

**MINUTES OF THE REGULAR MEETING
NORWALK PLANNING COMMISSION
NORWALK, CALIFORNIA
JANUARY 11, 2017**

The meeting was called to order by Chair Collins at 7:30 p.m., in the Norwalk City Hall, Council Chambers, 12700 Norwalk Boulevard, Norwalk, California. Present were Commissioner Perez, Vice Chair Barth and Chair Collins. Commissioner Juan was absent. Also present were Kurt H. Anderson, Director of Community Development; Jessica Serrano, Senior Planner; and Ruth Hoffmann, Administrative Secretary.

MEETING MINUTES

The Planning Commission approved the minutes of the Regular Meeting of December 14, 2016.

NOTICE OF CATEGORICAL EXEMPTION (CLASSES 1 AND 11)

CONDITIONAL USE PERMIT NO. 965	320-01-965
PRECISE DEVELOPMENT PLAN NO. 1926	320-04-1926
SIGN USE PERMIT NO. 273	320-15-273

Tom Le ("Applicant"), with Designua, on behalf of McDonald's LLC; 11053 Rosecrans Avenue ("Subject Property"); a request to modify a previously approved project at an existing drive-thru restaurant to include:

- 1) A freestanding monument sign;
- 2) An additional pick-up window in the drive-thru lane; and
- 3) Re-designed drive-thru signage.

Chair Collins opened the public hearing.

Staff presented the notice information. Senior Planner Serrano presented a report recommending approval of the proposed modifications subject to the conditions of approval contained in respective Exhibits "A".

Mr. Bryan Carmack stated that he is the franchisee/operator; that he would like to thank staff for their work on this project and the Commission for hearing them tonight; that what is before the Commission is the balance of the new branding for the modern McDonald's restaurants; that they previously submitted the new branding items with the side by side drive-thru, the canopies and the new menu boards; that it is a fresher, new look; that about ninety percent of the McDonald's restaurants in Southern California are being modernized in this fashion; that the third pick-up window serves two purposes; that when someone has a large order, which cannot be prepared quickly, and there are a number of vehicles behind them, that customer simply has to pull up to the next window instead of parking the vehicle; that from the restaurant's side, the crew is a lot more comfortable with not having to go outside during the night; that the existing monument sign, which is out of date, is on the wrong side of the building; and that the new contemporary sign will match the building and will be oriented towards the driveway entrance.

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In response to Commissioner Perez' question if the pre-order menu board can be seen from both drive-thru lanes, Mr. Carmack answered in the affirmative.

Since there were no other persons wishing to present testimony, Chair Collins closed the public hearing.

It was moved by Commissioner Perez and seconded by Vice Chair Barth to: (1) Adopt Resolution No. 17-01 to approve the modifications to Conditional Use Permit No. 965 subject to the conditions of approval contained in respective Exhibit "A"; (2) Adopt Resolution No. 17-02 to approve the modifications to Precise Development Plan No. 1926 subject to the conditions of approval contained in respective Exhibit "A"; and (3) Adopt Resolution No. 17-03 to approve the modifications to Sign Use Permit No. 273 subject to the conditions of approval contained in respective Exhibit "A".

ON ROLL CALL VOTE

AYES: Commissioner Perez, Vice Chair Barth and Chair Collins
NOES: None
ABSENT: Commissioner Juan

ORAL COMMUNICATIONS

There were no persons wishing to address the Planning Commission.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:40 p.m.



**SCOTT D. COLLINS, CHAIR
NORWALK PLANNING COMMISSION**

ATTEST:



**KURT H. ANDERSON, SECRETARY
NORWALK PLANNING COMMISSION**