

DAVE VO
Chairperson

KIMBERLY HO
Vice Chairperson

MICHAEL TURRO
Commissioner

ROBERT BERTELS
Commissioner

SAMUEL OH
Commissioner



AGENDA
PLANNING COMMISSION
REGULAR MEETING

February 1, 2012

6:30 p.m. – Council Chambers

**8200 WESTMINSTER BOULEVARD
WESTMINSTER, CALIFORNIA 92683**

If you need special assistance to participate in this meeting, please contact the Planning Division at (714) 548-3247. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 American Disabilities Act Title II)

AGENDA INFORMATION

MEETINGS

Regular Meetings of the Planning Commission are held the first and third Wednesday of each month at the hour of 6:30 p.m. While in the City Council Chamber, please *turn off* all cellular phones and pagers.

AGENDA INFORMATION

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation is available for public review at the rear entryway of the Council Chambers prior to the meeting. On the Friday prior to the meeting, the agenda can be accessed on the City's web site at <http://www.westminster-ca.gov>.

ATTENDANCE AND PARTICIPATION BY THE PUBLIC

Except as specifically provided by law for closed sessions, all meetings of the Planning Commission shall be open and public. Every agenda for regular meetings of the Planning Commission provides the public an opportunity to directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission or on any agenda items. NO action may be taken on items not listed on the agenda unless authorized by law. Unless otherwise extended by the Planning Commission, the amount of time for each individual speaker shall not exceed five (5) minutes.

PUBLIC USE OF COUNCIL CHAMBER EQUIPMENT

All computer presentations must be e-mailed or provided on a CD-ROM to the Planning Manager at least 48 hours prior to the meeting. Items to be displayed on the overhead projector must be submitted to the Planning Manager for review by staff to verify appropriateness for general audiences by noon on the day of the meeting and prior to the use of the equipment.

AGENDA

February 1, 2012

6:30 P.M.

CONVENE PLANNING COMMISSION MEETING

1. ROLL CALL: VO, HO, OH, TURRO, BERTELS

PRESENT:

ABSENT:

2. SALUTE TO FLAG:

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

4. EX PARTE COMMUNICATIONS

THIS SECTION IS INTENDED TO ALLOW ALL OFFICIALS THE OPPORTUNITY TO REVEAL ANY DISCLOSURE REGARDING SITE VISITS OR EX PARTE COMMUNICATION ABOUT THE PUBLIC HEARING AND REGULAR BUSINESS ITEMS.

5. SPECIAL PRESENTATIONS – None

6. 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. MEMBERS OF THE PUBLIC WISHING TO ADDRESS PUBLIC HEARING ITEMS SHALL DO SO AT THE TIME OF THE PUBLIC HEARING. IF YOU WISH TO SPEAK, PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AVAILABLE IN THE LOBBY OF THE COUNCIL CHAMBERS, AND SUBMIT IT TO THE CLERK. WHEN CALLED, PLEASE STEP FORWARD TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THREE MINUTES.

7. APPROVAL OF MINUTES – Regular Meeting January 18, 2012

8. PUBLIC HEARINGS

ANYONE WISHING TO SPEAK ON AN OPEN PUBLIC HEARING IS REQUESTED TO COMPLETE A BLUE SPEAKER SLIP THAT IS PROVIDED AT THE ENTRANCE TO THE COUNCIL CHAMBERS. PLEASE SUBMIT THE SPEAKER SLIP TO THE CLERK. WHEN YOUR NAME IS CALLED, PLEASE STEP TO THE PODIUM AT THAT TIME AND STATE YOUR NAME AND ADDRESS FOR THE RECORD.

AFTER THE PUBLIC HEARING IS OPENED, PERSONS SPEAKING IN FAVOR WILL BE HEARD FIRST, FOLLOWED BY THOSE PERSONS SPEAKING IN OPPOSITION; AND THEN PERSONS SPEAKING IN REBUTTAL. ONLY THOSE

AGENDA

February 1, 2012

PERSONS WHO HAVE SPOKEN IN FAVOR WILL BE PERMITTED TO SPEAK IN REBUTTAL. SPOKESPERSON(S) DESIGNATED TO SPEAK IN FAVOR OR IN OPPOSITION WILL HAVE TWELVE (12) MINUTES TO SPEAK. THEREAFTER, EACH PERSON SPEAKING IN FAVOR OR IN OPPOSITION WILL HAVE THREE (3) MINUTES. THE TOTAL TIME FOR SPEAKING IN FAVOR OR IN OPPOSITION SHALL NOT EXCEED 30 MINUTES. THOSE PERSONS SPEAKING IN REBUTTAL WILL HAVE THREE (3) MINUTES EACH, OR A TOTAL OF 20 MINUTES. THE PLANNING COMMISSION MAY USE ITS DISCRETION TO ALLOW A SPEAKER TO EXCEED THE TIME LIMITS.

NOTE: IF A CHALLENGE IS MADE BY ANY PARTY IN COURT FROM ACTIONS ARISING OUT OF A PUBLIC HEARING, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED AT THE PUBLIC HEARING OR PRIOR THERETO.

8.1 Case 2011-66 Conditional Use Permit

Location: 14541 Brookhurst Street #A3 (Assessor's Parcel Number 098-594-11)

Ocean Blue Restaurant

[Staff Report](#)

An application to amend an existing conditional use permit (Case No. 2006-94) to allow a sports bar in conjunction with an existing restaurant (Ocean Blue) with extended business hours of operation and additional television displays.

RECOMMENDATION: Staff recommends that the Planning Commission approve amendments to an existing conditional use permit (Case no. 2006-94) to allow a sports bar in conjunction with an existing restaurant with additional television displays subject to conditions of approval.

9. REGULAR BUSINESS

9.1 Case 2011-65 Development Review – Level II

Location: 10161 Bolsa Avenue (Assessor's Parcel Number 099-554-23)

[Staff Report](#)

An application for a Development Review to develop an unmanned wireless telecommunications facility by replacing existing wireless antenna arrays concealed within three separate cupolas along with on-ground equipment cabinets. The facility will comprise of a total of twelve panel antennas, four ground equipment cabinets, coax cables, as well as power and telecommunication utility lines.

RECOMMENDATION: Staff recommends that the Planning Commission approve the Development Review subject to the recommended conditions of approval.

AGENDA

February 1, 2012

9.2 Case 2012-02 Zoning Text Amendment Initiation
Location: Citywide

[Staff Report](#)

Initiation of a Zoning Text Amendment (ZTA) to modify and streamline the City's development review process.

RECOMMENDATION: Staff recommends that the Planning Commission adopt the Resolution to initiate the Zoning Text Amendment.

10. REPORTS – None

11. MATTERS FROM THE PLANNING COMMISSION

11.1 Case 2011-63 Study Session – Large Size Single Family Residences
Location: Citywide
Continued from 1/18/2012

[Staff Report](#)

Study Session regarding the possibility of limiting the size of single-family dwelling units.

RECOMMENDATION: Should the Planning Commission desire to initiate a Zone Text Amendment to limit the size of single-family residences, staff recommends that the Planning Commission request that the Mayor and City Council initiate such an amendment.

11.2 AB 1234 Reports

12. ADJOURNMENT: To a Regular Meeting on Wednesday, February 15, 2012 at 6:30 p.m. in the Council Chambers.

DECLARATION: This agenda was posted on the Bulletin Board outside of the Council Chambers, where completely accessible to the public, at least 72 hours in advance of the Planning Commission meeting.

Shelley Dolney
Administrative Assistant I