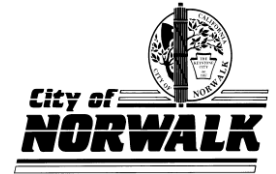


**AGENDA  
NORWALK PLANNING COMMISSION  
AUGUST 27, 2014**



*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**

**Chair Barragan**

1. [MEETING MINUTES - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of August 13, 2014.](#)

**PUBLIC HEARING**

2. [ADOPTION OF A NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. 169  
ZONE CHANGE NO. 346  
TENTATIVE TRACT MAP NO. 72829  
PRECISE DEVELOPMENT PLAN NO. 1932](#)

Alex Hernandez of Brandywine Acquisition Group, 11009 Pioneer Boulevard located on the southwest corner of Pioneer Boulevard and Lakeland Road (also known as APN 8016-006-027), a request to:

(1) change the General Plan designation from Low Density Residential to Medium Density Residential; 2) change the zone designation from R-1, Single Family Residential to R-2, Multi-Family Medium Density Residential; and 3) construct a thirty-one (31) unit condominium complex

**Staff Recommendation:** That the Planning Commission:

- (1) Adopt Resolution No. 14-24 recommending City Council approval of General Plan Amendment No. 169 and the Negative Declaration;
- (2) Adopt Resolution No. 14-25 recommending City Council approval of Zone Change No. 346;
- (3) Adopt Resolution No. 14-26 recommending City Council approval of Tentative Tract No. 72829 subject to the Conditions of Approval contained in respective Exhibit "A"; and
- (4) Adopt Resolution No. 14-27 recommending City Council approval of Precise Development Plan No. 1932 subject to the Conditions of Approval contained in respective Exhibit "A".

3. **ADOPTION OF A NEGATIVE DECLARATION  
GENERAL PLAN AMENDMENT NO. 170  
ZONE CHANGE NO. 347**

City of Norwalk; a request to change the General Plan and zone designation for the parcels generally known as 15328-15518 Pioneer Boulevard and 11804-11808 Cheshire Street (located on the east side of Pioneer Boulevard between Molette and Lowemont Streets) to High Density Residential General Plan designation and Multi-Family High Density Residential (R-3) zone.

**Staff Recommendation:** That the Planning Commission:

- (1) Adopt Resolution No. 14-28 recommending City Council approval of General Plan Amendment No. 170; and
- (2) Adopt Resolution No. 14-29 recommending City Council approval of Zone Change No. 347.

**NEW BUSINESS**

4. **NOVEMBER AND DECEMBER 2014 PLANNING COMMISSION MEETINGS**

**Staff Recommendation:** That the Planning Commission cancel the regular scheduled meetings of November 26 and December 24, 2014.

**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 August 2014.

\_\_\_\_\_  
Kurt H. Anderson, Secretary  
Norwalk Planning Commission