

**AGENDA  
NORWALK PLANNING COMMISSION  
SEPTEMBER 14, 2016**



*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Commission meeting, please contact the Community Development Office, (562) 929-5744. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting. An assisted hearing device is available at this meeting. Please ask the secretary if you wish to use this device.*

*If you wish to speak concerning any item on the agenda, please complete the card that is provided at the rear entrance to Council Chambers and hand the card to the Secretary. **Note:** Staff reports are available for inspection at the Community Development Office, Room 12, City Hall, 12700 Norwalk Boulevard during regular business hours, 8:00 a.m. to 6:00 p.m., Monday-Thursday and 8:00 a.m. to 5:00 p.m. every other Friday; telephone (562) 929-5744.*

*Note: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda after it has been posted will also be made available for public inspection in the Community Development Office.*

**STUDY SESSION MEETING  
7:00 P.M.  
Open to the Public  
CITY HALL - U.S. CONSTITUTION ROOM #4**

**1. REVIEW PLANNING COMMISSION AGENDA**

**REGULAR MEETING  
7:30 P.M.  
COUNCIL CHAMBERS**

**CALL TO ORDER**  
**FLAG SALUTE**  
**ROLL CALL OF MEMBERS**

**Chair Collins**

1. [MEETING MINUTES](#) - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of August 24, 2016.

**CONTINUED PUBLIC HEARING**

**2. [ADOPTION OF A NEGATIVE DECLARATION  
ZONE CHANGE NO. 351](#)**

Yehia Zakaria for AAR Group Investments, LLC, 10502 Cheddar Street, and its westerly adjoining parcel (Assessors' Parcel Numbers (APN) 8051-005-001 and 036), at its western terminal end, in the City of Norwalk, approximately 450-feet west of its intersection with Newmire Avenue; a request to change the zone designation of the project site from the Residential Horse (R-H) zone to the Single Family Residential (R-1) zone.

**Staff Recommendation:**

That the Planning Commission adopt Resolution No. 16-21 recommending that the City Council adopt the Negative Declaration and approve Zone Change No. 351.

## **PUBLIC HEARING**

### **3. NOTICE OF CATEGORICAL EXEMPTION (CLASSES 1 AND 11) CONDITIONAL USE PERMIT NO. 965 PRECISE DEVELOPMENT PLAN NO. 1926 SIGN USE PERMIT NO. 273**

Tom Le ("Applicant"), with Designua, on behalf of McDonald's LLC; 11053 Rosecrans Avenue ("Subject Property"); a request to modify the site layout, drive-through lanes, signage and building elevations for an existing McDonald's drive-through restaurant and obtain an adjustment of the parking requirements through the approval of a parking and drive-through queue analysis.

**Staff Recommendation:** That the Planning Commission:

- (1) Adopt Resolution No. 16-26 to approve Conditional Use Permit No. 965 subject to the conditions of approval contained in respective Exhibit "A";
- (2) Adopt Resolution No. 16-27 to approve Precise Development Plan No. 1926 subject to the conditions of approval contained in respective Exhibit "A"; and
- (3) Adopt Resolution No. 16-28 to approve Sign Use Permit No. 273 subject to the conditions of approval contained in respective Exhibit "A".

## **ORAL COMMUNICATIONS**

*This is the time established for members of the public to address the Planning Commission on any matter within its jurisdiction. Oral communications are limited to five minutes per speaker. The Commission may respond to matters raised under Oral Communications after all persons wishing to address the Commission have been heard. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.*

## **-RECESS- RECONVENE IN ROOM NO. 4**

## **STUDY SESSION**

- ### **4. DISCUSSION OF NEIGHBORHOOD MARKETS WITHIN RESIDENTIAL ZONES.**
- Staff Recommendation:** That the Planning Commission direct staff as deemed appropriate.

## **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 8th day of September 2016.

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Kurt H. Anderson, Secretary  
Norwalk Planning Commission