, Site Plan Review, Design Review.**

**Location: 7881 11<sup>th</sup> Street (Assessor's Parcel Number 096-354-23).**

[Staff Report](#)

[Draft Resolution](#)

The applicant is proposing to demolish an existing dwelling and consolidate two parcels to build a new 5-unit condominium development.

STAFF RECOMMENDATION: That the Planning Commission approve Case No. 2007-69.

## VII. REPORTS

### A. Case 2007-76 Design Review – Level 2.

**Location: 13961 Willow Lane (Assessor's Parcel Number 142-401-61).**

[Staff Report](#)

[Draft Resolution](#)

A level 2 design review for the rehabilitation and renovation of an existing commercial building which will include replacement of (2) separate exterior staircases, second story walkway, and a redesign of the building façade with new textures, trims, and colors.

STAFF RECOMMENDATION: That the Planning Commission approve Case No 2007-76.

### B. Zoning Interpretation.

**Location: Citywide**

[Staff Report](#)

Planning staff is requesting that the Planning Commission determine if patios, sunshades and enclosed patios, attached to a single-family dwelling, must provide direct access through the dwelling.

STAFF RECOMMENDATION: That the Planning Commission determine that patios, sunshades and enclosed patios, attached to a single-family dwelling, are not required to provide direct access from the dwelling.

## 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.

A. Discussion of Planning Commission Meeting Date for January 16, 2008 to be adjourned to January 23, 2008.

**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 DECEMBER 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/>