

**AGENDA  
NORWALK PLANNING COMMISSION  
MARCH 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**  
**FLAG SALUTE**  
**ROLL CALL OF MEMBERS**

**Commissioner Perez**

1. [MEETING MINUTES](#) - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of March 8, 2017.

**RE-NOTICED PUBLIC HEARING**

2. [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 163<sup>rd</sup> 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.

## **UNFINISHED BUSINESS**

### **3. NOTICE OF STATUTORY EXEMPTION CONDITIONAL USE PERMIT NO. 991**

Luis Marquez on behalf of Humberto Flores; 10602 Imperial Highway; a request to modify conditions of an existing Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption (Type "20" Alcoholic Beverage Control License) at an existing gasoline station located at 10602 Imperial Highway, relating to the restriction of size and quantity of alcohol sold.

**Staff Recommendation:** That the Planning Commission adopt Resolution No. 17-17 to deny Conditional Use Permit No. 991.

## **PUBLIC HEARING**

### **4. NOTICE OF CATEGORICAL EXEMPTION (CLASS 11) SIGN USE PERMIT NO. 290**

Jerry Murdock, Jones Sign ("Applicant"), on behalf of McKenna Motors; McKenna European Auto Center ("Subject Property"), 10830-10900 Firestone Boulevard and 11922-11946 Hoxie Avenue (located on the south side Firestone Boulevard between Hoxie Avenue and Studebaker Road); a request to remove an existing 85-foot tall, freeway oriented sign and replace it with a new 100-foot tall freeway-oriented sign, which will contain two (2) light-emitting diode (LED) sign panels, which will serve as message boards, measuring approximately 2,300 square feet each.

**Staff Recommendation:** That the Planning Commission adopt Resolution No. 17-18 to approve Sign Use Permit No. 290 subject to the conditions of approval contained in Exhibit "A".

### **5. NOTICE OF CATEGORICAL EXEMPTION (CLASS 1) PRECISE DEVELOPMENT PLAN NO. 1976**

Gabriela Marks, Marks Architects ("Applicant"); 12503 Alondra Boulevard ("Subject Property"); a request to modify the façade and interior of an existing Taco Bell restaurant.

**Staff Recommendation:** That the Planning Commission adopt Resolution No. 17-19 to approve Precise Development Plan No. 1976 subject to the conditions of approval contained in Exhibit "A".

**6. NOTICE OF CATEGORICAL EXEMPTION (CLASS 1)  
PRECISE DEVELOPMENT PLAN NO. 1983**

Adam Daneshgar, Langdon Street Capital (“Applicant”); 12251 Imperial Highway (“Subject Property”); a request to obtain an adjustment of the parking requirements through the approval of a parking study to establish new restaurant uses within an existing shopping center.

**Staff Recommendation:** That the Planning Commission adopt Resolution No. 17-20 to approve Precise Development Plan No. 1983 subject to the conditions of approval contained in Exhibit “A”.

**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 17th day of March 2017.

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Kurt H. Anderson, Secretary  
Norwalk Planning Commission