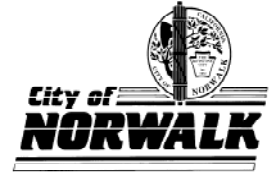


**AGENDA  
NORWALK PLANNING COMMISSION  
SEPTEMBER 9, 2015**



*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  
FLAG SALUTE  
ROLL CALL OF MEMBERS**

**Vice Chair Collins**

1. [MEETING MINUTES](#) - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of August 26, 2015.

**PUBLIC HEARING**

2. [WIRELESS TELECOMMUNICATIONS PERMIT NO. 30  
NOTICE OF CATEGORICAL EXEMPTION \(CLASS 1\)](#)

Brian Mahoney with Velotera Services, Inc. ("Applicant"); 12440 Imperial Highway, generally known as the Norwalk Government Center, located on the south side of Imperial Highway between Volunteer Avenue and Bloomfield Avenue; a request to install a wireless telecommunications facility on top of an existing office building.

**Staff Recommendation:** That the Planning Commission continue the public hearing for Wireless Telecommunications Permit No. 30 to the meeting of September 23, 2015 at the applicant's request.

**3. NOTICE OF CATEGORICAL EXEMPTION (CLASS 1)  
PRECISE DEVELOPMENT PLAN NO. 1958**

Daniel Sonenshine, with the Far West Restaurant Group, LLC on behalf of Wingstop Restaurant (“Applicant”); 11739 Rosecrans Avenue (“Subject Property”), located at the northwest corner of Pioneer Boulevard and Rosecrans Avenue; a request to: 1) establish outdoor seating for a new restaurant within an existing commercial shopping center; and 2) obtain an adjustment to the parking requirements through the approval of a parking analysis to allow the new restaurant to be established.

**Staff Recommendation:** That the Planning Commission adopt Resolution No. 15-37 to approve Precise Development Plan No. 1958 subject to the conditions of approval contained in Exhibit “A”.

**4. NOTICE OF CATEGORICAL EXEMPTION (CLASS 32)  
PRECISE DEVELOPMENT PLAN NO. 1952**

Taesik Ryan Chun on behalf of Sangjin Miller Oh; 12325 Cheshire Street, located on the north side of Cheshire Street between Belshire Avenue and Madris Avenue (also known as APN 8082-170-022); a request to construct a three-story, seven unit apartment complex.

**Staff Recommendation:** That the Planning Commission adopt Resolution No. 15-38 to approve Precise Development Plan No. 1952 subject to the conditions of approval contained in Exhibit “A”.

**UNFINISHED BUSINESS**

**5. ADOPTION OF A NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. 174  
ZONE CHANGE NO. 350  
CONDITIONAL USE PERMIT NO. 976  
PRECISE DEVELOPMENT PLAN NO. 1946**

Curtis Fralin, Firestone Norwalk Venture, LLC; 11012 Firestone Boulevard, located at the southeast corner of Firestone Boulevard and Studebaker Road (Assessor’s Parcel Number 8022-034-014); a request to:

- (1) Change the General Plan designation for a portion of the subject property from Light Industrial to General Commercial;
- (2) Change the zone designation for the subject property from Light Manufacturing (M-1) to General Commercial (C-3);
- (3) Approve a Precise Development Plan to construct a commercial development consisting of three (3) buildings and parking areas; and
- (4) Approve a Conditional Use Permit to establish an automobile repair business.

**Staff Recommendation:**

**To Deny** - That the Planning Commission:

- (1) Adopt Resolution No. 15-39, recommending City Council denial of General Plan Amendment No. 174;
- (2) Adopt Resolution No. 15-40 recommending City Council denial of Zone Change No. 350.
- (3) Adopt Resolution No. 15-41 to deny Conditional Use Permit No. 976; and
- (4) Adopt Resolution No. 15-42 to deny Precise Development Plan No. 1946.

### **To Approve**

- (1) Adopt Resolution No. 15-33, recommending City Council approval of General Plan Amendment No. 174 and adoption of the Negative Declaration;
- (2) Adopt Resolution No. 15-34, recommending City Council approval of Zone Change No. 350;
- (3) Adopt Resolution No. 15-35 to approve Conditional Use Permit No. 976, subject to the Conditions of Approval contained in attached respective Exhibit "A"; and
- (4) Adopt Resolution No. 15-36 to approve Precise Development Plan No. 1946, subject to the Conditions of Approval contained in attached 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 4th day of September 2015.

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Kurt H. Anderson, Secretary  
Norwalk Planning Commission