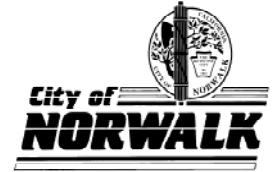


**AGENDA
NORWALK PLANNING COMMISSION
DECEMBER 14, 2016**



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**

Commissioner Juan

1. [MEETING MINUTES](#) - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of November 9, 2016.

CONTINUED PUBLIC HEARING

2. [GENERAL PLAN AMENDMENT NO. 171](#)
[ZONE CHANGE NO. 347](#)
[ZONE VARIANCE NO. 342](#)
[CONDITIONAL USE PERMIT NO. 972](#)
[PRECISE DEVELOPMENT PLAN NO. 1935](#)
[LOT MERGER NO. 712](#)

Carl Schneider AIA, NCARB; a request to:

- 1) Re-construct a non-conforming neighborhood market which was destroyed;
- 2) Change the General Plan designation and zone of a residential property to allow commercial uses to enable the re-construction of the market;
- 3) Allow off-sale beer and wine (Type 20) within the proposed market;

- 4) Vary from the required building setbacks and separation between alcohol sales and residential uses; and
- 5) Merge two lots into one. The subject property is generally known as 12061 163rd Street, located at the northwest corner of 163rd Street and Horst Avenue, in the R-1 (4,500), Single-Family Residential zone.

Staff Recommendation: That the Planning Commission continue the public hearing to the February 8, 2017 meeting as requested by the applicant.

PUBLIC HEARING

3. NOTICE OF CATEGORICAL EXEMPTION (CLASS 1) CONDITIONAL USE PERMIT NO. 990

Thomas Utman, Fast 5 Express Car Wash, on behalf of Edmond Tavanian; 11335 Firestone Boulevard; a request to amend the conditions of approval contained in Conditional Use Permit No. 951 to increase the display area of vehicles on the parcel.

Staff Recommendation: That the Planning Commission adopt Resolution No. 16-35 to approve the modifications to Conditional Use Permit No. 951 subject to the conditions of approval, attached to Conditional Use Permit No. 990, as Exhibit "A".

4. NOTICE OF CATEGORICAL EXEMPTION (CLASSES 1(a) & 30) PRECISE DEVELOPMENT PLAN NO. 1973

Rodolfo Nadres, Partner Engineering and Science, Inc.; Travis Gold, Architects Orange; 11758 and 11776 Firestone Boulevard; a request to:

- 1) Install temporary soil vapor extraction equipment for remedial activities within an existing commercial center; and
- 2) Modify the façade of an existing commercial building.

Staff Recommendation: That the Planning Commission adopt Resolution No. 16-36 to approve Precise Development Plan No. 1973 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 9th day of December 2016.

Kurt H. Anderson, Secretary
Norwalk Planning Commission