

**AGENDA
NORWALK PLANNING COMMISSION
FEBRUARY 8, 2017**



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 Collins

1. [MEETING MINUTES](#) - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of January 25, 2017.

PUBLIC HEARING

**2. [NOTICE OF CATEGORICAL EXEMPTION \(CLASS 32\)
PRECISE DEVELOPMENT PLAN NO. 1938](#)**

Lydia Lai ("Applicant"); 12122 Imperial Highway, located west of the intersection of Imperial Highway and Norwalk Boulevard ("Subject Property"), on the south side of the street (also known as APN 8047-004-006); a request to renew a previously approved entitlement to construct six (6) detached apartment units.

Staff Recommendation: That the Planning Commission adopt Resolution No. 17-4 to approve Precise Development Plan No. 1938 subject to the conditions of approval contained in Exhibit "A".

**3. NOTICE OF CATEGORICAL EXEMPTION (CLASS 1)
PRECISE DEVELOPMENT PLAN NO. 1974**

Francisco Rodriguez (“Applicant”); 14137 Funston Avenue (“Subject Property”), located north of Rosecrans Avenue and west of Funston Avenue; a request to obtain an adjustment of the parking requirements through the approval of a parking study to convert an existing market into a restaurant.

Staff Recommendation: That the Planning Commission adopt Resolution No. 17-05 to approve Precise Development Plan No. 1974 subject to the conditions of approval contained in Exhibit “A”.

CONTINUED PUBLIC HEARING

**4. NOTICE OF STATUTORY EXEMPTION
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, CSA Architects on behalf of Daher Elias, Los Carnales Market, Inc.; 12061 163rd Street; 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 required building setbacks and separation between alcohol sales and residential uses; and
- 5) Merge two lots into one.

Staff Recommendation: That the Planning Commission:

- 1) Adopt Resolution No. 17-06 to deny General Plan Amendment No. 171;
- 2) Adopt Resolution No. 17-07 to deny Zone Change No. 347;
- 3) Adopt Resolution No. 17-08 to deny Zone Variance No. 342, Conditional Use Permit No. 972, and Precise Development Plan No. 1935.

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 February 2017.

Kurt H. Anderson, Secretary
Norwalk Planning Commission