

**NORWALK PLANNING COMMISSION  
RESOLUTION NO. 25-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORWALK, CALIFORNIA, APPROVING DIRECTOR APPROVAL REQUEST PLAN NO. 2025-05 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**, Director Approval Request (DAR) No. 2025-05 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. 2025-02, Tentative Tract Map No. 084624 were filed in conjunction with this request; and

**WHEREAS**, the subject site is designated as General Commercial by the City's General Plan; and

**WHEREAS**, the subject site is currently located within the zoning classification of General Commercial (C-3) and for comparable mixed-use housing development is evaluated under the Multi-Family High Density Residential (R-4) zoning development standards; and

**WHEREAS**, Section 17.02.203 of the Norwalk Municipal Code (NMC) requires the review and approval of a DAR to permit an open, non-view obscuring fence exceed the height limitation within the required front setback area; and

**WHEREAS**, Section 17.02.203 of the Norwalk Municipal Code (NMC) allows the Director of Community Development at his or her discretion refer any request to the Planning Commission for review; and

**WHEREAS**, the purpose of the director approval request is to provide a streamlined process for administrative approval of certain requests to encourage existing property and business owners to make improvements to their properties and/or businesses and allow new businesses to open and operate more quickly, while ensuring they meet the intent of the General Plan and this title; and

**WHEREAS**, DAR No. 2025-05 has been reviewed by the Planning Commission on April 23, 2025, at a duly noticed public hearing, at which time oral and documentary evidence relative to the application were received.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**Section 1.** In accordance with the criteria and authority contained in the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines as amended, staff has conducted the appropriate environmental analysis and based on that assessment, the City has determined that the Proposed Project qualifies for an Notice of Exemption under Article 19 Categorical Exemptions, Section 15332 (Class 32 – Infill Development) in that the action involves the construction of 83 townhomes and 10 live work units on property in an urban setting that is less than five (5) acres in size.

**Section 2.** The Proposed Project is in compliance with the regulations contained within the NMC, with the implementation of the recommended conditions of approval.

**Section 3.** The Proposed Project is in compliance with the regulations contained within the NMC, with the implementation of the recommended conditions of approval. It will meet all of the technical development requirements of the Multi-Family High Density (R-4) zone.

**Section 4.** The Proposed Project is consistent with the goals and objectives of the Norwalk General Plan by providing different housing types to serve the needs of residents of the City and promote a positive image of the City of Norwalk and provide for a balanced distribution of multi-family housing throughout the city. The proposed mixed-use development will provide market rate townhomes in two to three bedroom configurations, 10 live work units for home based businesses and on-site common amenities such as a barbeque area, water fountain, laundry room, and covered patios. The proposed project will visually improve the aesthetic of the site with high quality architecture, enhance landscaping, and pedestrian pathways.

**Section 5.** The Proposed Project will not be detrimental to the public health, safety, and welfare or adversely affect property values or the present and future development of the surrounding area. The Proposed Project is designed with live work units along Imperial Highway which preserve the commercial element with the exclusive multi-family residential units set back ensuring separation from the street. The project will have appropriate building heights and increased landscaping and block wall fencing to ensure compatibility of uses and minimize potential visual impacts. The proposed layout provides adequate buffers with landscaping and appropriate fencing. The proposed use would thereby be in accordance with the General Commercial land use designation of the Norwalk General Plan.

**Section 6.** The Planning Commission of the City of Norwalk, State of California, does hereby find this project exempt from CEQA pursuant to CEQA Guidelines Section 15332 as it consists of in-fill development within an urbanized area.

**Section 7.** The Planning Commission of the City of Norwalk, State of California, does hereby approve DAR No. 2025-05 subject to the Conditions of Approval in attached Exhibit "A."

**APPROVED AND ADOPTED BY THE NORWALK PLANNING COMMISSION on this 23<sup>th</sup> day of April 2025.**

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**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. 25-06**, 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:**

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**ALEX HAMILTON, SECRETARY  
NORWALK PLANNING COMMISSION**

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**DIRECTOR APPROVAL REQUEST NO. 2025-05**

1. The architectural plans shall be approved and updated to comply with the following:
  - a. Replace the proposed block wall along Gettysburg Drive at the rear property line with a wrought iron fence or equal up to a height of six feet (with climbing vines/landscape), subject to review and approval by the Planning Division.
2. The approved use shall be in substantial conformance with the submitted application. Any proposed changes shall be reviewed by the Director of Community Development to determine whether the modification is in substantial conformance.
3. The applicant shall comply with all applicable provisions of the NMC (at all times) to the satisfaction of the Director of Community Development.
4. Director Approval Request No. 2025-05 shall be valid for one (1) year from the date of approval and shall become null and void unless the use has been, or an extension of time is granted pursuant to a written request received prior to the expiration date. DAR No. 2025-05 may be extended up to one (1) year if the applicant demonstrates that no circumstances relevant to the approval of the project, including other development in the neighborhood, have changed from the time of approval. To initiate an extension, applicant must submit a written request to the Planning Division prior to expiration date and pay a fee per the adopted fee resolution.
5. 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.