

14. ORDINANCE NO. 24-1749 - ZONE CHANGE NO. 2024-01 AND ORDINANCE NO. 24-1750 - ZONING TEXT AMENDMENT NO. 2024-03, TO AMEND VARIOUS SECTIONS OF TITLE 17 OF THE NORWALK MUNICIPAL CODE TO ESTABLISH A SPECIAL SIGN DISTRICT NO. 1 OVERLAY WITH DEVELOPMENT STANDARDS FOR 11 NON-RESIDENTIAL PROPERTIES WITHIN THE SPECIFIC PLAN AREA 1, SPECIFIC PLAN AREA 16, INSTITUTIONAL AND PUBLIC FACILITY OVERLY ZONE DISTRICTS.

Staff recommends City Council:

- a. introduce by title only Ordinance No. 24-1749, AN ORDINANCE OF CITY COUNCIL OF THE CITY OF NORWALK APPROVING ZONE CHANGE NO. 2024-01 ESTABLISHING SPECIAL SIGN DISTRICT NO. 01 (SD 1) OVERLAY, and schedule for adoption; and
- b. introduce by title only Ordinance No. 24-1750, AN ORDINANCE OF CITY COUNCIL OF THE CITY OF NORWALK APPROVING ZONE TEXT AMENDMENT NO. 2024-03 TO ESTABLISH THE DEVELOPMENT STANDARDS FOR THE SPECIAL SIGN DISTRICT NO. 01 OVERLAY AND AMENDING TITLE 17 (ZONING) OF THE NORWALK MUNICIPAL CODE, and schedule for adoption.

**ORDINANCE NO. 24-1749**

**AN ORDINANCE OF CITY COUNCIL OF THE CITY OF NORWALK  
APPROVING ZONE CHANGE NO. 2024-01 ESTABLISHING SPECIAL  
SIGN DISTRICT NO. 1 OVERLAY**

**WHEREAS**, pursuant to California Constitution Article XI, Section 7, the City of Norwalk (the “City”) has the authority to enact local planning and land use regulations to protect the public health, safety and welfare of their residents through its police power; and

**WHEREAS**, the City police powers provides the right to adopt and enforce zoning and other regulations; and

**WHEREAS**, concurrently filed herewith, the City’s Planning Division staff initiated Zoning Text Amendment (ZTA) No. 2024-02 Title 17 (Zoning), Chapter 17.02 (Approval Procedures), Article I (Procedure, Hearing, Notices) and Article V (Discretionary Approval and Permits) of the Norwalk Municipal Code (NMC) to establish a review process to allow the creation of a Special Sign District overlay for parcels that may be reasonably grouped together; and

**WHEREAS**, ZTA No. 2024-02 provides City Council, the Planning Commission or the City’s Community Development Director, the authority to initiate consideration of a proposed ordinance to approve a Special Sign District overlay as set forth in Section 17.02.290 (Zoning Changes); and

**WHEREAS**, Section 17.02.290.C of the NMC requires that the Planning Commission hold a public hearing upon the initiation of a zone code amendment; 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 bases for the recommendation; and

**WHEREAS**, the City Community Development Director, by and through Planning Division Development staff, initiated Zone Change No. 2024-01 to create Special Sign District Overlay No. 01 (SD 1) overly and Zone Text Amendment No. 2024-03, amending Title 17 (Zoning), Chapter 17.01 (Administration), Article II (Establishment of Zones, and Limiting the Uses of Land Therein) and Title 17 (Zoning), Chapter 17.03 (Development Standards), Article III (Signs) of the NMC to establish development standards for SD 1; and

**WHEREAS**, SD 1 includes to the following parcels listed in no particular order by assessor parcel numbers: 8047-006-910, 8047-006-922, 8047-006-924, 8047-006-925, 8047-006-926, 8047-006-927, 8047-007-136, 8047-007-188, 8047-007-189, 8047-007-190 and 8047-007-191; and

**WHEREAS**, on June 26, 2024, the City Planning Commission approved Resolution No. 24-03 recommending City Council adopt ZTA No. 2024-02 to establish the review process to allow the creation of a Special Sign District overlay; and

**WHEREAS**, on June 26, 2024, the Planning Commission approved Resolution 2024-04 recommending City Council adopt ZC No. 2024-01 to create SD 1 and Resolution 2024-05 recommending City Council adopt ZTA No. 2024-03 to establish SD 1 development standards; and

**WHEREAS**, public hearing notices were placed in a local newspaper in accordance with the NMC, and all interested persons were given full opportunity to be heard and present evidence; and

**WHEREAS**, on September 17, 2024, the City Council adopted Ordinance No. 24-1748 approving ZTA No. 2024-02 to amend Title 17 (Zoning), Chapter 17.02, Article I (Procedure, Hearing, Notices) and Article V (Discretionary Approvals) of the NMC to establish the review process to allow the creation of a Special Sign District overlay; and

**WHEREAS**, evidence, both written and oral, was duly presented to and considered by the City Council at a duly noticed public hearing on September 17, 2024 to consider the proposed SD 1 overlay.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF NORWALK DOES ORDAIN AS FOLLOWS:**

**Section 1. Recitals.** The City Council finds and declares that the foregoing recitals are true and correct, and incorporates said recitals fully into this Ordinance as substantive findings.

**Section 2. Findings.** The proposed Special Sign District is consistent with the goals and objectives of the Norwalk General Plan, as the district will enhance the City's economic base and promote a positive image of the City of Norwalk.

**Section 3. Findings.** The proposed Special Sign District will not be detrimental to the public health, safety or welfare or injurious to the City.

**Section 4. Findings.** The City Council has determined that the formation of SD 1 to establish a new sign sign district will assist in the economic development and vitality of the City.

**Section 5. Approval.** The City Council hereby approves Zone Change No. 2024-01. The SD 1 boundaries are incorporated as Exhibit "A" and the amended Zoning Map is incorporated in Exhibit "B".

**Section 6. Environmental.** The City Council hereby determines this Ordinance is exempt by the provisions of the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) of the California Code of Regulations, also known as the "Common Sense Exemption" and Section 15311 (Class 11 – Accessory Structures) of

the California Code of Regulations, for the construction or replacement of minor accessory structures including on- premise signs. It should be noted that an application for any future development pursuant to SD 1, shall undergo individual environmental review.

**Section 7. Severability.** If any section, clause or phrase of this Ordinance is for any reason held to be unconstitutional, or otherwise invalid, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

**Section 8. Certification.** ZTA No. 2024-02 shall be approved and effective prior to or concurrent to the effective date of the ZC No. 2024-01. The City Clerk is directed to certify to the adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

**PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2024.**

\_\_\_\_\_  
**MARGARITA L. RIOS  
MAYOR**

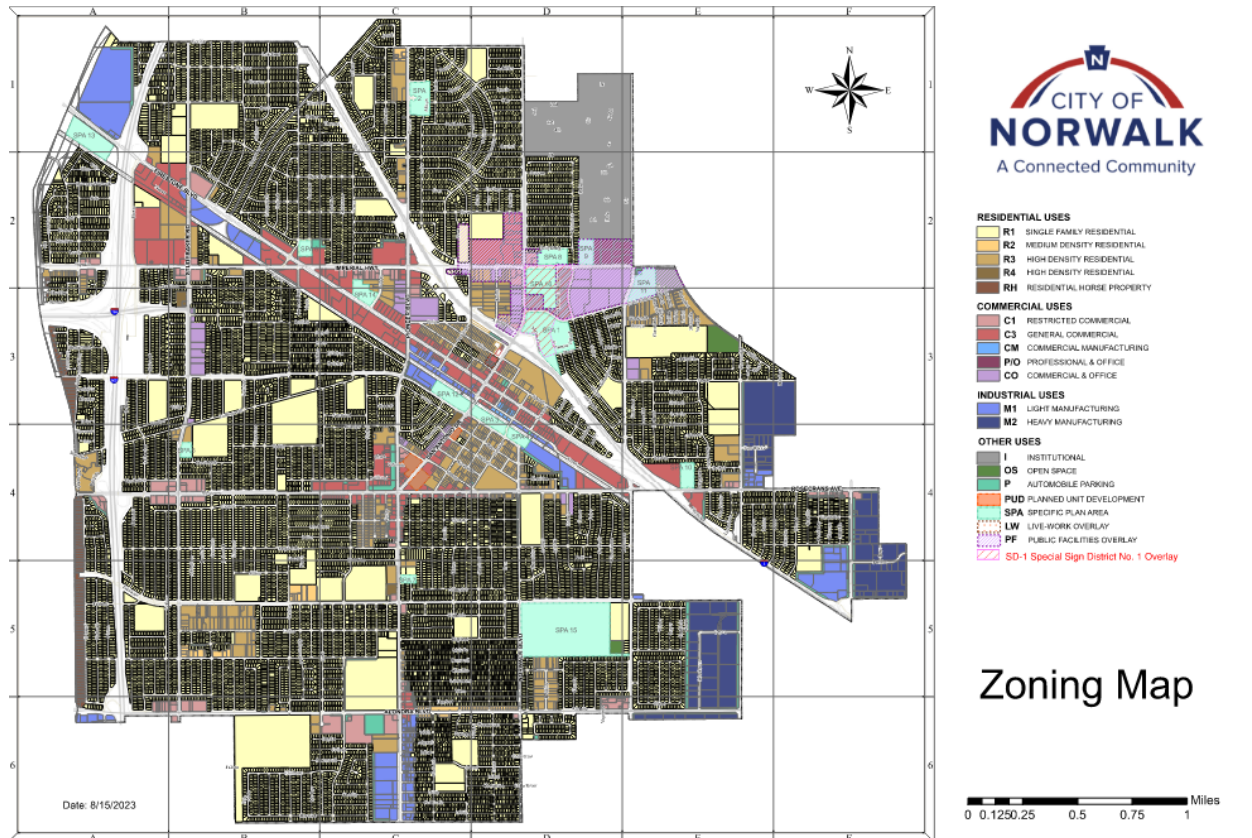
**ATTEST:**

\_\_\_\_\_  
**THERESA DEVOY, CMC  
CITY CLERK**

**Exhibit "A"**  
**Ordinance No. 24-1749**  
**Special Sign District No. 01 Boundary Map**



**Exhibit "B"**  
**Ordinance No. 24-1749**  
**Amended Zoning Map**



**ORDINANCE NO. 24-1750**

**AN ORDINANCE OF CITY COUNCIL OF THE CITY OF NORWALK  
APPROVING ZONE TEXT AMENDMENT NO. 2024-03 TO ESTABLISH  
THE DEVELOPMENT STANDARDS FOR THE SPECIAL SIGN DISTRICT  
NO. 01 OVERLAY AND AMENDING TITLE 17 (ZONING) OF THE  
NORWALK MUNICIPAL CODE**

**WHEREAS**, pursuant to California Constitution Article XI, Section 7, the City of Norwalk (the “City”) has the authority to enact local planning and land use regulations to protect the public health, safety and welfare of their residents through its police power; and

**WHEREAS**, the City police powers provides the right to adopt and enforce zoning and other regulations; and

**WHEREAS**, concurrently filed herewith, the City’s Planning Division staff initiated Zoning Text Amendment (ZTA) No. 2024-02 to amend Title 17 (Zoning), Chapter 17.02 Article I (Procedure, Hearing, Notices) and Article V (Discretionary Approvals) of the Norwalk Municipal Code (NMC) to establish the review process to allow the creation of a Special Sign District overlay for parcels that may be reasonably grouped together; and

**WHEREAS**, ZTA No. 2024-02 provides City Council, the Planning Commission, or the City’s Community Development Director, the authority to initiate consideration of a proposed ordinance to establish a new Special Sign District as set forth in Section 17.02.290 (Zoning Changes); and

**WHEREAS**, Section 17.02.290.C of the NMC requires that the Planning Commission hold a public hearing upon the initiation of a zone code amendment; 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 bases for the recommendation; and

**WHEREAS**, the Community Development Director, by and through Planning Division Development staff, initiated Zone Change No. 2024-01 to create Special Sign District No. 01 (SD 1) overly and Zone Text Amendment No. 2024-03, amending Title 17 (Zoning), Chapter 17.01 (Administration), Article II (Establishment of Zones, and Limiting the Uses of Land Therein) and Title 17 (Zoning), Chapter 17.03 (Development Standards), Article III (Signs) of the NMC to establish development standards for SD 1; and

**WHEREAS**, SD 1 includes to the following parcels listed in no particular order by assessor parcel numbers: 8047-006-910, 8047-006-922, 8047-006-924, 8047-006-925, 8047-006-926, 8047-006-927, 8047-007-136, 8047-007-188, 8047-007-189, 8047-007-190 and 8047-007-191; and

**WHEREAS**, on June 26, 2024, the City Planning Commission approved Resolution No. 24-03 recommending City Council adopt ZTA No. 2024-02 to establish the review process to allow the creation of a Special Sign District overlay; and

**WHEREAS**, on June 26, 2024, the Planning Commission approved Resolution 2024-04 recommending City Council adopt the ZC No. 2024-01 to create SD 1 and Resolution 2024-05 recommending City Council adopt the ZTA No. 2024-03 to establish SD 1 development standards; and

**WHEREAS**, public hearing notices were placed in a local newspaper in accordance with the NMC, and all interested persons were given full opportunity to be heard and present evidence; and

**WHEREAS**, on September 17, 2024, the City Council adopted Ordinance No. 24-1748 approving ZTA No. 2024-02 to amend Title 17 (Zoning) Chapter 17.02, Article I (Procedure, Hearing, Notices) and Article V ("Discretionary Approvals), of the NMC to establish the review process to allow the creation of a Special Sign District; and

**WHEREAS**, evidence, both written and oral, was duly presented to and considered by the City Council at a duly noticed public hearing on September 17, 2024 to consider the proposed SD 1 development standards.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF NORWALK DOES ORDAIN AS FOLLOWS:**

**Section 1. Recitals.** The City Council finds and declares that the foregoing recitals are true and correct, and incorporates said recitals fully into this Ordinance as substantive findings.

**Section 2. Findings.** The proposed zoning text amendment is consistent with the goals and objectives of the Norwalk General Plan and as the SD 1 development standards will enhance the City's economic base and promote a positive image of the City of Norwalk.

**Section 3. Findings.** The proposed zoning text amendment will not be detrimental to the public health, safety or welfare or injurious to the City.

**Section 4. Findings.** The City Council has determined that the development standards will assist in the economic development and vitality of the City.

**Section 5. Approval.** The City Council hereby approves ZTA No. 2024-03 as contained in Exhibits "A".

**Section 6. Environmental.** The City Council hereby determines this Ordinance is exempt by the provisions of the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) of the California Code of Regulations, also known as the

“Common Sense Exemption” and Section 15311 (Class 11 – Accessory Structures) of the California Code of Regulations, for the construction or replacement of minor accessory structures including on- premise signs. It should be noted that an application for any future development pursuant to SD 1, shall undergo individual environmental review.

**Section 7. Severability.** If any section, clause or phrase of this Ordinance is for any reason held to be unconstitutional, or otherwise invalid, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

**Section 8. Certification.** ZTA No. 2024-02 shall be approved and effective prior to or concurrent to the effective date of the ZTA No. 2024-03. The City Clerk is directed to certify to the adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

**PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2024.**

\_\_\_\_\_  
**MARGARITA L. RIOS  
MAYOR**

**ATTEST:**

\_\_\_\_\_  
**THERESA DEVOY, CMC  
CITY CLERK**

**Exhibit “A”**  
**Ordinance No. 24-1750**  
**Special Sign District No. 01 Text Amendments**

“§17.01.070 table in this section is amended to add:

Chapter	Zoning Symbol	Designation
17.03.210	SD 1	Special Sign District No. 01

§17.03.210 is added to 17.03, Article III to read as follows:

§17.03.210 Special Sign District No. 01.

A. Purpose.

The City has adopted this Special Sign District No. 01 (SD 1) in accordance with the provisions of Chapter Title 17 Chapter 17.02 Article V of the Norwalk Municipal Code (NMC) in order to demolish an existing freeway-oriented freestanding sign and construct a new freeway-oriented freestanding sign that would enhance the economic vitality of the businesses within SD 1.

B. Applicability.

This Special Sign District applies to the following parcels listed in no particular order by assessor parcel numbers: 8047-006-910, 8047-006-922, 8047-006-924, 8047-006-925, 8047-006-926, 8047-006-927, 8047-007-136, 8047-007-188, 8047-007-189, 8047-007-190 and 8047-007-191.

C. District Boundaries:

The boundaries of SD 1 are reflected within the Zoning Map.

D. Development standards:

1. One (1) static freestanding freeway-oriented sign up to 100 feet tall shall be permitted.
2. Proposed sign may be illuminated or non-illuminated.
3. May have a maximum width of 30 feet.
4. May have a maximum number of six (6) sign panels for up to six (6) tenants.

E. Approvals:

1. Relation to Signage Regulations. Any person desiring to erect or place a sign on the new freeway- oriented freestanding sign shall comply with all provisions of Chapter 17.03 Article III Signs of the NMC unless specifically modified herein.
2. Location of Businesses Allowed on a Freeway- Oriented Freestanding Sign. The business shall be located within the boundary of SD 1. No other business, product, service or use shall be permitted on the freestanding sign.
3. Sign Permit Required. A Sign Permit as provided in Section 17.03 of the NMC shall be required for any sign face change (including new businesses).

F. Administration and General Provisions:

1. Review of Final Designs. The Planning Commission shall review and approve the final design for any new sign subject to this provision via a Sign Use Permit.
2. Other Requirements May Still Apply. Nothing in this Special Sign District ordinance eliminates the need for obtaining any other approval or entitlement required by provisions of the NMC or any local, State or Federal agency.

G. Responsibility for Administration. The Community Development Director, or designee, shall be responsible for administering the provisions of SD 1. This shall include the responsibility and authority to interpret any section of this document."