

**NORWALK PLANNING COMMISSION
RESOLUTION NO. 25-05**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORWALK, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 084624 WITH CONDITIONS OF APPROVAL FOR A MIXED-USE HOUSING PROJECT OF 83 TOWN HOMES AND 10 LIVE-WORK UNITS AT 11459 IMPERIAL HIGHWAY AND FIND THAT THE PROJECT IS EXEMPT UNDER CEQA §15332 (IN-FILL DEVELOPMENT PROJECTS)

WHEREAS, Tentative Tract Map (TTM) No. 084624 was submitted by Johanna Crooker, on behalf of MLC Holdings, Inc. ("Applicant"); for 11459 Imperial Highway ("Subject Property"); also known as Assessor's Parcel Number ("APN") 8023-008-004; a request to demolish an existing commercial building totaling 53,450 square feet (SF) and construct a new mixed-house project consisting of 83 townhomes and 10 live-work units along with related site and landscaping improvements ("Proposed Project") on property that is 4.36 acres in size; and

WHEREAS, Precise Development Plan No. 2024-02, Conditional Use Permit No. 2024-01 and Director Approval Request No. 2025-05 were filed in conjunction with this request;

WHEREAS, the purpose of the TTM is to subdivide the lot into 93 lots for condominium purposes;

WHEREAS, Section 16.01.060 of the NMC requires the preparation of a tentative and final map for all subdivisions pursuant to the Subdivision Map Act; and

WHEREAS, Section 16.02.080 of the NMC empowers the Planning Commission to review applications and render decisions on Tentative Maps; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), this project will not have a significant effect on the environment and is listed as a Section 15332 Categorical Exemption, which involves in-fill development within urbanized areas;

WHEREAS, Tentative Tract Map No. 084624 has been reviewed by the Planning Commission at a duly noticed public hearing on April 23, 2025, at which time oral and documentary evidence relative to the application was received.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. Goals of the General Plan include creating a well-balanced community by careful land use and urban design policies which provide for the housing, employment, and economic needs of its residents and which maintain and enhance a high quality of life. The proposed subdivision of the 93-unit development will provide homeownership and small business opportunities, as well as assist in satisfying the City's projected needs

for housing. By incorporating a live-work component, the development allows for commercial oriented establishes for entrepreneurial residential home owners.

Section 2. The division of land, as proposed, is consistent with Goals No. 2 and No. 3 of the Land Use Element of the General Plan, “To achieve a physical environment which respects and nurtures the unique characteristics which distinguish Norwalk as a special place to live, work, and grow, as well as to invest resources and conduct business” and, “To develop a range of well integrated housing types which will serve the various needs of all residents of the City.” With the implementation of the attached conditions of approval, the proposed development will be compliant with the goals of the General Plan. Therefore, the proposed tract map is consistent with applicable general and specific plans.

Section 3. Goal 1.5 of the Housing Element “Encourage infill development and recycling of land to provide adequate residential sites.” The proposed 93-unit development will provide homeownership and live work opportunities, as well as, assist in satisfying the City’s projected needs for building more housing.

Section 4. The subject site is relatively flat and approximate 4.5 acres of land, with no known geologic hazards. Therefore, the site is physically suitable for a 93-unit townhome development, with live-work units.

Section 5. The design of the subdivision and proposed improvements will cause no environmental damage nor injure fish or wildlife in their habitat since the City of Norwalk is a completely urbanized community. The Conservation Element of the Norwalk General Plan indicates there are no unique, rare or endangered plants or animals known to inhabit the City.

Section 6. The design of the subdivision and proposed improvements will not cause serious health problems as the property will allow for residential and commercial uses and the site is primarily surrounded by residential and commercial uses.

Section 7. The design of the subdivision and proposed improvements will not conflict with any known existing easements on the property as provided by the applicant.

Section 8. The design of the subdivision will not conflict with future natural heating or cooling opportunities.

Section 9. The proposed development containing 93-unit townhomes will be in compliance with the NMC regulations, in conjunction with Precise Development Plan No. 2024-02, Conditional Use Permit No. 2024-01 and Director Approval Request No. 2025-05 with the implementation of the recommended conditions of approval.

Section 10. The Planning Commission of the City of Norwalk, State of California, does hereby approve TTM No. 084624 subject to the Conditions of Approval in attached Exhibit "A."

APPROVED AND ADOPTED BY THE NORWALK PLANNING COMMISSION on this 23th day of April 2025.

**LINDA LOPEZ, CHAIR
NORWALK PLANNING COMMISSION**

ATTEST:

I, Alex Hamilton, Secretary of the City of Norwalk Planning Commission, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 25-05**, has been duly signed by the Chair, and attested by the Secretary, all at a special meeting of the Norwalk Planning Commission, held April 23, 2025, and that same was approved and adopted by the following vote to wit:

AYES:

NOES:

ABSENT:

**ALEX HAMILTON, SECRETARY
NORWALK PLANNING COMMISSION**

EXHIBIT "A"
CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 084624

The following Conditions of Approval shall be incorporated into all applicable final construction plans, and a copy of these conditions shall be placed on the first sheet of the final building plans:

A. STANDARD:

1. This subdivision shall become null and void unless recorded with the Los Angeles County Recorder's office within two (2) years from the date of Planning Commission approval or such additional time as may be granted by the Planning Commission or Community Development Director pursuant to a written request received prior to such expiration date.
2. The Tentative Tract Map shall be finalized prior to the issuance of building permits.
3. The final Tract Map No. 084624 shall:
 - a. Meet all the provisions of the latest Subdivision Map Act relating to tract maps.
 - b. Be prepared in accordance with City of Norwalk Municipal Code Section 16.02.270.
 - c. Give reference to all monuments found or set.
 - d. Include traverse calculations of the parcel lots indicating closure within 1:10,000.
 - e. The final map checking fee shall be deposited with the City Engineer prior to the start of checking the final map.
 - f. Tentative Tract Map No. 084624 improvements established by the City Engineer not completed and accepted at the time of approval of the Final Map shall require the applicant to enter into an agreement with the City of Norwalk to complete such improvements at the applicant's expense and guaranteed by improvement securities as per Section 16.02.290 of the Norwalk Municipal Code.
 - g. Be recorded by the Los Angeles County Recorder prior to building permit issuance.
 - h. A \$500.00 deposit will be required to ensure that the City receives two (2) duplicate, medium-weight Mylars and four (4) sets of prints of the recorded tract map. Project Applicant shall within thirty (30) days after recordation provide

such maps, if maps are not provided within 90 days the \$500.00 deposit will not be refunded.

4. Parkland dedication fees shall be paid in full to the City of Norwalk as specified by Section 16.03.090 of the NMC, prior to approval of the final map.
5. All existing and/or proposed easements or dedications shall be shown on the final map.
6. Two-inch I.P. monuments (24-inch minimum length) shall be set at all lot and boundary corners, except where sidewalks are to be constructed or are existing. The surveyor shall set Lead and Tack on the sidewalk at these locations.
7. The applicant shall be required to establish a homeowner's association for all the properties within the boundaries of Tentative Tract Map No. 084624. All organizational documents for the project shall be submitted to and approved by the Director of Community Development and the City Attorney prior to Final Map approval and shall be recorded with the Final Map. A copy of the recorded documents shall be submitted to the Community Development Department and kept on file, prior to the issuance of a Certificate of Occupancy. The Conditions, Covenants and Restrictions (CC & R's) shall contain the following provisions:
 - a. Landscaping, including vegetation and irrigation systems, shall be installed in accordance with landscape plans approved in conjunction with Tentative Tract Map No. 084624, PDP No. 2024-02, CUP NO. 2024-01, and DAR 2025-05 approvals. The property, including the improvements and landscaping, shall be permanently maintained in good, first-class condition, without deterioration and free of waste and debris.
 - b. The Association shall be responsible for the maintenance of walls, fences, common area landscaping, and parkway landscaping.
 - c. Any construction, repair, modification or alteration of any buildings, equipment, structures, or improvements on the property shall be subject to the approval of the Director of Community Development, if a permit is required. Owner(s) shall secure Association approval prior to submitting plans for City review and approval.
 - d. All utility services adjacent to the site shall be installed and maintained underground. In addition, the common areas shall have separate meters from the individual units.
 - e. Declarant, the Association, and all owner(s) shall be required to file with the City of Norwalk Community Development Department the names, addresses and telephone numbers of the Association's property management company

and responsible property manager and each member of the Association board, as of January 1st of each year.

- f. No amendments to the CC & R's that affect the City shall be made or recorded without the prior written approval of the Director of Community Development.
- g. The CC & R's shall contain a condition prohibiting the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the lot for a period of time exceeding two (2) hours except within garages.
- h. The Association shall provide for the maintenance of all private driveways and sidewalks and shall grant driveway and sidewalk access to City representatives on official City business, emergency services providers, police patrols, refuse and recycling collection agencies, and public utility maintenance and repair crews. The Association shall authorize the City of Norwalk Public Safety Department and Los Angeles County Sheriff Department to enforce the provisions of the Municipal Code and California Vehicle Code on the private driveways within the project in accordance with Vehicle Code Section 21107.7.
- i. The CC & R's shall indicate the dual use of seven (7) open parking spaces for customer parking for non-residential uses and guest parking for residential uses as described in the agenda report for this project.
- j. The CC & R's shall contain requirements for all units to keep trash receptacles within designated garage areas, except for prior to and after designated garbage collection days.
- k. The CC & R's shall contain requirements for the provision of trash receptacles and trash pick-up within common open spaces, by the Association.

B. LEGAL:

- 8. The Applicant shall indemnify, defend and hold harmless the City of Norwalk, its officers, agents, employees, and volunteers (collectively, the "City") from any and all claims, lawsuits or actions arising from the granting of, or the exercise of the rights permitted by this approval, or any other related land use entitlement or approval granted by the City, and from any and all claims or losses occurring or resulting to any person, firm, corporation or property for damage, injury, or death arising out of, or connected in anyway, with the use permitted by the City on the property. Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice, including expert witness fees, in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages, judgments, verdicts, court costs or attorney's fees in any such lawsuit or action.

C. PROJECT SPECIFIC:

9. Approval of this project shall not become effective until all associated discretionary applications are approved by the respective approval body, and the effective date of all actions have elapsed.
10. Compliance with all conditions of approval for all associated discretionary applications and those conditions specified herein shall be met prior to recording of final map.
11. The contractor shall meet with the City Inspector before starting any construction within the public right-of-way.

FINAL MAP REQUIREMENTS

12. The applicant shall demonstrate compliance with the following conditions set forth by Los Angeles County Fire:
 - a. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
 - b. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement which is required for all private driveways. Compliance required prior to final map clearance.
 - c. The final map shall be submitted to our office and approval prior recordation.
 - d. Fire hydrant improvement plans for the new required public fire hydrant shall be submitted for review and approval prior to the final map clearance.

-END OF CONDITIONS-