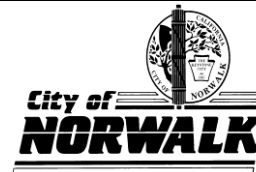


AGENDA NORWALK PLANNING COMMISSION OCTOBER 8, 2014



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
2. [TANK FARM SOIL REMEDIATION UPDATE](#)

REGULAR MEETING

7:30 P.M.

COUNCIL CHAMBERS

CALL TO ORDER

FLAG SALUTE

Vice Chair Juan

ROLL CALL OF MEMBERS

1. [MEETING MINUTES](#) - Staff recommends that the Planning Commission approve the minutes of the Regular Meeting of September 24, 2014.

PUBLIC HEARING

2. [ADOPTION OF A NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT NO. 172
ZONE CHANGE NO. 348
CONDITIONAL USE PERMIT NO. 968
PRECISE DEVELOPMENT PLAN NO. 1936](#)

Jenifer Murillo, Costco Wholesale; 12500 Hoxie Avenue, located at the northeast corner of Hoxie Avenue and Imperial Highway, (Assessor's Parcel Number 8021-029-904); a request to:

- 1) Change the General Plan land use designation for the subject property from Professional Office to General Commercial;

- 2) Change the zone designation for the subject property from Commercial and Office (C and O) to General Commercial (C-3); and
- 3) Construct a gasoline service station, to be operated in conjunction with an existing commercial use, in two phases.

Staff Recommendation: That the Planning Commission:

- 1) Adopt Resolution No. No. 14-34, recommending City Council approval of General Plan Amendment No. 172 and adoption of the Negative Declaration;
- 2) Adopt Resolution No. 14-35 recommending City Council approval of Zone Change No. 348;
- 3) Adopt Resolution No. 14-36 to approve Conditional Use Permit No. 968, subject to the Conditions of Approval contained in respective Exhibit "A"; and
- 4) Adopt Resolution No. 14-37 to approve Precise Development Plan No. 1936, subject to the Conditions of Approval contained in respective Exhibit "A".

**3. NOTICE OF CATEGORICAL EXEMPTION (CLASS 32)
CONDITIONAL USE PERMIT NO. 971
PRECISE DEVELOPMENT PLAN NO. 1943**

Yacine Bouharkat, Urban Soccer 5 Center, LLC; 11940-12000 Firestone Boulevard, a through lot with frontage on Firestone Boulevard and Front Street between San Antonio Drive and Paddison Avenue; a request to: 1) establish an outdoor commercial recreational soccer facility with ten small-sided soccer fields, and ancillary uses within an existing building; and 2) utilize an existing parking lot for off-site parking. The existing parking lot is generally known as 12026 Front Street, located approximately 100-feet west of the intersection of San Antonio Drive and Front Street. Pursuant to Norwalk Municipal Code Section 17.03.030.A, the Planning Commission will also determine the parking requirement for the soccer facility.

Staff Recommendation: That the Planning Commission:

- 1) Adopt Resolution No. 14-38 to approve Conditional Use Permit No. 971 subject to the conditions of approval contained in respective Exhibit "A"; and
- 2) Adopt Resolution No. 14-39 to approve Precise Development Plan No. 1943 subject to the conditions of approval contained in respective 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 3rd day of October 2014.

Kurt H. Anderson, Secretary
Norwalk Planning Commission