

**MINUTES OF THE REGULAR MEETING
NORWALK PLANNING COMMISSION
NORWALK, CALIFORNIA
DECEMBER 14, 2016**

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 Juan, Commissioner Perez, Vice Chair Barth and Chair Collins. Also present were Jessica Serrano, Senior Planner; Monica Rodriguez, Assistant Planner; Kate Kazama, Assistant Planner; and Ruth Hoffmann, Administrative Secretary.

MEETING MINUTES

The Planning Commission approved the minutes of the Regular Meeting of November 9, 2016.

GENERAL PLAN AMENDMENT NO. 171	320-02-01-171
ZONE CHANGE NO. 347	320-09-347
ZONE VARIANCE NO. 342	320-11-342
CONDITIONAL USE PERMIT NO. 972	320-01-972
PRECISE DEVELOPMENT PLAN NO. 1935	320-04-1935
LOT MERGER NO. 712	320-29-712

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.**

Chair Collins opened the continued public hearing. Senior Planner Serrano indicated that the applicant has requested another continuance of the public hearing to the meeting of February 8, 2017 to allow the applicant more time to prepare for this item.

Since there were no persons wishing to present testimony, it was moved by Chair Collins, seconded by Commissioner Juan and carried 4-0 to continue the public hearing of General Plan Amendment No. 171, Zone Change No. 347, Zone Variance No. 342, Conditional Use Permit No. 972, Precise Development Plan No. 1935 and Lot Merger No. 712 to the meeting of February 8, 2017 as requested by the applicant.

NOTICE OF CATEGORICAL EXEMPTION (CLASS 1)

CONDITIONAL USE PERMIT NO. 990 **320-01-990**
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.

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Chair Collins opened the public hearing.

Staff presented the notice information. Assistant Planner Rodriguez presented a report stating that the applicant indicated that the previous approval of the car wash restricted the sale and display of autos within the Fast 5 leasing limit; that all parking spaces were to remain open to accommodate patrons, employees of the Fast 5 and Building No. 2 should it become occupied; that, additionally, the area highlighted in red on the slide expressly prohibits the use of car rental sales and storage due to the area being zoned for parking; that the applicant has indicated the need to allow the adjacent business to utilize a total of 54 parking spaces within the Fast 5 lease for the display and storage of vehicles; therefore requesting the removal of Condition No. A-11 contained in Resolution No. 12-30 which limits the use of parking spaces within the Fast 5 leasing limits for employee and customer parking only; that the removal of Condition No. A-11 will allow Hertz to occupy a total of 38 parking spaces, 19 of which will be allowed for the display and storage of vehicles; that the remaining 19 parking spaces will be for employee parking only; that, overall, staff believes that the proposed request to occupy the excess parking spaces for the display and storage of vehicles will meet all zoning code requirements and no impact on the surrounding developments are anticipated since no site improvements are being proposed as part of this request; thus staff recommends approval of the modifications.

Mr. Tom Utman stated that he is the owner of the Fast 5 Express Car Wash; that the reason they are in front of the Commission tonight is because Hertz has requested some additional parking spaces that are not being used by the car wash; and that they are not making any changes to the property. He further stated that the car wash is doing a fantastic business; that they really appreciate being in this City; and that they hope that people who use their service appreciate their facility.

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

Chair Collins stated that the Commission also appreciates their business being in Norwalk.

Commissioner Perez thanked the applicant for their partnership with the City and the service that they are providing to the residents and for those who are travelling in and out of the City. Further, she indicated that she has gone through the subject car wash several times; that the staff is helpful when needed and the facility is very clean; and that as the applicant believes that the request is not going to be changing their daily business, she see no problem with approving the modification.

It was moved by Chair Collins and seconded by Vice Chair Barth to 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".

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ON ROLL CALL VOTE

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

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

320-04-1973

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.

Chair Collins opened the public hearing.

Staff presented the notice information. Assistant Planner Kazama presented a report stating that the applicant is proposing a two part project: (1) the temporary installation of soil vapor extraction equipment to remediate subsurface contamination associated with a former dry cleaning operation, and (2) the modification of the façade at the Norwalk Plaza shopping center; that, overall, staff believes that the proposed interior and façade remodel will enhance the integrity of the building and the street appearance along Firestone Boulevard and Pioneer Boulevard; that, further, the proposed architectural elements and color scheme complement the surrounding developments and meet the Norwalk Municipal Code requirements; and that, as the proposed vapor extraction system will not pose any impacts unto adjacent properties with the implementation of the recommended conditions of approval, staff recommends approval of the project.

Chair Collins complimented Assistant Planner Kazama on her first staff presentation.

Mr. Allen Lynch, President of DPI Retail based in Santa Monica, California, stated that as this is his first time speaking in front of this City, he would like to take a bit of time to speak a little about their center and what they intend to do; that their company has been around for over 40 years; that they have been a long-time investor primarily in shopping centers throughout Southern California; that they specialize in the development and redevelopment of existing centers, typically centers in well located, what he calls "barrier to entry markets" where they feel a center has been neglected and needs care; that they acquired Norwalk Plaza at the end of 2014 (Northgate Gonzalez owns its building at the west end of the shopping center and they own everything east to Pioneer); that since that time, they have been evaluating the center to determine what they could do to make improvements; that their feeling has been that this center, with all due respect to the prior owners, has been somewhat neglected for a period of time; that a creative approach to create more of a town center feel is needed; that, as the Commission is probably aware, this Northgate Gonzalez store is one of their most

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successful stores in Southern California out of their 40 plus store chain; that they recently remodeled that store and are doing great; that they are very excited to be closely aligned with them which is one of the reasons they bought the property in the first place; that retail is constantly changing; that they, as landlords and owners, have a responsibility in order to stay competitive, to constantly be re-imaging and re-thinking their shopping centers; and that they felt that this type of focus was long overdue for this property.

Mr. Lynch further stated that their goals have basically been three-fold: 1) to refresh the physical property and improve the maintenance and standard of care for the center; 2) to add new tenants and evaluate all of the existing tenants with the goal of strengthening and creating synergy of tenant mix; and 3) to work cooperatively with Northgate Gonzalez; and that, in many respects, the property has been treated as two centers which they are trying to change. Mr. Lynch thanked Ms. Serrano, Ms. Kazama and Director Anderson in terms of getting them here tonight on an expedited basis. Further, he indicated that they are here two-fold; one is to complete the last step in the remediation process for dry cleaner contamination in the soil under a former tenant's space; that it is a well-crafted, very non-controversial method from a science perspective; that they use this process a lot throughout California; that they have one of the best engineering firms in California on it in Partner Engineering; that work predominantly is being undertaken by the previous ownership as part of their closing obligations to them; that they are here in support of this application and are happy to answer any questions.

Mr. Lynch indicated that the first step in terms of re-imaging the center is to use the 7,000 square feet of space which TJ Maxx has used for the last several years as storage space and add another quality retailer; that they have entered into a lease with an apparel retailer that likes to be in centers anchored by high-volume Hispanic grocery tenants; that they also will be adding several other tenants in the center; that they recently signed a lease with a juice and smoothies tenant that will go on the east side of the center; that in the last few months they signed 10,000 square feet of new leases for that center; that they hope that the Commission and other members of the community have seen some changes in terms of how the center is being maintained and how it is policed in terms of the homeless and some of the other issues that sometimes exist in shopping centers; that they are pleased with the direction that the center is taking; that this is the first step; that they will see them again in the future talking about how they can upgrade their sign program; that they are going to be continuing to evaluate the buildings and are looking to make a statement with this shopping center given the quality of their anchor and the quality of the community. Mr. Lynch indicated that their architect, Travis Gold from Architects Orange is here to answer any questions about the elevations or design.

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

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Commissioner Perez stated that it is great to see new center owners coming into Norwalk wanting to see what they can do to develop existing properties and continue to partner with existing owners; and that she is looking forward to seeing the improvements.

It was moved by Chair Collins and seconded by Vice Chair Barth to adopt Resolution No. 16-36 to approve Precise Development Plan No. 1973 subject to the conditions of approval contained in Exhibit "A".

ON ROLL CALL VOTE

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

ORAL COMMUNICATIONS

A representative from the Southern California Association of Governments (SCAG) invited the Commissioners and the public to attend open house meetings to learn about the potential Green Line extension project and provide input. The meetings are scheduled to be held on Saturday, January 7, 2017 from 1:00 p.m. to 3:00 p.m. and on Wednesday, January 11, 2017 from 6:00 p.m. to 8:00 p.m. at the Sproul Reception Center, 12239 Sproul Street, Norwalk. Further, he provided flyers on the upcoming events.

Commissioner Perez and Chair Collins wished everyone Happy Holidays and a Healthy and Prosperous New Year.


ADJOURNMENT

There being no further business, the meeting adjourned at 7:57 p.m.



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

ATTEST:



**JESSICA SERRANO, SENIOR PLANNER
NORWALK PLANNING COMMISSION**