

**AGENDA
NORWALK PLANNING COMMISSION
NOVEMBER 18, 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.

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

1. REVIEW PLANNING COMMISSION AGENDA

**SPECIAL 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 October 28, 2015.

CONTINUED PUBLIC HEARING

2. [ADOPTION OF A NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. 173
ZONE CHANGE NO. 349
CONDITIONAL USE PERMIT NO. 969
PRECISE DEVELOPMENT PLAN NO. 1937](#)

The Heritage Group LLC ("Applicant"); 12623 Norwalk Boulevard ("Subject Property"), located to the south of the intersection of Norwalk Boulevard and Imperial Highway (also known as Assessor's Parcel Number (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, in 2 phases 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 (APN 8047-004-026).

Staff Recommendation: That the Planning Commission:

- 1) Adopt Resolution No. 15-48 recommending City Council approval of General Plan Amendment No. 173 and adoption of the Negative Declaration;
- 2) Adopt Resolution No. 15-49 recommending City Council approval of Zone Change No. 349;
- 3) Adopt Resolution No. 15-50 to approve Conditional Use Permit No. 969 subject to the Conditions of Approval contained in respective Exhibit "A"; and
- 4) Adopt Resolution No. 15-51 to approve Precise Development Plan No. 1937 subject to the Conditions of Approval contained in respective Exhibit "A".

3. **PUBLIC HEARING**

NOTICE OF CATEGORICAL EXEMPTION (CLASS 11) PRECISE DEVELOPMENT PLAN NO. 1948

Steve Hamilton, with L.A. Architects on behalf of SRM, LLC ("Applicant"); 10935 Firestone Boulevard ("Subject Property"), located at the northwest corner of Firestone Boulevard and Studebaker Road; a request to install a freestanding walk-up ATM at an existing commercial center.

Staff Recommendation: That the Commission adopt Resolution No. 15-52 to approve Precise Development Plan No. 1948 subject to the conditions of approval contained in Exhibit "A".

4. **NOTICE OF CATEGORICAL EXEMPTION (CLASS 11) SIGN USE PERMIT NO. 281**

Scott Hampton with Yesco Signs; 11633 The Plaza, located at the northwest corner of Pioneer Boulevard and Rosecrans Avenue; a request to install two (2) new free-standing signs and update the master sign plan at an existing shopping center.

Staff Recommendation: That the Commission adopt Resolution No. 15-53 to approve Sign Use Permit No. 281 subject to the conditions of approval contained in 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 13th day of November 2015.

Kurt H. Anderson, Secretary
Norwalk Planning Commission