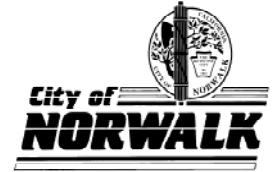


**SYNOPSIS
NORWALK PLANNING COMMISSION
FEBRUARY 22, 2017**



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 7:30 P.M.
FLAG SALUTE Chair Collins
ROLL CALL OF MEMBERS Commissioners Juan, Perez, Vice Chair Barth and Chair Collins

- 1. MEETING MINUTES** - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of January 25, 2017.

Planning Commission Action: Approved.

CONTINUED PUBLIC HEARING

- 2. NOTICE OF CATEGORICAL EXEMPTION (CLASS 32) (Continued from 2-8-17)
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. 17-04 to approve Precise Development Plan No. 1938 subject to the conditions of approval contained in Exhibit "A".

Planning Commission Action: Approved staff's recommendation by a vote of 4-0.

**3. NOTICE OF CATEGORICAL EXEMPTION (CLASS 1) (Continued from 2-8-17)
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”.

Planning Commission Action: Approved staff’s recommendation by a vote of 4-0.

**4. NOTICE OF STATUTORY EXEMPTION (Continued from 2-8-17)
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.

Planning Commission Action: At applicant’s request, continued to the meeting of March 22, 2017 by a vote of 4-0. Staff to re-notice the public hearing.

PUBLIC HEARING

**5. ADOPTION OF A MITIGATED NEGATIVE DECLARATION
TEXT AMENDMENT NO. 314
TENTATIVE PARCEL MAP NO. 73932
CONDITIONAL USE PERMIT NOS. 983 AND 986
PRECISE DEVELOPMENT PLAN NO. 1964
SIGN USE PERMIT NO. 285**

Joe A. Leyva, Global Pacific Imperial LLC. (“Applicant”); 12545 Bloomfield Avenue and 12501-12555 Imperial Highway (“Subject Property”), a request to:

- 1) Amend the Norwalk Municipal Code (NMC) regulations in the Professional/Office (P/O) zone;

- 2) Subdivide the Subject Property from two (2) parcels into four (4) parcels;
- 3) Construct of a multi-tenant commercial development within the undeveloped, easterly portion of the project site to include: 37,000 square foot gym building, 4,530 square foot restaurant building with a 300 square foot outdoor eating area and drive-thru, 6,380 square foot multi-tenant building, a 4,640 square foot restaurant building with a 300 square foot outdoor eating area and drive-thru, and a 500 square foot outdoor platform for entertainment with 2,000 square feet of seating areas;
- 4) Obtain conditional use permits for two drive-through establishments and an outdoor area devoted for entertainment;
- 5) Obtain an adjustment of the parking requirements through the approval of a parking study;
- 6) Construct three new freestanding signs; and
- 7) Establish a master sign program for the proposed commercial development.

Staff Recommendation: That the Planning Commission:

- 1) Adopt Resolution No. 17-09, recommending City Council approval of Zoning Ordinance Text Amendment No. 314 and adoption of the Mitigated Negative Declaration;
- 2) Adopt Resolution No. 17-10 recommending City Council approval of Tentative Parcel Map No. 73932, subject to the Conditions of Approval contained in respective Exhibit "A";
- 3) Adopt Resolution No. 17-11 recommending City Council approval of Conditional Use Permit No. 983, subject to the Conditions of Approval contained in respective Exhibit "A";
- 4) Adopt Resolution No. 17-12 recommending City Council approval of Conditional Use Permit No. 986, subject to the Conditions of Approval contained in respective Exhibit "A";
- 5) Adopt Resolution No. 17-13 recommending City Council approval of Precise Development Plan No. 1964, subject to the Conditions of Approval contained in respective Exhibit "A"; and
- 6) Adopt Resolution No. 17-14 recommending City Council approval of Sign Use Permit No. 285, subject to the Conditions of Approval contained in respective Exhibit "A".

Planning Commission Action: Approved staff's recommendation by a vote of 4-0. Tentatively scheduled for City Council consideration on April 18, 2017.

NEW BUSINESS

6. PLANNING COMMISSION MEETING OF APRIL 12, 2017

Staff Recommendation: That the Planning Commission cancel the regular scheduled meeting of April 12, 2017.

Planning Commission Action: Directed staff to cancel the regular meeting of April 12, 2017 by a vote of 4-0.

ORAL COMMUNICATIONS

None.

ADJOURNMENT:

8:40 P.M.