

**SYNOPSIS  
NORWALK PLANNING COMMISSION  
APRIL 8, 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.*

**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** 7:30 P.M.  
**FLAG SALUTE** Commissioner Perez  
**ROLL CALL OF MEMBERS** Commissioners Barth, Perez, and Vice Chair Juan.  
Commissioner Collins and Chair Barragan absent.

- 1. MEETING MINUTES** - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of March 25, 2015.

**Planning Commission Action:**     **Approved.**

**PUBLIC HEARING**

- 2. NOTICE OF CATEGORICAL EXEMPTION (CLASSES 15 AND 32)  
CONDITIONAL USE PERMIT NO. 968  
PRECISE DEVELOPMENT PLAN NO. 1936  
TENTATIVE PARCEL MAP NO. 73113**

Jenifer Murillo, Costco Wholesale; 12500 Hoxie Avenue, located at the northeast corner of Hoxie Avenue and Imperial Highway, (Assessor's Parcel Number 8021-029-904); a request to: 1) modify a previously approved project involving the construction of a gasoline station and parking areas to be operated in conjunction

with an existing commercial use; and 2) subdivide an existing parcel into two (2) parcels.

**Staff Recommendation:** That the Commission:

- (1) Adopt Resolution No. 15-12 to approve modifications to Conditional Use Permit No. 968, subject to the Conditions of Approval contained in respective Exhibit "A";
- (2) Adopt Resolution No. 15-13 to approve modifications to Precise Development Plan No. 1936, subject to the Conditions of Approval contained in respective Exhibit "A"; and
- (3) Adopt Resolution No. 15-14 to approve Tentative Parcel Map No. 73113, subject to the Conditions of Approval contained in respective Exhibit "A".

**Planning Commission Action:** Approved staff's recommendation by a vote of 3-0.

**3. NOTICE OF CATEGORICAL EXEMPTION (CLASSES 7 AND 8)  
TEXT AMENDMENT NO. 307**

In response to the drought and to promote water conservation, the City is considering amending Title 17 of the Norwalk Municipal Code as it relates to landscaping and paving requirements, and adopting standards for the installation of alternative landscaping, including, but not limited to, artificial turf, drought tolerant landscaping and other materials within private properties. The subject Text Amendment shall apply Citywide to all zones.

**Staff Recommendation:** That the Planning Commission adopt Resolution No. 15-15, recommending City Council approval of Zoning Ordinance Text Amendment No. 307.

**Planning Commission Action:** Approved staff's recommendation by a vote of 2-1. Vice Chair Juan voted in support of artificial turf but in opposition to alternative landscaping materials. This item will be scheduled for a City Council public hearing.

**ORAL COMMUNICATIONS:** None.

*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:** 8:27 P.M.