

**RESOLUTION NO. 24-57**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK  
APPROVING ZONE CHANGE NO. 2022-01 (2024-02) TO RE-ZONE THE  
PROPERTY LOCATED AT 12300 BLOOMFIELD AVENUE FROM  
INSTITUTIONAL (I) TO SPECIFIC PLAN AREA NO. 17**

**WHEREAS**, the City has received Zone Change (ZC) No. 2022-01 (2024-02), a request from the City of Norwalk ("Applicant"); to rezone 12300 Bloomfield Avenue ("Subject Site"); also known as Assessor's Parcel Number ("APN") 8045-008-902; from Institutional (I) to Specific Plan Area No. 17 (SP) to facilitate the re-development of a 32.3-acre site for mixed-use development and associated site improvements; and

**WHEREAS**, General Plan Amendment No. 2022-01 (2024-01), Zoning Text Amendment No. 2022-02 (2024-04) to establish Specific Plan Area No. 17, and Environmental Impact Report SCH No. 2022070103 were received in conjunction with this request; and

**WHEREAS**, Section 17.02.290.C of the Norwalk Municipal Code (NMC) requires the Planning Commission to hold a public hearing upon the initiation of a Zone Change; and

**WHEREAS**, Section 17.02.290.D of the NMC requires that the Planning Commission provide the City Council with a written recommendation including the findings constituting the basis for the recommendation; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on July 10, 2024, to consider Zone Change No. 2022-01 (2024-02), at which time oral and documentary evidence related to the project were received and the Planning Commission adopted Planning Commission Resolution No. 24-08, recommending that the City Council Approve ZC No. 2022-01 (2024-02); and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared to address the potential environmental effects of the Norwalk Transit Village Specific Plan (NTVSP) and impose mitigation measures to reduce potential impacts resulting from project implementation; and

**WHEREAS**, the Final EIR for the proposed Project, including ZC No. 2022-01 (2024-02), was certified by the City of Norwalk City Council on November 19, 2024 through City Council Resolution No. 24-57, and the City Council approved a Mitigation Monitoring and Reporting Program and adopted a Statement of Overriding Considerations.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORWALK  
HEREBY DETERMINES, FINDS AND RESOLVES AS FOLLOWS:**

**Section 1.** The foregoing recitals are true and correct and are hereby incorporated as substantive findings in this Resolution.

**Section 2.** The proposed Zone Change is in compliance with the NMC and the Norwalk General Plan goals, policies and objectives by providing adequate local-serving commercial uses, services supporting economic growth, and establishing a positive image for Norwalk and for the reasons set forth in Section 1.7 of Specific Plan Area No. 17, which are incorporated herein by this reference. The proposed project would revitalize underutilized parcels, increase commercial amenities, ensure consistency with adjacent properties, and activate the streetscape. The proposed zoning designation of Specific Plan Area No. 17 is consistent with the Specific Plan land use designation.

**Section 3.** The proposed Zone Change will be in the public interest and reflects the contemplated land uses of the property. The zone change would allow for consistency in zoning for the entire site and facilitate the development of a site that has remained underutilized for several years.

**Section 4.** The City Council approves ZC No. 2022-01 (2024-02) amending the Zoning Map to reflect changes contained in Exhibit “A” and “B”.

**Section 5.** The City Clerk shall certify the adoption of this Resolution and it shall go into effect immediately upon its adoption.

**Section 6.** The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Norwalk and the City Clerk, or her duly appointed assistant, is directed to attest thereto.

**APPROVED AND ADOPTED on this 19<sup>th</sup> day of November 2024.**

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**MARGARITA L. RIOS  
MAYOR**

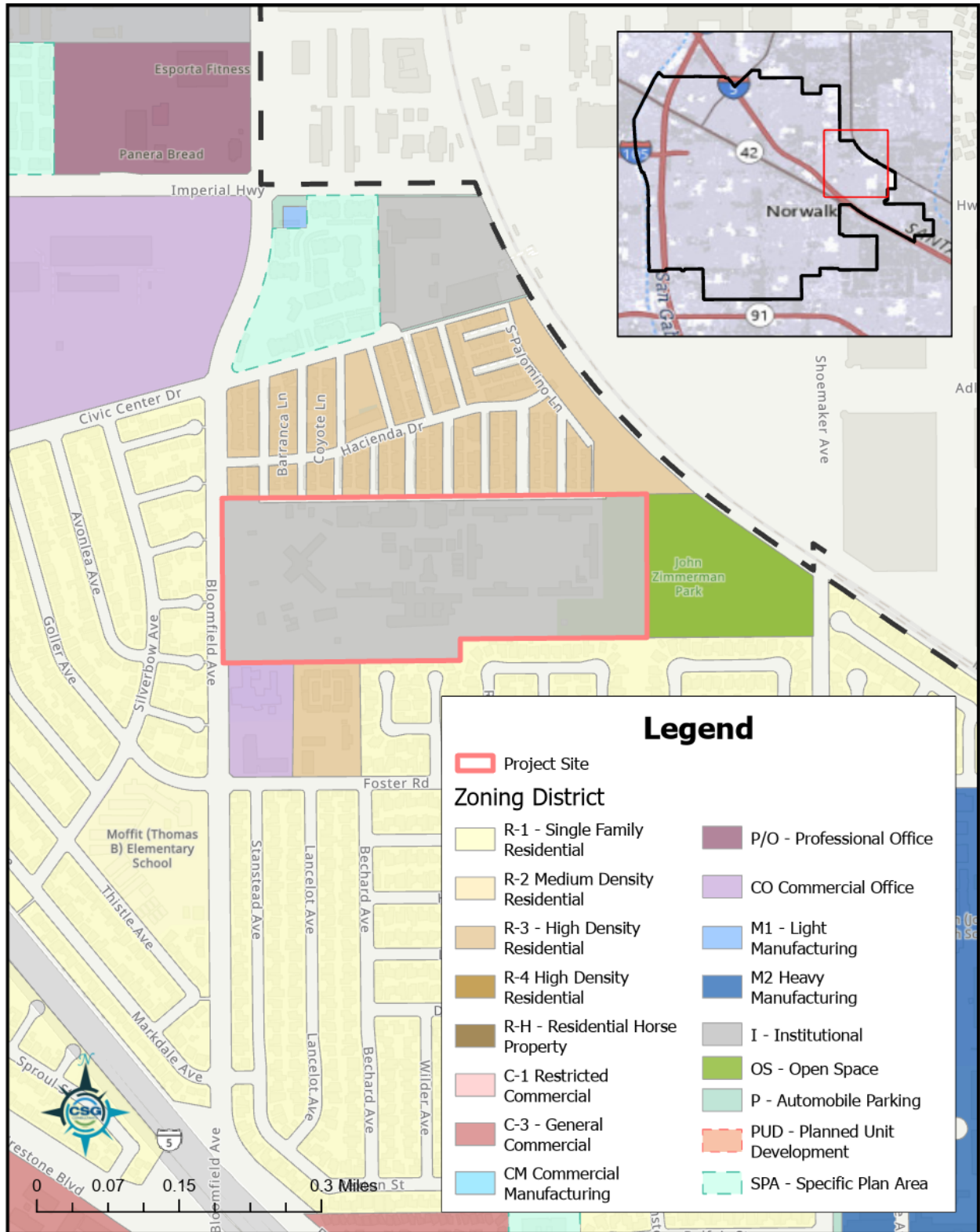
**ATTEST:**

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**THERESA DEVOY, CMC  
CITY CLERK**

## Exhibit "A"

### Existing Zoning



## EXHIBIT "B"

### Proposed Zoning

