

CITY OF WESTMINSTER

**PLANNING COMMISSION AGENDA
WEDNESDAY SEPTEMBER 6, 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, Chow**
- II. SALUTE TO THE FLAG**
- III. APPROVAL OF MINUTES- Regular Meeting of August 23, 2006.**
- 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 2006-47 Conditional Use Permit.**

Located at 8900 Westminster Avenue. My Thuan Supermarket. The applicant is requesting a Conditional Use Permit to allow the sale of beer and wine for off-site consumption.

STAFF RECOMMENDATION: That the Planning Commission approve the conditional use permit based on the findings and the conditions included in the proposed resolution.

VII. NEW BUSINESS –

A. Case 2006-64 Design Review – Level 1.

Located at 13031 Goldenwest Street. The applicant is requesting permission to remove the existing pole sign and replace it with a new 18-foot high Pylon sign. The applicant is also requesting that the Planning Commission determine that the north wall of the subject building qualifies for a second wall sign.

STAFF RECOMMENDATION: That the Planning Commission determine if the Pylon Sign is appropriate in-lieu of a monument sign and determine if the subject building is permitted one additional wall sign on the north elevation.

B. Case 2006-03 Substantial Conformance Review.

Located at 9062 Bolsa Avenue. Substantial Conformance Review of previously approved Site Plan and Design Review application for construction of a 1,800 square foot expansion and remodeling of the existing exterior of the Hoa Binh Plaza retail center.

STAFF RECOMMENDATION: That the Planning Commission compare the proposed plans with the previously approved plans and determine if the revisions substantially conform with the previous approval.

VIII. OLD BUSINESS - None

IX. ADMINISTRATIVE ADJUSTMENTS -

A. Case 2006-60 Administrative Adjustment.

Located at 5462 Yale Avenue. The Planning Manager approved a request to allow a 17-foot 7-inch rear yard setback for a one-story, 153 square foot kitchen expansion, whereas a 20-foot setback is required in accordance with section 17.08.020 (E) of the Westminster Municipal Code.

X. REPORTS AND COMMENTS

- A. Planning Manager
- B. Follow up to Commissioner's Comments
 - 1. Overgrown vegetation, trash and illegal signs on vacant lot at Beach and Hazard. (Cruz).
 - 2. Traffic light and "Do Not Block" notice at Jennrich Street. (Cruz).
 - 3. Trash on the parking lot behind Hoff's Hut. (Bertels).
 - 4. Front yard of the business in Woodmere Circle full of trash. (Bertels).
- C. City Attorney
- D. Planning Commissioners

1. Request a joint study session with the City Council to address large homes.

E. Reporting on AB 1234

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

**Shelley Dolney,
Special Services Clerk**