



ATTACHMENT F

April 18, 2025

Johanna Crooker, MLC Holdings, Inc.
5 Peters Canyon Road, Suite 310
Irvine, CA 92606

**SUBJECT: PRECISE DEVELOPMENT PLAN NO. 2024-02/CONDITIONAL USE PERMIT NO.
2024-01/TENTATIVE TRACT MAP NO. 084624/DIRECTOR APPROVAL
REQUEST NO. 2025-05 PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Crooker,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Norwalk Municipal Code. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any “conditions of approval” adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Norwalk Municipal Code, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at gsalazar@norwalkca.gov or (562)-929-5649 and/or the respective source department.

Sincerely,

[Gabriel R. Salazar](#)

Gabriel R. Salazar
Senior Planner

Enc:

1. Planning Division's Code Requirements dated April 17, 2025
2. Building and Safety Division's Code Requirements dated April 7, 2025
3. Public Services Department's Code Requirements dated April 16, 2025

PLANNING DIVISION
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 15, 2025
PROJECT NAME: Meritage Home – Keystone Lanes

PLANNING

ENTITLEMENT(S): PDP2024-02/CUP 2024-01/TTM 084624/DAR2025-05
DATE OF PLANS: April 2, 2025
PROJECT LOCATION: 11459 Imperial Highway
PROJECT PLANNER: Gabriel Salazar, Senior Planner
TELEPHONE/E-MAIL: (562) 929-5649 / gsalazar@norwalkca.gov

PLAN REVIEWER

TELEPHONE/E-MAIL:

PROJECT DESCRIPTION: 83 townhomes and 10 live work units on a approximate 4.36 acre site

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements, which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The erection (including excavation), demolition, alteration, construction or repair of any building other than between the hours of 7:00 a.m. and 6:00 p.m. or sunset, whichever is later, except in the case of urgent necessity in the interest of public health and safety, and then only with a permit from the Building Official or Director of Community Development, which permit may be granted for a period not to exceed three days while the emergency condition continues. (NMC 9.04.150.E)
2. General noise regulations (NMC 9.04.140):
 - a. Use Restricted. Notwithstanding any other provision of this article and in addition to this article, it is unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.
 - b. Prima Facie Violation. An average noise level reading measured pursuant to Section 9.04.130 which exceeds the ambient noise level at the property line of any residential land (or if a condominium or apartment house, within any adjoining apartment) by more than five decibels shall be deemed to be prima fade evidence of a violation of the provisions of this article.
3. All required yards must be fully landscaped with live, natural plant materials. (NMC 17.03.010. D.1)

4. The project shall be consistent with the Article V, R-4 Zone NMC17.05.400 – NMC 17.05.490
5. The project shall provide landscaping in setback areas consistent with NMC 17.05.490 and NMC 17.03.010.
6. The project shall be consistent with NMC 17.03.010.D.
7. All landscaped areas shall be provided with a fixed and permanent watering system that provides irrigation for all landscaped areas. (NMC 17.03.010. D.4)
8. Six-inch concrete curbs shall surround all planter areas adjacent to driveways. Un-sodded, mounded planters adjacent to a public sidewalk shall be provided with a six-inch curb to prevent soil run-off onto the public sidewalk. A curb is not required adjacent to the public sidewalk if the planter contains a groundcover, including live, natural plant material or artificial turf. (NMC 17.03.010. D.5)
9. Landscape and irrigation plans, prepared by a registered landscape architect, are required for all new developments. (NMC 17.03.010.F)
10. Landscape Installation and Maintenance. The following landscape installation and maintenance standards shall apply to all zones (NMC 17.03.010.G):
 - a. All landscaping and irrigation materials shall be permanently installed and maintained in a healthy condition, prior to final approval of building permits or the issuance of a certificate of occupancy, whichever is applicable.
 - b. Final inspection approvals or occupancy clearance shall not be granted until all of the landscaping and irrigation is installed in accordance with the approved plans.
 - c. The property owner is responsible for the maintenance of the landscaping on their property and shall be in compliance with this chapter and Chapter 8.28 at all times. Maintenance shall include, but is not limited to, proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and, to the extent feasible in accordance with any applicable governmental restrictions on outdoor irrigation of landscapes, application of appropriate quantities of water to maintain all landscaped areas.
11. The Water Efficient Landscape Ordinance shall apply for new development projects with an aggregate landscape area equal to or greater than five hundred (500) square feet requiring a building or landscape permit, plan check, or design review. (NMC 17.03.020)
12. Prior to issuance of a discretionary or building permit for any project, that involves landscaped areas subject to this section; the project applicant must submit a landscape documentation package for review and approval by the Director of Community Development. (NMC 17.03.020.D.1)
13. All fencing must be in compliance with NMC 17.03.300
14. No person shall make, continue or cause to be made or continued, any loud, unnecessary or unusual noise, or any noise, which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of the City. (NMC 9.04.100)

15. A sign permit shall be obtained for all signs before constructing, altering, painting, relocating or reconstructing any signs on the property. All signs shall comply with NMC 17.03 Article III Signs.
16. The final building plans shall comply with NMC Section 17.04.220 regarding Condominiums.
17. Development Impact Fees in accordance with NMC Section 16.03.090 shall be paid prior to issuance of building permits.

BUILDING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 7, 2025

PROJECT NAME: Meritage Home – Keystone Lanes

PLANNING

ENTITLEMENT(S):

DATE OF PLANS: April 2, 2025

PROJECT LOCATION: 11459 Imperial Highway

PROJECT PLANNER: Gabriel Salazar, Senior Planner

TELEPHONE/E-MAIL: (562) 929-5649 / gsalazar@norwalkca.gov

PLAN REVIEWER: Faye Yuan

TELEPHONE/E-MAIL: 562 929-5739 / fyuan@norwalkca.gov

PROJECT DESCRIPTION: 83 townhomes and 10 live work units on a approximate 4.36 acre site

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Community Development Department in conjunction with the requested entitlement, if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the assigned planner.

CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. At least 10 percent but not less than one of the multistory dwellings in apartment buildings with 3 or more dwelling units and/or condominiums with 4 or more dwelling units shall comply with the following: (CBC 1102A.3)
 - a. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests in Section 1150A.
 - b. At least one powder room or bathroom shall be located on the primary entry level, served by an accessible route and shall comply with the provisions in Division IV.
 - c. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions in Division IV. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms or hallways.

- d. Common use areas covered by this section shall be accessible as required by this chapter. Public use areas as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) and are referenced in Section 1.9.1.1.
- 2. Accessible parking shall be provided per CBC 1109A.3-1109A.5.
- 3. Solar readiness shall be provided per CEnC 110.10.

PUBLIC SERVICES DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: April 16, 2025

PROJECT NAME: Meritage Home – Keystone Lanes

PLANNING

ENTITLEMENT(S):

DATE OF PLANS: April 2, 2025

PROJECT LOCATION: 11459 Imperial Highway

PROJECT PLANNER: Gabriel Salazar, Senior Planner

TELEPHONE/E-MAIL: (562) 929-5649 / gsalazar@norwalkca.gov

PLAN REVIEWER: Randall Hillman

TELEPHONE/E-MAIL: (562) 929-5719 / rhillman@norwalkca.gov

PROJECT DESCRIPTION: 83 town home and 10 live work units on a approximate 4.36 acre site

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements, which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The final Tract Map No. 084624 for condominium purposes shall meet all the provisions of the latest Subdivision Map Act relating to tract maps.
2. Any existing damaged public right-of-way improvements and any damage caused during the construction shall be repaired in accordance with Section 5600 et seq of the California Streets and Highways Code and with the Norwalk Municipal Code before occupancy will be granted. (Property owner is responsible for the repair and maintenance of curb/gutter, sidewalk and drive apron). Removal and reconstruction shall be per City of Norwalk Engineering Standard Plans and to the satisfaction of the City Engineer.
3. Per NMC 12.12.030 a construction permit is required for any work to be done in the public right-of-way and shall meet with the City Inspector before starting any construction within the public right-of-way.
4. Per NMC 12.04.010 all work within the public right of way shall be done in accordance with the Standard Specifications for Public Works Construction, (latest ed.); the Standard Plans for Public Works Construction, City of Norwalk Standard Plans, and as directed by the City Engineer. All costs incurred to meet these requirements shall be borne by the developer/applicant.

5. Per NMC 12.12.130 the developer, at his/her cost, shall be responsible for the relocation as necessary of any public or private utility or other obstruction to facilitate the construction within the public right-of-way.
6. A construction permit is required for any work to be done in the public right-of-way and shall meet with the City Inspector before starting any construction within the public right-of-way. (NMC 12.12.030)
7. All utilities shall be installed underground per Norwalk Municipal Code Section 15.04.080
8. Any monument set for the purpose of locating or preserving the lines of any street or property subdivision, or a precise survey reference point, or a permanent survey bench mark within the City, shall not be removed or disturbed or caused to be removed or disturbed without first obtaining permission in writing from the City Engineer to do so. Permission to remove or disturb such monuments, reference points or bench marks shall only be granted upon condition that the person applying for such permission shall pay all expenses incident to the proper replacement of the monuments by the City Engineer. (NMC 12.12.350)
9. All work within the public right of way shall be done in accordance with the Standard Specifications for Public Works Construction, (latest ed.); the Standard Plans for Public Works Construction, and City of Norwalk Standard Plans. All costs incurred to meet these requirements shall be borne by the developer/applicant. (NMC 12.04.010)
10. The developer, at his/her cost, shall be responsible for the relocation as necessary of any public or private utility or other obstruction to facilitate the construction within the public right-of-way. (NMC 12.12.130)
11. Federal, State and local statutes for a Standard Urban Storm Water Mitigation Plan (SUSMP) require that the developer incorporate appropriate SUSMP requirements into this project. The SUSMP contains a list of the minimum Best Management Practices (BMP's) that must be used for a project. Copies of the SUSMP applicable to the Los Angeles County area are available from the office of the City Engineer. The developer's plan must be approved prior to the issuance of any building or grading permits. (NMC 18.04.105)
12. Prior to the issuance of a building or grading permit, the applicant shall prepare a Low Impact Development (LID) Plan specifically identifying the Best Management Practices (BMPs) that will be used on site to control predictable pollutant runoff. The LID Plan shall clearly show the locations of structural BMPs and assignment of long term maintenance responsibilities (which shall also be included in the recorded Maintenance Agreement). The plan shall be prepared to the general form and content shown in the LID Plan template and shall be submitted to the City Engineer for review and approval. (NMC 18.04.105)