



**SYNOPSIS
PLANNING COMMISSION
MARCH 26, 2025**

**SPECIAL MEETING
6:00 P.M.
NORWALK CITY HALL/COUNCIL CHAMBERS**

**Linda Lopez, Chair
Kim Apodaca, Vice Chair
Rosa Barragan, Planning Commissioner
Chris Macias, Planning Commissioner
Lisa Vernola-Salas, Planning Commissioner**

Public Comment: The public is encouraged to address the Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction subject to the rules and proceedings described in Section 2.16.060 of the Norwalk Municipal Code. If you wish to address the Planning Commission, please complete the card that is provided at the rear entrance to Council Chambers and hand the card to the Secretary. The Planning Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Planning Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the **Brown Act**, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

Please adhere to the following procedures when addressing the Planning Commission:

- ◆ Comments should be limited to 3 minutes or less.
- ◆ Comments should be directed to the Planning Commission as a whole and not directed to individual Planning Commission members.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Community Development Department, (562) 929-5744. Assisted listening devices are available at this meeting. Ask the Secretary if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Note: Any writings and/or documents provided to a majority of the Planning Commission regarding any item on this agenda after it has been posted will also be made available for public inspection.

Writings and/or documents are available for inspection in the Community Development Department, City Hall, 12700 Norwalk Boulevard during regular business hours, 8:00 a.m. to 6:00 p.m., Monday to Thursday and 8:00 a.m. to 5:00 p.m., every other Friday; telephone (562) 929-5744. You may also contact the City Clerk via e-mail at recordsrequests@norwalkca.gov

**CALL TO ORDER
FLAG SALUTE
ROLL CALL OF MEMBERS**

6:00 P.M.
Commissioner Vernola-Salas
Commissioner Barragan, Commissioner Macias, Commissioner
Vernola-Salas, Vice Chair Apodaca and Chair Lopez.

- 1. MEETING MINUTES** – Staff recommends that the Planning Commission approve the minutes of the Special Planning Commission Meeting of February 26, 2025.
Planning Commission Action: Approved.

PUBLIC HEARING

2. 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.

Staff Recommendation: That the Planning Commission:

- a) 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; and
- b) Find the following:
 - 1. None of the conditions requiring a subsequent or supplemental EIR under CEQA Guidelines Sections 15162 and 15163 have occurred;
 - 2. Development Agreement No. 2025-0001 is within the envelope of the FEIR prepared for the Norwalk Transit Village Specific Plan Project and no further environmental review is required; and
 - 3. Adoption of Resolution No. 25-02 is exempt from the CEQA pursuant to the “Common Sense” exemption set forth under Section 15061(b)(3).

Planning Commission Action: Approved staff’s recommendation by a vote of 5-0.

ORAL COMMUNICATIONS

Joseph Edwards, Lewis Management Corporation, Project Manager for the Norwalk Transit Village Specific Plan Project, stated that he was glad to hear that the Planning Commissioners are excited about this project; and that they have been working closely with staff to get to this point.

Alex Hamilton, Interim Director of Community Development, provided the Commission with information on upcoming projects.

ADJOURNMENT

6:23 P.M.