

RESOLUTION NO. 24-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORWALK APPROVING GENERAL PLAN AMENDMENT NO. 2022-01 (2024-01) ADDING A SPECIFIC PLAN AREA LAND USE DESIGNATION AND CHANGING THE CURRENT DESIGNATION FROM INSTITUTIONAL TO SPECIFIC PLAN AREA NO. 17

WHEREAS, the City has received General Plan Amendment (GPA) No. 2022-01 (2024-01), a request from the City of Norwalk (“Applicant”) to amend the General Plan to add a specific plan area land use designation and change the land use designation of 13200 Bloomfield Avenue (“Subject Site”); also known as Assessor’s Parcel Number (“APN”) 8045-008-902; from Institutional (I) to Specific Plan Area (SPA); and

WHEREAS, Zone Change No. 2022-01 (2024-02), 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 (the “Project”); and

WHEREAS, Section 17.02.105 of the Norwalk Municipal Code (NMC) requires a recommendation of approval by the Planning Commission to City Council on General Plan Amendment No. 2022-01 (2024-01); and

WHEREAS, the subject site was identified as an opportunity site to enhance public enjoyment and economic development; and

WHEREAS, Assembly Bill (AB) 518, effective January 1, 2021, authorized the Director of the Department of General Services, until January 1, 2025 to sell the property to the City of Norwalk at fair market value; and

WHEREAS, Under the provisions of AB 518, the City is pursuing the purchase of the project site from the State and proposes a Specific Plan with mixed-use development; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on July 10, 2024 to consider General Plan Amendment No. 2022-01 (2024-01), at which time oral and documentary evidence related to the project were received and the Planning Commission adopted Planning Commission Resolution No. 24-07, 24-08, 24-09 and 24-10, recommending that the City Council Approve GPA No. 2022-01 (2024-01), Zone Change No. 2022-01 (2024-02), Zoning Text Amendment No. 2022-01 (2024-04) to establish Specific Plan Area No. 17, and Environmental Impact Report (EIR) SCH No. 2022070103; and

WHEREAS, the City Council conducted a duly noticed public hearing on October 15, 2024, November 6, 2024, and November 19, 2024 to consider the Final EIR and the proposed Project, and to solicit comments on the documents from staff, the public, the applicant, and the City’s consultant team; and

WHEREAS, the City has prepared a Final Environmental Impact Report (“Final EIR”), which consists of the Draft EIR and its associated technical appendices, comments to the Draft EIR and its associated technical appendices, and written responses to comments on the Draft EIR, which analyzes the potential significant environmental impacts of GPA No. 2022-01 (2024-02) along with other aspects of the Project; and

WHEREAS, all of the requirements of the Public Resources Code and the California Environmental Quality Act (“CEQA”) Guidelines have been satisfied by the City in connection with the preparation of the Final EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the Final EIR sufficiently analyzes the Project’s potentially significant environmental impacts and a reasonable range of feasible alternatives capable of reducing these effects to less than significant levels to the extent feasible; and

WHEREAS, the Final EIR for the proposed Project, including GPA No. 2022-01 (2024-01), was certified by the City of Norwalk City Council on November 19, 2024 through City Council Resolution No. 24-58, and the City Council approved a Mitigation Monitoring and Reporting Program and adopted a Statement of Overriding Considerations.

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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 City Council certified that (i) the Final EIR has been prepared in accordance with the requirements of CEQA and the State CEQA Guidelines, (ii) the Final EIR was presented to the City and the City has reviewed and considered the information contained in the Final EIR prior to considering adoption of the Project, and (iii) the Final EIR reflects the independent judgment and analysis of the City.

Section 3. The City Council certified the Final EIR, adopt the Findings of Fact and Statement of Overriding Consideration on November 19, 2024 through City Council Resolution No. 24-58.

Section 4. The General Plan contains a thorough inventory, assessment, and analysis of social, physical, and economic issues related to the long-range development of the community. The proposed General Plan Amendment is not detrimental to the public health, safety, and welfare of the community. It will improve the economic development of the property and surroundings.

Section 5. The City Council approves GPA No. 2022-01 (2024-01) amending the General Plan and Land Use Map to reflect changes contained in Exhibit “A” and “B” based on the facts and findings set forth in Section 1.5 of the Norwalk Transit Village Specific Plan, which are hereby incorporated as part of these findings and the findings below which are consistent with the overall policies, goals, and objectives of the City’s General Plan, adopted specific plans, and the Norwalk Municipal Code:

- A. **Land Use Element.** Citywide Objectives: (1) To establish a positive image for Norwalk as a growing city and take steps towards maintaining this positive image; (2) To provide for larger comprehensive developments along the City’s major arterials which will enhance the overall character of the streetscape and will include adequate parking, buffering and landscaping; (3) To concentrate commercial density in the City Center area and establish it as an urban and sub-regional core; and (4) Encourage the maintenance and enhancement of areas important to the creation of a positive image for Norwalk.

The proposed Project would implement the City’s Economic Development Opportunities Plan by revitalizing the project site with a vibrant, community-focused, mixed-use development that contributes to the City’s economic base allowing the City to grow and maintain and improve a positive image of the City. In addition the proposed project provides for the comprehensive planning of the project site through the preparation of a specific plan and utilizes a public/private partnership between the City of Norwalk and a developer to redevelop the site consistent with the specific plan established for the project site providing a larger comprehensive development along Bloomfield Avenue and enhance the overall character of the streetscape and provide adequate parking, buffering, and landscape consistent with the design standards set forth under the Specific Plan.

- B. **Open Space Element.** Open Space Element Objectives: (1) To establish quality residential neighborhoods and commercial environments through the provision of adequate private and group open space; (2) Usable private and group open space should be provided in adequate amounts and locations to meet the needs of all on-site users; (3) Suitable amenities should be provided within private and group open space areas to encourage their use; (4) To establish a quality public open space environment which enhances the overall identity of the City; (5) to establish a consistent approach to public streetscape, including sidewalks, landscaping, signage, furniture and lighting; (6) encourage development of a cohesive streetscape through the City; (7) Encourage coordination between private development and public streetscape, including landscaping, signage and lighting.

The proposed Project would include 3.7 acres of publicly accessible, but privately maintained open spaces. Open spaces will consist of a 1.6-acre park allowing active and passive recreation uses. In addition, 2.1 acres of trails/linear parks with two small pocket parks will connect the various planning areas within the project. The Specific Plan’s Open Space development standards provide a framework for a variety of open space configurations while maximizing useability and sustainability.

- C. Community Design Element. Community Design Goals: (1) The City of Norwalk will be recognized as a place of visual order and exceptional quality in design; (2) new residential, commercial, and right of way developments should be reviewed to determine consistency and compatibility with the surrounding neighborhood, district, and the overall community; and (3) Community Design Policy: Existing residential, commercial, industrial, and public facility and right of way improvements should be maintained to support a positive community image.
- D. The proposed Project developed in accordance with the development standards and regulations set forth in Chapter 2 of the Specific Plan for the Specific Plan area will ensure that new development will comply with the Community Design Element goals, policies, and objectives and are developed in a manner consistent with and compatible with the surrounding neighborhoods, district, and the overall community.
- E. Housing Element. Housing Element Goals: (1) Attain a housing supply adequate to meet the needs projected for the City; (2) provide a variety of rental and homeownership housing opportunities for all income groups of the City; (3) attain a housing market where all families can find adequate housing within their financial means; and (4) achieve an assisted housing supply that provides a full range of affordable ownership and rental housing opportunities.

The proposed Project would allow for the development of up to 770 new residential units with at least forty percent (40%) being designated as affordable. The new residential units developed under the proposed Project would assist the City in meeting its regional housing needs and the State’s overall housing goals, which is a statewide concern.

Section 6. The City Clerk shall certify the adoption of this Resolution and it shall go into effect immediately upon its adoption.

Section 7. 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 19th day of November 2024.

**MARGARITA L. RIOS
MAYOR**

ATTEST:

**THERESA DEVOY, CMC
CITY CLERK**

Exhibit "A"

Existing General Plan Land Use Designation

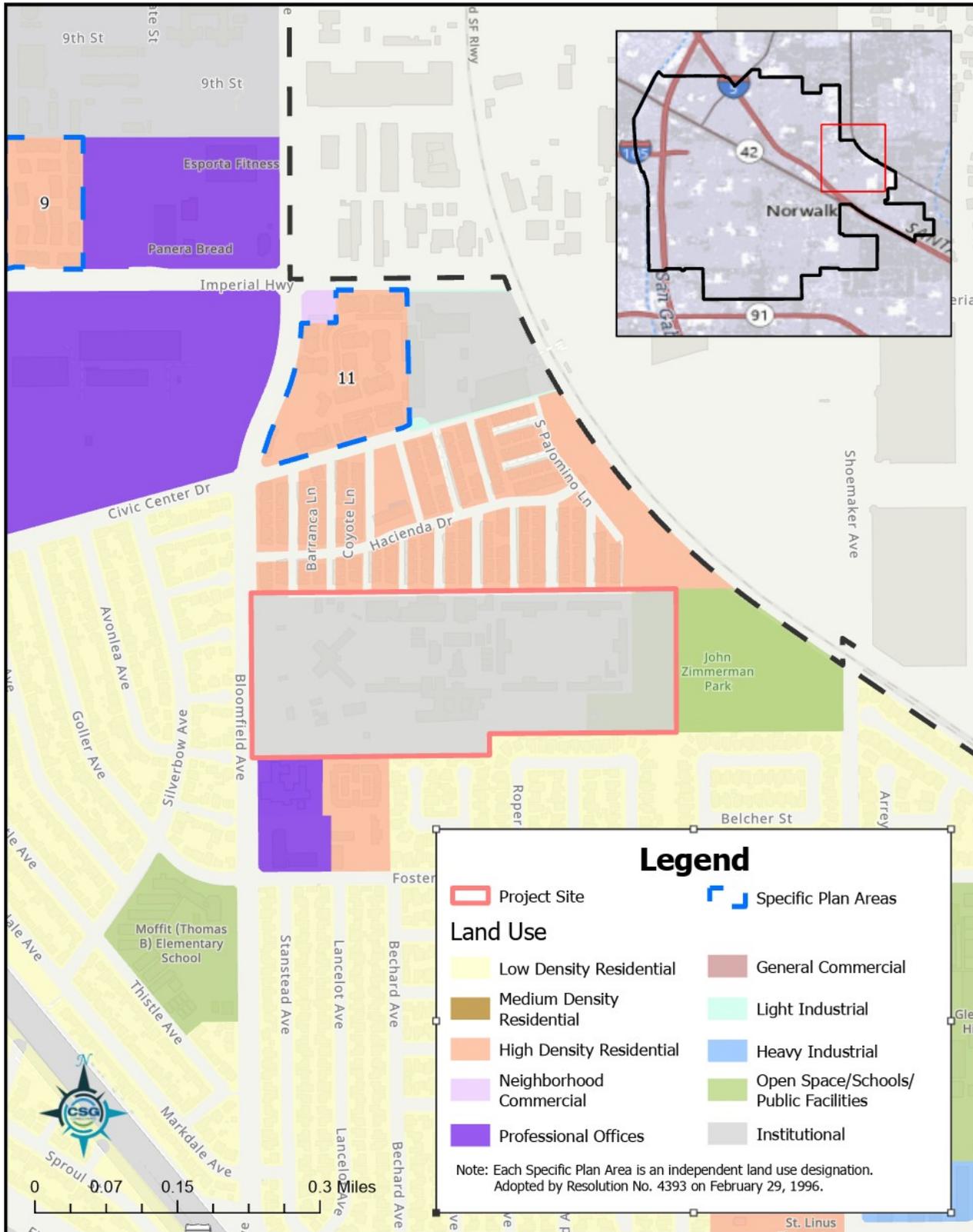


EXHIBIT "B"

Proposed General Plan Land Use Designation

