

A. Land Use



1. Goals and Opportunities

The Land Use Plan is a critical component of the General Plan. It sets forth the long range objectives of the City of Norwalk with respect to the distribution and mix of land uses consistent with community goals. The City itself is the emerging physical consequence of land use policies.

The Land Use Plan consists of both a Land Use Map for the City, located in Section 6 of the General Plan, and descriptive text. The text identifies the categories of land use, describes land use functions and the policies for guiding the development that each category allows. The Land Use Map indicates the physical distribution of the land use categories throughout the City. The following goals have been established to guide future land use decisions:

- To create a well balanced community by careful land use and urban design policies which provide for the housing, employment, social, economic, recreational, cultural, health, safety, educational, and service needs of its residents and which maintain and enhance a high quality of life.
- 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.
- To develop a range of well integrated housing types which will serve the various needs of all the residents of the City.
- To recognize and respect the neighborhood as an essential building block of the City.
- To identify community needs and incorporate needed community facilities into the fabric of the City.

2. Planning Context

The form and structure of the City of Norwalk is derived from a variety of physical, political, social and economic factors. The City is, essentially, developed and composed predominantly of single family neighborhoods, with commercial uses situated along the principal roadways. Existing land use patterns are strongly influenced by the transportation network. Freeways and principal boulevards organize the City into physically distinct areas.

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Significant geographic areas of the City are discussed in detail in Section 3 (Area Plans) and Section 4 (Special Study Areas). The land use portions of these sections are incorporated into the overall Land Use Plan for the City. Opportunities to enhance and improve the existing situations will be influenced by a range of planning parameters.

a. Accessibility and Linkages

The City of Norwalk is accessible from a network of freeways which link it to the rest of the Southern California Region. The Santa Ana Freeway (I-5), San Gabriel Freeway (I-605), Artesia Freeway (SR 91), and the Glenn Anderson Freeway (I-105) all pass through Norwalk, or are located within close proximity.

The City is also linked to a network of passenger and freight rail systems, including the Metropolitan Transit Authority (MTA) Metro Green Line light rail, and the commuter rail line with a stop in Norwalk connecting San Diego County communities with a number of communities in Orange, Los Angeles, San Bernardino, and Riverside Counties. This network of transportation systems will create the opportunity for Norwalk to play a significant role in the Southern California Region.

b. Circulation Network

The streets of the City are principally laid out in a grid system, which is designed to disperse

traffic uniformly. By creating a predictable sequence of intersections, motorists are provided with a method of detecting their location within a city. In a grid system, there is also an even distribution of street frontage, maximizing the number of usable parcels. There are several major transportation elements which break the grid, however, and create dominant patterns in the City. These are strong linear features which function as edges or dividing elements in the City and which pose creative opportunities.

- The I-605 Freeway and San Gabriel River Flood Control Channel run parallel to each other in a north-south direction about a quarter of a mile apart, and form the distinct western edge of the City. The I-605 intersects Firestone Boulevard, Imperial Boulevard, Rosecrans Avenue, and Alondra Boulevard. An isolated residential district lies between these two strong elements.
- The I-105 Freeway provides direct freeway and rail access to the Los Angeles International Airport and terminates at the I-605 Freeway. The I-105 divides the residential area described above into two areas, further isolating them.
- The I-5 Freeway cuts diagonally nearly through the center of the City. There are major intersections at Pioneer

Boulevard/Imperial Highway,
San Antonio Drive, Bloomfield/
Rosecrans Avenues and Carmenita Road.

- Firestone Boulevard and the Southern Pacific Railroad run parallel to each other and cut diagonally through the center of the City. This pair of transportation elements create an important urban corridor along which many of the heavy and more intense land uses in the City have located.
- A segment of the Atchison Topeka & Santa Fe (AT&SF) Railroad defines a portion of the eastern boundary of the City.

3. Land Uses

The following table shows the distribution of land use designations within the City, based on the Land Use Map in Section 6.

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LAND USE DESIGNATION BY ACREAGE		
Land Use Designation	Acres	Percent
Low Density Residential	3,117	45.50%
Medium Density Residential	12	0.18%
High Density Residential	272	3.97%
<i>Residential Subtotal</i>	<i>3,401</i>	<i>49.64%</i>
Neighborhood Commercial	66	0.96%
Professional Office	88	1.28%
General Commercial	242	3.53%
<i>Commercial Subtotal</i>	<i>396</i>	<i>5.78%</i>
Light Industrial	171	2.50%
Heavy Industrial	141	2.06%
<i>Industrial Subtotal</i>	<i>312</i>	<i>4.55%</i>
Specific Plan Area/ Planned Unit Development	82	1.20%
Open Space/Public Schools/Public Facilities ¹	700	10.22%
Institutional	53	0.77%
Undesignated	1,907	27.84%
TOTAL	6,851	100.00%

¹The Open Space/Public Schools/Public Facilities designation is comprised of approximately 129 acres of City-owned parkland, 400 acres of public school properties, and other open space, including the San Gabriel River.

a. Residential Uses

The Land Use Plan designates three residential density classifications. While the principle use of these areas is for dwellings, the residential land use categories also allow limited non-residential land uses, such as schools and churches, which support residential activities and are compatible with residential development.

All maximum allowable residential densities are based on net land area. When reviewing maximum permitted densities, it should be noted that State law requires that the City provide a density bonus of up to 25 percent over the allowable density, or other incentives of equivalent financial value when a developer of housing agrees to construct at least 25 percent of the total units of a housing development for persons and families of low or moderate income (Government Code Section 65915(a)).

Low Density Residential - The Low Density Residential classification of land use is intended to provide for neighborhoods of detached single family dwelling units. The permitted density in this classification is not to exceed 8.7 dwelling units per net residential acre, or one (1) unit per 5,000 square feet of land area.

Pursuant to State law, second dwelling units (generally known as "Granny Flat" units) are permitted as a conditional use on single family

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(R-1) lots. The second units are intended to be subordinate to the primary dwelling. The floor area of the second unit is limited. The second dwelling use is consistent with the Low Density category and is not included in density computations in accordance with State law. Compatible zoning designations within this district are:

- Single-Family Residential (R-1)
- Residential Horse (R-H)
- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

Medium Density Residential - The Medium Density Residential category is intended to provide land for multiple family developments, such as detached dwelling units or attached townhome style dwellings. The Medium Density Residential land use category will generally serve as a transition and buffer between low density residential uses, and higher intensity uses. Medium density residential development shall not exceed 16 dwelling units per net residential acre. Compatible zoning designations within this district are:

- Medium Density Multiple-Family Residential (R-2)
- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

High Density Residential - The High Density Residential classification of land use is intended to provide for higher intensity residential development, such as apartment and condominium buildings, with adequate on-site open space. The overall density in this category shall not exceed 22 dwelling units per net residential acre. Compatible zoning designations within this district are:

- High Density Multiple-Family Residential (R-3)
- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

b. Commercial Land Uses

There are three commercial land use categories. Each of the categories designates a dominant type of commercial use. However, related or compatible uses, or public uses may be permitted. Use intensity shall be regulated by required parking standards and building setbacks.

Neighborhood Commercial - The Neighborhood Commercial land use designation is intended to allow commercial, retail and service uses to serve the essential daily needs of limited, residential areas. Supermarkets, drug stores, household goods, and personal services are examples of uses which would be consistent with this land use

category. Compatible zoning designations within this district are:

- Neighborhood Commercial (C-1)
- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

Professional Office - The Professional Office designation is intended to provide for clustering of professional, financial and administrative office facilities. Compatible or complimentary retail uses, such as office supplies, photocopying and delivery services, dry cleaning, and other office commodities and support services, are also allowed in areas with this designation. Compatible zoning designations within this district are:

- Professional Office (PO)
- Commercial and Office (C&O)
- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

General Commercial - The General Commercial land use designation is intended to provide for the wide range of commercial goods and services. Compatible zoning designations within this district are:

- General Commercial (C-3)
- Commercial-Manufacturing (C-M)
- Specific Plan Area (SPA)

- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

c. Industrial Land Uses

There are two industrial land use categories adopted by this Plan which provide land for a wide variety of industrial activities. While the primary use in each of these categories is for manufacturing or industrial activities, related or complimentary commercial, office or public facility uses are allowed. Use intensity shall be regulated by required parking standards and building setbacks.

Light Industrial - The Light Industrial designation is intended to allow for light industrial, industrial/office, research and development, administrative office development, commercial uses which involve outside storage or limited manufacturing, and other support uses. Compatible zoning designations within this district are:

- Commercial Manufacturing (C-M)
- Light Industrial (M-1)
- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

Heavy Industrial - The intent of the Heavy Industrial land use classification is to provide for larger scale manufacturing, assembly and fabrication operations. This land use is limited

to areas which have convenient access to freeways, major arterial streets, or rail lines. Related or complimentary industrial or commercial uses are also allowed within this designation. Compatible zoning designations within this district are:

- Heavy Industrial (M-2)
- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

d. Specific Plan Areas and Planned Unit Developments

Specific Plan Area No. 1 - This designation is intended to provide for multiple family residential development and general commercial uses. The maximum residential density shall be determined during review of plans submitted, giving consideration to adequate parking, open space, setbacks, building height, and other design features, and consistency with all sections of the General Plan. Commercial use intensity shall be regulated by required parking standards and building setbacks.

Specific Plan Area No. 2 - This designation is intended to provide for multiple-family residential uses. The maximum density allowed shall not exceed 16 dwelling units per gross acre.

Specific Plan Area No. 3 - This designation is

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intended to provide for multiple-family residential uses and commercial uses, compatible with residential development. Residential development shall not exceed 16 dwelling units per net acre. Commercial use intensity shall be regulated by required parking standards and building setbacks.

Specific Plan Area Nos. 4, 5, 6, 7, 9, 10, 11, 12, 14 -These designations are intended to provide for high density residential uses, where the maximum density shall be determined by plans submitted, giving consideration to adequate parking, open space, setbacks, building height, and other design features, and consistency with all sections of the General Plan.

Specific Plan Area No. 8 - This designation is intended to provide for general commercial and professional office uses. Intensity of uses shall be regulated by required parking standards and building setbacks.

Specific Plan Area No. 13- This designation is intended to provide for general commercial, professional office, and/or hotel uses. Commercial and office use intensity shall be regulated by required parking standards and building setbacks.

Planned Unit Development No. 1 - This designation is intended for high density residential senior citizen housing with an allowable density not to exceed 70 dwelling units per net acre.

Planned Unit Development No. 2- This designation is intended for high density residential senior citizen housing developments with ancillary commercial uses. Commercial uses must be subordinate to, and complementary to the main residential use. The maximum residential density shall be 26.25 units per net acre.

d. Other Uses

Open Space/Schools/Public Facilities - This designation is intended to provide for areas principally used for recreation, civic, education or cultural purposes, or quasi-public uses. Use intensity shall be regulated by required parking standards and building setbacks. Compatible zoning designations within this district are:

- Open Space (O-S)
- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

Institutional - This designation is intended to provide for land uses which provide public services, including City Hall, the County Superior Courthouse, and other government buildings. Use intensity shall be regulated by required parking standards and building setbacks. Compatible zoning designations within this district are:

- Institutional

- Specific Plan Area (SPA)
- Planned Unit Development (PUD)
- Buffer (B)
- Public Facilities (PF)

4. Objectives and Policies

Objectives

a. *City Wide*

- To provide for a development pattern which can maximize Norwalk's changing role as a subregional center and which includes employment opportunities, provision of goods and services, housing alternatives, and open space.
- To coordinate land use with newly developed as well as future planned transportation facilities and infrastructure.
- To develop an integrated transportation system, utilizing existing and future public and private transportation modes to meet the City's and regional transportation needs in a more efficient manner.
- 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.

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- To provide for upgraded infrastructure and services to support the City's physical and economic growth and development.
- To provide for adequate child care facilities to meet the needs of today's working community.
- To concentrate commercial density in the City Center area and establish it as an urban and sub-regional core.
- To establish a positive image for Norwalk as a growing city and take steps towards maintaining this positive image.

Policies

- Designate specific areas in the City for urban and sub-regional growth.
- Encourage developments to be well located and functionally integrated with adjacent transit facilities.
- Encourage the consolidation of abutting commercial parcels into unified commercial development projects or as separate projects that work and function together as a unit.
- Encourage the redevelopment of existing strip commercial areas which currently lack adequate parking and buffering into self-sufficient integrated commercial

areas.

- Establish financing mechanisms for funding needed infrastructure resulting from new development in the City.
- Encourage the development of child care facilities within the City.
- Encourage the maintenance and enhancement of areas important to the creation of a positive image for Norwalk.

b. Residential Land Uses

Objectives

- To continue to provide for a diversity in housing types for all economic segments of the community.
- To provide for a balanced distribution of multi-family housing throughout the City.
- To provide for the responsible integration of multi-family housing with existing residential neighborhoods to the benefit of each segment of the neighborhood.
- Preservation and improvement of existing housing stock.

Policies

- Encourage development of a wide range of housing types to serve all economic segments of the community by incentives.
- Encourage the maintenance and repair of residential neighborhoods by promoting private and community efforts.
- Encourage balanced distribution of multi-family developments.

c. Commercial Land Uses

Objectives

- To provide for sub-regional serving commercial uses.
- To provide adequate local-serving commercial uses.

Policies

- Encourage development of offices, hotels, restaurants and entertainment in areas designated as sub-regional centers by establishing a positive environment for these uses.
- Encourage development of department stores and related retail uses in areas designated as sub-regional centers by promoting standards that are conducive to these uses.

- Encourage site and building designs which are compatible with the scale and character of adjoining land uses by establishing particular development standards for various districts in the City.

d. Industrial Land Uses

Objectives

- To protect and enhance the economic viability of industrial property within the City.
- To maintain a high caliber of industrial development by providing for the improvement of existing industrial properties.
- To prevent industrial land uses from generating adverse impacts on adjacent land uses.

Policies

- Encourage the development of quality industrial/ business parks.
- Encourage the provision of adequate buffers between industrial and residential uses to mitigate impacts from noise, light, view, traffic and parking by the development of standards that require mitigation between land uses.

e. Public Land Uses

Objective

- To maximize and enhance the recreational potential of existing parks, schools, and public facilities.

Policies

- Provide for the continued use of school property and facilities for recreational use by the provision of appropriate supports and incentives.
- Encourage the provision of private open space in future commercial/office and residential developments by the development of appropriate standards of development and incentives to provide the intended amenities.
- Examine the potential and feasibility of providing for recreational facilities along the San Gabriel River.

5. Implementation Programs

a. Citywide Land Uses

- Monitor the conditions of buildings in the City and enforce pertinent building and zoning codes where necessary.
- Establish regulations and standards which encourage uniform landscaping

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requirements along right-of-ways.

- Consider the use of redevelopment techniques authorized by California Redevelopment Law and other methods for the improvement of areas characterized by physical, economic, and/or social blight.
- Provide programs and incentives which educate residential and commercial property owners and tenants regarding methods for the maintenance and upkeep of their property.
- Create a Citywide Identity Program which reinforces an image as established by community consensus.
- Help organize associations which can provide assistance to senior citizens and low-income households.
- Implement programs listed in Section 3, Area Plans; and Section 4, Opportunity and Special Site Study Areas.
- Change zones to be consistent with the Land Use Map.
- Modify City Codes and Ordinances which do not support and are not consistent with the General Plan.
- Incorporate General Plan provisions in all Development Agreements,

Subdivision Conditions, Conditional Use Provisions, and Site Plan review requirements.

- Consider the development of a Child Care Program to study:
 - The child care needs of residents and people working in the City of Norwalk.
 - Appropriate locations for child care facilities.
 - The appropriateness of zoning for child care.
 - Means of financing child care facilities and services.
 - Public-private partnerships in child care.
 - Child care as related to transit centers and stops.
 - Child care facility design standards.

b. Residential Land Uses

- Permit density bonus incentives for low income housing as required by State law.
- Help organize neighborhood associations to address common issues.

- Consider methods of improving property maintenance, including establishment of regulations for landlord accountability.
- Establish standards for tree planting in residential neighborhoods.
- Establish a parking management plan for neighborhoods which are adversely impacted by adjacent commercial uses.

c. Commercial Land Uses

- Establish buffering requirements for commercial developments adjacent to residential areas to the benefit of both parties.
- Modify parking ordinances as necessary to promote shared parking and improved landscape standards.

d. Industrial Land Uses

- Require industrial developments to incorporate adequate buffers for any abutting residential uses which adequately protect residential areas from adverse impacts due to noise, light, visibility of and from industrial activity, vehicular traffic and parking, and risks to property.

e. Other Land Uses

- Discuss preparation of feasibility studies

to expand and enhance the use of existing facilities City owned and those owned by the school district.

- Cooperate with the school district in the provision of recreational opportunities on school grounds.
- Discuss preparation of feasibility studies to examine the potential for providing recreational opportunities along the San Gabriel River.