

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY, JANUARY 4, 2006 – 6:30 P.M.
CITY COUNCIL CHAMBERS
8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683**

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 Turro, Bertels, Cruz, Krippner, Nguyen**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES- Regular Meeting of December 7, 2005**
- 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 No. 2005-59 – Site Plan Review, Design Review, Variance. Located on 14502 Beach Boulevard. *New Retail Building.* The applicant seeks approval of a new, 5,535-square-foot retail building on a 20,563-square-foot lot at the southeast corner of Beach Boulevard and Hazard Avenue. The building is divided into four separate tenant spaces for three proposed retail uses and a single retail food and beverage service business. The building design is intended to invoke imagery of Westminster, England.

STAFF RECOMMENDATION: That the Planning Commission approve the site plan, design and variance subject to the conditions included in the proposed resolution.

VII. NEW BUSINESS – None

VIII. OLD BUSINESS

A. Case 2004- 30- (AMEND) Design Review. Located at 9741 Bolsa Avenue. The City adopted Design Standards Manual requires consistency between a project's building design and the design of the exterior lighting. Condition 7a of Resolution 2004- 26, pertaining to the approval of a 54, 387 square foot retail center (case 2004- 30), also requires the design of the project's exterior lighting to be consistent with the French Colonial architecture of the center. The application is requesting that the Planning Commission determine that the proposed parking lot lighting fixture design is consistent with the project's French Colonial design.

STAFF RECOMMENDATION: That the Planning Commission determine if the applicant's proposed parking lot lighting design is consistent with the architectural theme of the building, as required by the adopted Design Standards Manual.

VIII. ADMINISTRATIVE APPROVALS

A. Case 2005- 51 – Administrative Adjustment. Located at 13841 Claremont. The applicant proposes to construct a new 312- sq. –ft patio enclosure, which reduces the required 20- ft. rear yard setback to 14 ft. Approval of an Administrative Adjustment is required to allow a reduction in the rear yard setback pursuant to Chapter 17.53 of the Westminster Municipal Code.

DECISION: The decision was to approve the project subject to conditions in the draft resolution.

X. REPORTS AND COMMENTS

- A. Planning Director
- B. City Attorney
- C. Planning Commission- Request for Council direction to initiate a zone text amendment.

XI. ADJOURNMENT

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

**Carolyn Nguyen,
Planning Intern**