

**MINUTES OF THE SPECIAL MEETING  
NORWALK PLANNING COMMISSION  
NORWALK, CALIFORNIA  
MARCH 26, 2025**

The meeting was called to order by Chair Lopez at 6:00 p.m., in the Norwalk City Hall, Council Chambers, 12700 Norwalk Boulevard, Norwalk, California. Present were Commissioner Barragan, Commissioner Macias, Commissioner Vernola-Salas, Vice Chair Apodaca, and Chair Lopez. Also present were Alex Hamilton, Interim Director of Community Development; Austin A. Ching, Deputy City Attorney; Carlos Rojas, Senior Planner; and Ruth Hoffmann, Administrative Secretary.

**MEETING MINUTES**

The Planning Commission approved the minutes of the Special Planning Commission Meeting of February 12, 2025.

**DEVELOPMENT AGREEMENT NO. 2025-0001 BY AND BETWEEN THE CITY OF NORWALK, CALIFORNIA AND LEWIS LAND DEVELOPERS, LLC, FOR THE DEVELOPMENT OF THE NORWALK TRANSIT VILLAGE SPECIFIC PLAN AREA LOCATED AT 13200 BLOOMFIELD AVENUE.**

Chair Lopez opened the public hearing.

Staff presented the legal requisites for notice of hearing. Alex Hamilton, Interim Director of Community Development presented a report stating that the developer is requesting approval of Development Agreement (DA) No. 2025-0001 to expressly define a development project's rules, regulations, commitments, and policies for a specific period of time for the development of the Norwalk Transit Village Specific Plan ("Specific Plan") area.

Continuing with his presentation, Mr. Hamilton shared that for background information, the Specific Plan was adopted by the City Council on January 21, 2025 which allows a mixed-use development consisting of 66,647 square feet of neighborhood commercial uses; 13,500 square feet of active commercial uses; a hotel with up to 150 rooms; up to 770 residential units (40% of the units will be designated as "affordable"); and 3.7 acres of open space/parkland uses.

Further, he indicated that the Development Agreement Act (California Government Code §65864 et seq.) authorizes cities to enter into binding development agreements with persons having a legal or equitable interest in real property for the development of such property, all for the purposes of strengthening the public planning process, encouraging private participation and comprehensive planning and identifying the economic costs of such development.

Interim Director Hamilton shared that the item before the Commission is called the Statutory Development Agreement; that the City Council has already approved a Disposition and Development Agreement for the site; that this is a joint transaction between the City, the California State Department of General Services (DGS) and Lewis Land Developers; that the City is currently in escrow with both entities pursuant to the Disposition and Development Agreement; that the Statutory Development Agreement means that it lacks approvals in place where it is designated for a period of time and secures the site against any future zoning changes should they occur; that it is a tool that gives developers a degree of certainty as they are moving forward and obtaining their project financing and planning.

Next, Mr. Hamilton commented on the key terms of the Development Agreement which, in part, include the following: A 10-year term with automatic 5-year extensions if conditions are met; that Subdivision Maps are automatically extended for the term of the agreement; that the Developer has the right to assign the Agreement in whole or in part to any legal entity subject to approval by the City; and that the Developer acquires vested right to develop the Project in accordance with Development approvals. Further, he commented on public benefits which include two dedicated public parks; affordable housing; and the installation of artwork or payment for an Art-in-Public Places in-lieu fee.

In conclusion, Interim Director Hamilton stated that it is staff's recommendation that the Planning Commission: (1) Adopt Resolution No. 25-02 recommending City Council adopt an Ordinance approving Development Agreement No. 2025-0001 by and between the City of Norwalk, California and Lewis Land Developers, LLC; and (2) Find the following: (a) None of the conditions requiring a subsequent or supplemental Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163 have occurred; (b) Development Agreement No. 2025-0001 is within the envelope of the Final Environmental Impact Report (FEIR) prepared for the Norwalk Transit Village Specific Plan Project and no further environmental review is required; and (c) Adoption of Resolution No. 25-02 is exempt from the CEQA pursuant to the "Common Sense" exemption set forth under Section 15061(b)(3).

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

Commissioner Barragan stated that she is very excited about this project; that a lot of work has gone into it; and she thanked staff for putting this project together.

In response to Commissioner Macias' question whether a connection between the project site and Metro is still being considered, Interim Director Hamilton stated that this is something that they are looking at, but that it will take a few years to explore.

Commissioner Macias commented on the parking situation, and he stated that the adjacent Norwalk Manor complex is taking up parking.

Mr. Hamilton shared that parking is part of a broader Citywide issue; that the City is working on a parking study, and that this is going to be one of the areas that they will be looking at. Further, he stated that he would like to emphasize that this project was designed to be completely self-contained; that it meets or exceeds the code requirements; and that they are hopeful that this project will not generate any off-site impacts.

Commissioner Vernola-Salas stated that the project is very well put together; that she would like to thank staff for all the information; and that she is looking forward to seeing the project being developed.

Vice Chair Apodaca stated that the project is moving in the right direction; that the path to the Transportation Center is going to be a key component as the goal of the development is to be a transit-oriented type project; and that she is confident that Lewis Developers will do a great job.

Chair Lopez shared that she, too, is excited about the project and is looking forward to its completion; and she thanked staff for all their hard work.

It was moved by Commissioner Macias and seconded by Commissioner Vernola-Salas to (1) Adopt Resolution No. 25-02 recommending City Council adopt an Ordinance approving Development Agreement No. 2025-0001 by and between the City of Norwalk, California and Lewis Land Developers, LLC; and (2) Find the following: (a) None of the conditions requiring a subsequent or supplemental Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163 have occurred; (b) Development Agreement No. 2025-0001 is within the envelope of the Final Environmental Impact Report (FEIR) prepared for the Norwalk Transit Village Specific Plan Project and no further environmental review is required; and (c) Adoption of Resolution No. 25-02 is exempt from the CEQA pursuant to the "Common Sense" exemption set forth under Section 15061(b)(3).

**ON ROLL CALL VOTE**

**AYES:** Commissioner Barragan, Commissioner Macias, Commissioner Vernola-Salas, Vice Chair Apodaca and Chair Lopez

**NOES:** None

**ABSENT:** None

**ORAL COMMUNICATIONS**

Joseph Edwards, Lewis Management Corporation, Project Manager for the Norwalk Transit Village Specific Plan Project, stated that he was happy to hear that the Planning

Commissioners are excited about this project; that they have been working closely with Alex Hamilton, the City Manager, and legal staff over the last several years to get to this point; that there is going to be a remediation and demolition process at the site as several buildings have to be demolished; and that a lot of work has to be done before construction can begin. Mr. Edwards thanked the Commission for the opportunity of speaking to them tonight and for their favorable comments.

Alex Hamilton, Interim Director of Community Development, provided the Commission with information on upcoming projects; and he thanked the Commissioners for their support.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:23 p.m.

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**LINDA LOPEZ, CHAIR  
NORWALK PLANNING COMMISSION**

**ATTEST:**

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**ALEX HAMILTON, SECRETARY  
NORWALK PLANNING COMMISSION**