



AGENDA NORWALK PLANNING COMMISSION DECEMBER 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 Special Meeting of November 18, 2015.

PUBLIC HEARING

2. [NOTICE OF CATEGORICAL EXEMPTION \(CLASS 15\) 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 modify conditions of a previously approved project involving the minor subdivision of land that was filed in conjunction with the construction of a gasoline station to be operated with an existing commercial use.

Staff Recommendation: That the Planning Commission adopt Resolution No. 15-54 to approve amendments to the Conditions of Approval for Tentative Parcel Map No. 73113 as contained in Exhibit "A".

3. **NOTICE OF CATEGORICAL EXEMPTION (CLASSES 1 AND 11)**
CONDITIONAL USE PERMIT NO. 982
PRECISE DEVELOPMENT PLAN NO.1939
SIGN USE PERMIT NO. 283

Gabriela Marks, with Marks Architects on behalf of Sonar, Inc. ("Applicant"); 14301 Pioneer Boulevard ("Subject Property"), located at the southwest corner of Pioneer Boulevard and Rosecrans Avenue; a request to: 1) enclose existing outdoor dining area and remodel the existing drive-through restaurant; 2) obtain an adjustment of the parking requirements through the approval of a parking study to expand the existing restaurant; and 3) propose new signage for the existing restaurant.

Staff Recommendation: That the Planning Commission:

- (1) Adopt Resolution No. 15-55 to approve Conditional Use Permit No. 982 subject to the Conditions of Approval contained in respective Exhibit "A";
- (2) Adopt Resolution No. 15-56 to approve Precise Development Plan No. 1939 subject to the Conditions of Approval contained in respective Exhibit "A"; and
- (3) Adopt Resolution No. 15-57 to approve Sign Use Permit No. 283 subject to the Conditions of Approval contained in respective Exhibit "A".

4. **NOTICE OF CATEGORICAL EXEMPTION (CLASS 11)**
PRECISE DEVELOPMENT PLAN NO. 1921

Bruce Macpherson, with Puchlik Design Associates, Inc. on behalf of Norwalk Meadows Nursing Center ("Applicant"); 10625 Leffingwell Road ("Subject Property"), located on Leffingwell Road approximately eighty-three feet west of its intersection with Domart Avenue; a request to: 1) expand and modify an existing parking lot, to include tandem parking; 2) construct two accessory storage structures, a back-up generator and a prefabricated gazebo.

Staff Recommendation: That the Planning Commission adopt Resolution No. 15-58 to approve Precise Development Plan No. 1921 subject to the Conditions of Approval contained in Exhibit "A".

5. **NOTICE OF GENERAL RULE EXEMPTION**
ZONING ORDINANCE TEXT AMENDMENT NO. 313

The City is considering amending Title 17 of the Norwalk Municipal Code to prohibit medical marijuana cultivation. The subject Text Amendment shall apply Citywide to all zones.

Staff Recommendation: That the Planning Commission adopt Resolution No. 15-59, recommending City Council approval of Zoning Ordinance Text Amendment No. 313.

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 3rd day of December 2015.

Kurt H. Anderson, Secretary
Norwalk Planning Commission