

# AGENDA NORWALK PLANNING COMMISSION MARCH 11, 2015



*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.*

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

CALL TO ORDER  
FLAG SALUTE  
ROLL CALL OF MEMBERS

Commissioner Barth

1. [MEETING MINUTES](#) - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of February 25, 2015.

### CONTINUED PUBLIC HEARING

2. [NOTICE OF CATEGORICAL EXEMPTION \(CLASS 5 and 32\)  
ZONE VARIANCE NO. 341](#)

#### [PRECISE DEVELOPMENT PLAN NO. 1928](#)

Kwang Lee, Pac-Rim Architects, on behalf of Miller S. Oh; 12106 Front Street, located on the southeast corner of Front Street and San Antonio Drive; a request to construct an approximately 3,500 square foot office building and parking lot improvements, and vary from the required front and side yard setback requirements.

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

- (1) Adopt Resolution No. 15-04 to approve Zone Variance No. 341 subject to the conditions of approval contained in respective Exhibit "A"; and
- (2) Adopt Resolution No. 15-05 to approve Precise Development Plan No. 1928 subject to the conditions of approval contained in respective Exhibit "A".

### PUBLIC HEARING

3. [NOTICE OF CATEGORICAL EXEMPTION \(CLASS 32\)  
CONDITIONAL USE PERMIT NO. 971  
PRECISE DEVELOPMENT PLAN NO. 1943](#)

Yacine Bouharkat, Urban Soccer 5 Center, LLC; 11940-12000 Firestone Boulevard, a through lot with frontage on Firestone Boulevard and Front Street between San Antonio Drive and Paddison Avenue; a request to modify a previously approved

outdoor commercial recreational soccer facility, to also include façade improvements to an existing building and enclosure of a covered area to establish indoor seating areas.

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

- (1) Adopt Resolution No. 15-07 to approve modifications to Conditional Use Permit No. 971, subject to the Conditions of Approval contained in respective Exhibit "A"; and
- (2) Adopt Resolution No. 15-08 to approve modifications to Precise Development Plan No. 1943, subject to the Conditions of Approval contained in respective Exhibit "A".

**4. NOTICE OF CATEGORICAL EXEMPTION (CLASS 11)  
CONDITIONAL USE PERMIT NO. 975  
PRECISE DEVELOPMENT PLAN NO. 1947  
SIGN USE PERMIT NO. 278**

Rudy De La O, Whitfield Associates, Inc. for Danny McKenna, McKenna Norwalk LP; McKenna BMW, 10900 Firestone Boulevard, located on the south side of Firestone Boulevard between Hoxie Avenue and Studebaker Road; a request to construct façade improvements, an approximately 6,000 square foot addition to an existing McKenna BMW auto dealership building, an approximately 4,000 square foot drive-aisle canopy connected to a new 25-foot tall perimeter wall along a portion of the north property line, modify parking layout, propose new attached wall signs, and modify existing detached signs.

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

- (1) Adopt Resolution No. 15-09 to approve Conditional Use Permit No. 975, subject to the Conditions of Approval contained in respective Exhibit "A";
- (2) Adopt Resolution No. 15-10 to approve Precise Development Plan No. 1947, subject to the Conditions of Approval contained in respective Exhibit "A"; and
- (3) Adopt Resolution No. 15-11 to approve Sign Use Permit No. 278 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.*

**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 6th day of March 2015.

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Kurt H. Anderson, Secretary  
Norwalk Planning Commission