



# City of **NORWALK**

## NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC AVAILABILITY OF A NEGATIVE DECLARATION  
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**

**Date:** Wednesday, March 22, 2017

**Time:** 7:30 p.m. or as soon thereafter as the matter may be heard

**Place:** City Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, CA 90650

**Project Description:** For the Planning Commission to consider the following application filed by 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 163<sup>rd</sup> Street, located at northwest corner of 163<sup>rd</sup> Street and Horst Avenue, in the R-1, Single-Family Residential zone.

**Environmental Review Information:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines of the City of Norwalk, this project will not have a significant effect on the environment and a Negative Declaration has been prepared for the proposed project. Final action regarding the Negative Declaration will be taken by the City Council. Public comments were received on the Negative Declaration beginning on October 14, 2016 and ending on November 3, 2016.

**Public Comment:** Interested persons are invited to attend this meeting and be heard regarding this matter. Copies of the agenda report for the above-described project will be available for public review at the Community Development Department, Planning Division, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk. Written comments may be submitted to the Community Development Department prior to the time set for the hearing. Address written comments: Attention: Community Development Department at the address noted above. Written comments and requests for electronic copies of the agenda report may also be submitted via email to: Monica Rodriguez, [mrodriguez@norwalkca.gov](mailto:mrodriguez@norwalkca.gov). If you challenge the proposed project, you may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered prior to the public hearing. Public Comments on the Negative Declaration may be submitted up until March 22, 2017.

**More Information:** Should you have any questions regarding this matter, please contact Monica Rodriguez, Assistant Planner at (562) 929-5710 or [mrodriguez@norwalkca.gov](mailto:mrodriguez@norwalkca.gov).

**Accessibility:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Community Development Department at (562) 929-5744. Notification 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 or service. Assisted hearing devices will be available at this hearing without prior notification.

Dated this 3<sup>rd</sup> day of March 2017.

Kurt H. Anderson  
Director of Community Development