



AGENDA NORWALK PLANNING COMMISSION OCTOBER 28, 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 Barragan

1. [MEETING MINUTES](#) - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of September 23, 2015.

CONTINUED PUBLIC HEARING

2. [NOTICE OF CATEGORICAL EXEMPTION \(CLASS 1\)
PRECISE DEVELOPMENT PLAN NO. 1956](#)

Amin Badie with T.W. Layman Associates ("Applicant"); 11732-11740 Alondra Boulevard and 15915-15937 Pioneer Boulevard ("Subject Property"), located near the southwest intersection of Alondra Boulevard and Pioneer Boulevard; a request to make improvements at an existing shopping center in two phases, which consist of the following: Phase I includes the expansion of an existing restaurant by enclosing patio areas and adding outdoor covered seating, modification of parking area near the restaurant, and approval of an adjustment of the parking requirements through the approval of a parking study to expand the existing restaurant; and Phase II includes modification of the remainder of the parking lot for the existing shopping center.

Staff Recommendation: That the Planning Commission adopt Resolution No. 15-43 to approve Precise Development Plan No. 1956 subject to the conditions of approval contained in Exhibit "A".

PUBLIC HEARING

3. ADOPTION OF A NEGATIVE DECLARATION GENERAL PLAN AMENDMENT NO. 173 ZONE CHANGE NO. 349 CONDITIONAL USE PERMIT NO. 969 PRECISE DEVELOPMENT PLAN NO. 1987

The Heritage Group LLC, 12623 Norwalk Boulevard, located to the south of the intersection of Norwalk Boulevard and Imperial Highway (also known as APN 8047-004-027), a request to: 1) change the General Plan designation of a portion of the property from Professional Office to Neighborhood Commercial; 2) change the zone designation of a portion of the property from Commercial Office (CO) and Public Facilities (PF) Overlay to Restricted Commercial (C-1) and PF Overlay; 3) construct a multi-tenant commercial center with three buildings totaling approximately 11,300 square feet, including a drive-through café; 4) approve a Conditional Use Permit to allow a drive-through café; and 5) allow an adjustment to the parking requirements through the approval of a parking study and shared parking agreement with the parcel located at 12138 Imperial Highway (Assessor's Parcel Number (APN) 8047-004-026).

Staff Recommendation: That the Planning Commission continue the public hearing for this project to the Special meeting of November 18, 2015 to allow staff additional time to review the parking study.

4. NOTICE OF CATEGORICAL EXEMPTION (CLASS 1) CONDITIONAL USE PERMIT NO. 978 PRECISE DEVELOPMENT PLAN NO. 1957

Ken Arnold, Kenneth Arnold and Associates for Wahbah Wahbah ("Applicant"); 12800 Rosecrans Avenue ("Subject Property"), located at the southeast corner of Rosecrans Avenue and Firestone Boulevard; a request to add approximately 1,549 square feet to expand and remodel an existing convenience store and adjacent café at a service station, known as Valero.

Staff Recommendation: That the Planning Commission:

- (1) Adopt Resolution No. 15-44 to approve Conditional Use Permit No. 978 subject to the conditions of approval contained in respective Exhibit "A"; and
- (2) Adopt Resolution No. 15-45 to approve Precise Development Plan No. 1957 subject to the conditions of approval contained in respective Exhibit "A".

5. NOTICE OF CATEGORICAL EXEMPTION (CLASS 11) PRECISE DEVELOPMENT PLAN NO. 1951

Jin Kim, Joy Civil Engineering, Inc. on behalf of BYC Leader Venture, LLC; 12200 Civic Center Drive, located at the southeast corner of Norwalk Boulevard and Civic Center Drive; a request to expand the existing food court parking lot area at the southeast portion of the Norwalk Entertainment Center.

Staff Recommendation: That the Planning Commission adopt Resolution No. 15-46 to approve Precise Development Plan No. 1951 subject to the conditions of approval contained in Exhibit "A".

6. **NOTICE OF CATEGORICAL EXEMPTION (CLASSES 7 AND 8)
ZONING ORDINANCE TEXT AMENDMENT NO. 311**

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 standards and water efficient landscape design. The subject Text Amendment shall apply Citywide to all zones.

Staff Recommendation: That the Planning Commission adopt Resolution No. 15-47, recommending City Council approval of Zoning Ordinance Text Amendment No. 311.

NEW BUSINESS

7. **NOVEMBER AND DECEMBER 2015 PLANNING COMMISSION MEETINGS**

Staff Recommendation: That the Planning Commission cancel the regular scheduled meetings of November 11, November 25, and December 23 and direct staff to schedule a special meeting on November 18, 2015.

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 22nd day of October 2015.

Kurt H. Anderson, Secretary
Norwalk Planning Commission