



# NORWALK

ENTERTAINMENT DISTRICT – CIVIC CENTER

## SPECIFIC PLAN

OCTOBER 2022





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# Norwalk

## Entertainment District – Civic Center Specific Plan

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OCTOBER 2022



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# Chapter 1 Introduction





# 1. INTRODUCTION

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## 1.1 Overview

The Norwalk Entertainment District – Civic Center Specific Plan, also referred to as the “Specific Plan” or the “Plan” within this document, seeks to advance the City’s goals for the Entertainment District and Civic Center area as an economic node and priority opportunity site through vibrant community-focused design. This Specific Plan outlines a vision and development framework for enhancing this area as a thriving and experience-oriented center for residents and visitors.

## 1.2 What is a Specific Plan?

A specific plan is a governing tool that jurisdictions use to guide development in a focused area of a community. While the General Plan is the overall and primary guide for growth and development citywide, a specific plan can focus on the unique characteristics of one area by customizing the planning process and land use regulations to that area.

Section 65451 of the Government Code mandates that a Specific Plan include the following:

- (a)** A specific plan shall include a text and a diagram or diagrams which specify all the following in detail:
  - 1. The distribution, location, and extent of land use, including open space, within the area covered by the plan.
  - 2. The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

- 3. Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources.
- 4. A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to conduct paragraphs (1), (2), and (3).

- (b)** The specific plan shall include a statement of the relationship of the specific plan to the general plan.

## 1.3 Purpose and Intent

The Norwalk Entertainment District - Civic Center Specific Plan will provide the developer, City staff, the public, and decision-makers with information on the Specific Plan area’s background and the Specific Plan’s overall intent. It will also provide development standards and design guidelines for the Specific Plan’s implementation. Consistent with the goals outlined in the City’s General Plan, City Center Area Plan, and Economic Development Opportunities Plan, as described in section 1.5, the Specific Plan envisions a mixed-use area with residential, commercial, and civic uses that integrate with landscaped and circulation spaces. The Plan is also pedestrian oriented; it provides outdoor spaces for congregation and walkability and open space nodes and pathways for convenient access for the new pedestrian community and the general population. The Plan is intended to capitalize upon the unique qualities and opportunities of the Plan area while permitting flexibility that allows for unique and imaginative designs and facilitates response to market conditions. The Specific Plan encourages and promotes a high quality of design and environment by establishing permitted uses, densities, setbacks, and other development standards and guidelines for consideration in establishing its architectural and landscape character.



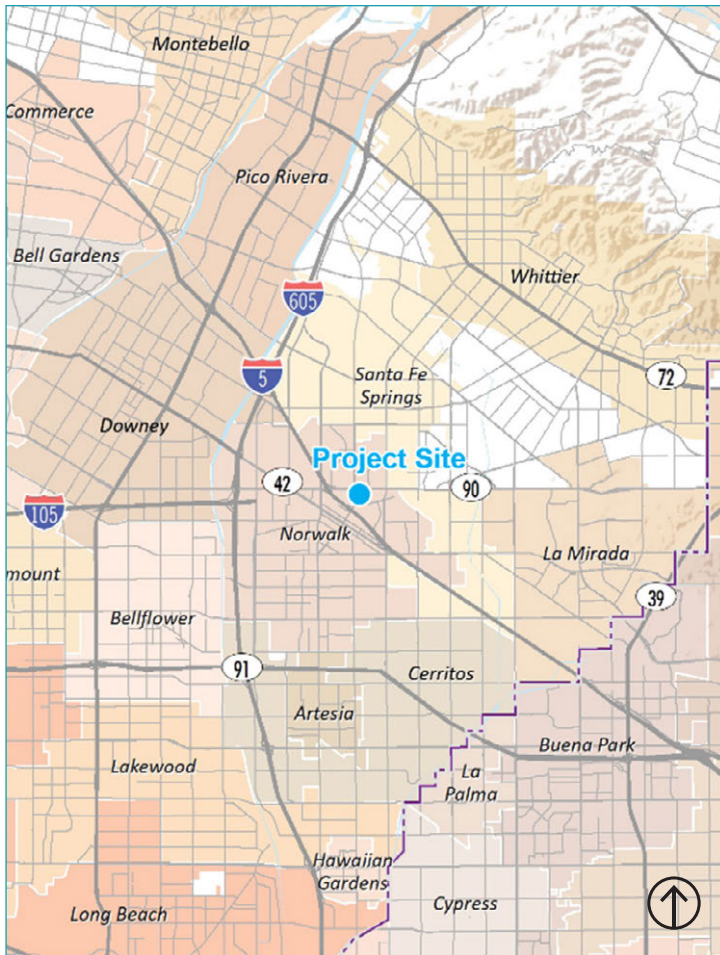


Figure 1-1: Regional Project Location

## 1.4 Setting and Background

### 1.4.1 Location

Norwalk (the City) is located in the southeast portion of Los Angeles County, approximately 17 miles southeast of downtown Los Angeles. The cities of Bellflower and Downey border the City to the west, Santa Fe Springs to the north and east, and Cerritos and Artesia to the south (see Figure 1-1, Regional Project Location). The Specific Plan area is located in the northeast part of the City of Norwalk and is part of the City Civic Center. Regional and local access as shown in Figure 1-2, *Local Vicinity* (shown to the right). Regional access to the Plan area is provided by Interstate 605 (I-605), Interstate 5 (I-5), Interstate 105 (I-105), and U.S. Route 91 (US-91). In the vicinity of the Plan area, I-605 and I-5 run in a

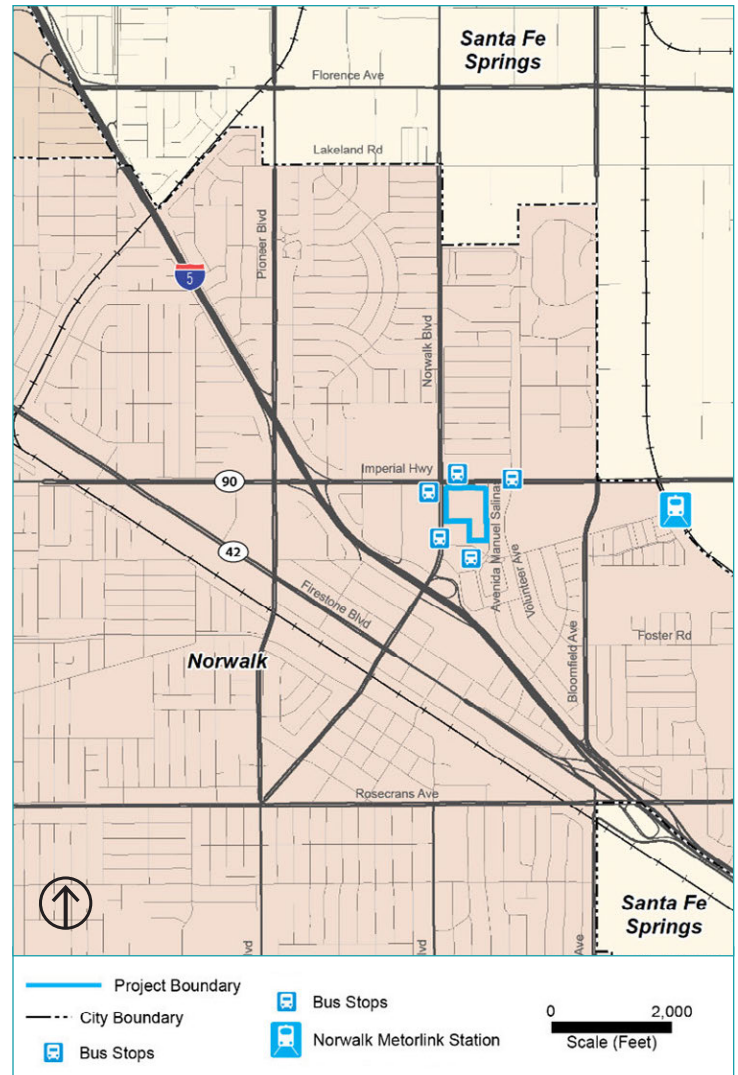


Figure 1-2: Local Vicinity

north-south direction and are located approximately 1.9 miles and 0.5 miles west of the Plan area, respectively. SR-91 and I-105 run in an east-west direction and are located about 1.6 miles west and 1.7 miles south of the Plan area, respectively. Local access is provided by Imperial Highway, Norwalk Boulevard, and Avenida Manuel Salinas, which border the Plan area to the north, west, and east, respectively. Avenida Manuel Salinas and Civic Center Drive (to the south of the Plan area) provide direct vehicle access to the Plan area.

### 1.4.2 Specific Plan Area description

The proposed Specific Plan area consists of approximately 13.2 acres located at the southeast corner of Imperial Highway and Norwalk Boulevard in Norwalk. The Plan area consists of three parcels (Assessor's Parcel Numbers (APN) 8047-006-922, -924, and -925) which are owned by the City of Norwalk, and a portion of one parcel (APN 8047-006-927) which is owned by the County of Los Angeles (County). The Specific Plan anticipates that the development authorized by the Specific Plan will be implemented through one or more leases to a private developer of all or a portion of the City-owned portion of the Plan area and other contractual arrangements between the City and a private developer.

The Plan area is primarily surrounded by commercial, multiple-family residential, and institutional uses (see Figure 1-3, Aerial View). Surrounding uses include commercial uses and accompanying surface parking lots across Imperial Highway to the north; the Norwalk Library, Norwalk Sheriff's Station, and accompanying surface parking lots across Avenida Manuel Salinas to the east; and commercial, multiple-family residential uses, and the Los Angeles County Department of Social Services building across Norwalk Boulevard to the west. The Los Angeles County Superior Courthouse – Norwalk is located southwest of the Plan area. Commercial uses (including the AMC Theatre), a hotel, and multi-family residential uses are located south of the Plan area across Civic Center Drive. Single-family and multiple-family residential neighborhoods are located to the northeast and southeast of the Plan area.

Specific Plan Area 1 (SPA)(1) (known as the Norwalk Entertainment District) is located to the south of the Plan area (see Figure 1-4: Existing and Surrounding Zoning and Land Use Designations). This area is zoned SPA 1 and has a General Plan land use designation of Specific Plan and includes the AMC Theater, DoubleTree hotel, commercial uses, and multiple-family residential uses. Some surrounding uses are also within the Public Facilities Overlay. However, uses in SPA 1 to the south,

SPA 8 to the north, and single-family residential neighborhoods are not within the Public Facilities Overlay. The commercial properties to the northwest of the Plan area are zoned Restricted Commercial (C1) and General Commercial (C3) with a General Plan land use designation of Neighborhood Commercial and General Commercial, respectively. The commercial, civic, and multi-family residential properties that front Norwalk Boulevard west of the Plan area are zoned Commercial and Office (CO) and have a General Plan land use designation of Professional Office. Commercial properties to the north of the Plan area are zoned Specific Plan Area (SPA 8) and have a General Plan land use designation of Specific Plan. Institutional uses to the east of the Plan area are zoned as Institutional with a General Plan land use designation of Institutional.

### 1.4.3 Existing Land Uses

The 13.2-acre Plan area is currently developed with the approximately 39,000 square foot Norwalk City Hall building, the approximately 4.3-acre City Hall Lawn, a portion of an accessory building associated with the County Superior Court property (the County accessory building), a surface parking lot, and a three-level parking structure with approximately 1,050 parking spaces.

### 1.4.4 Summary of Public Outreach

Community outreach and public participation in the development of the Norwalk Entertainment District - Civic Center Specific Plan began in December 2019. During the beginning phases of outreach, from March 2020 to August 2020, the project team issued a series of online and in-person surveys. Overall, the team gathered 961 surveys during phase one of community outreach efforts. In June of 2021, the project team began a citywide outreach campaign. The campaign included door-to-door surveying, where 7,361 households were approached, and 2,062 surveys were completed. The intent was to provide information and education about the project as well as gather input and feedback.









**Figure 1-5: Community Engagement**

Throughout both phases of surveys and community canvassing, the project team hosted the following events:

- **December 2019 to February 2020:** 5 in-person meetings
- **September 2020:** 2 virtual meetings
- **June to July 2021:** 6 focus group meetings (4 virtual, two in-person)
- **July to August 2021:** 4 Popups (1 virtual, three in-person)
- **April to June 2022:** 3 in-person meetings
- **September 2021 to June 2022:** 4 community-based steering committee meetings

## 1.5 Relationship to Other Relevant Plans and Programs

### 1.5.1 City of Norwalk General Plan

The City of Norwalk's General Plan (1996) is primarily a policy document that sets goals, objectives, and policies concerning the community and directs growth and development. In addition, it outlines the programs that were developed to accomplish the goals, objectives, and policies of the General Plan.

To ensure consistency between the Specific Plan and the City of Norwalk General Plan, the General Plan text and Land Use Map were amended concurrently with adopting this Specific Plan to create a new Mixed-Use land use designation and apply this new designation to the entire Plan area. The new Mixed-Use designation encourages a range of complementary uses, including commercial, entertainment, housing, civic uses and

open space amenities. Mixing of uses can occur vertically within a building or horizontally within a mixed-use area.

The General Plan's goals, objectives, and policies related to the design and development of the Plan area are outlined below.

### Land Use Element

- **Citywide Objective:** To establish a positive image for Norwalk as a growing city and take steps towards maintaining this positive image.
- **Citywide Objective:** 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.
- **Citywide Objective:** To concentrate commercial density in the City Center area and establish it as an urban and sub-regional core.
- **Citywide Policy:** Encourage the maintenance and enhancement of areas important to the creation of a positive image for Norwalk.

### Open Space Element

- **Open Space Element Objective:** To establish quality residential neighborhoods and commercial environments through the provision of adequate private and group open space.
- **Open Space Element Policy:** Usable private and group open space should be provided in adequate amounts and locations to meet the needs of all on-site users.
- **Open Space Element Policy:** Suitable amenities should be provided within private and group open space areas to encourage their use.
- **Streetscape Objective:** To establish a quality public open space environment which enhances the overall identity of the City.

- **Streetscape Objective:** To establish a consistent approach to public streetscape, including sidewalks, landscaping, signage, furniture and lighting.
- **Streetscape Policy:** Encourage development of a cohesive streetscape through the City.
- **Streetscape Policy:** Encourage coordination between private development and public streetscape, including landscaping, signage and lighting.

### Community Design Element

- **Community Design Goal:** The City of Norwalk will be recognized as a place of visual order and exceptional quality in design.
- **Community Design Policy:** New residential, commercial, industrial, and public facility and right of way developments should be reviewed to determine consistency and compatibility with the surrounding neighborhood, district, and the overall community.
- **Community Design Policy:** Existing residential, commercial, industrial, and public facility and right of way improvements should be maintained to support a positive community image.

In addition to community design goals and policies, the Community Design Element outlines considerations for designing and developing residential, commercial, and public facilities and right-of-way. These considerations guide architectural style, scale, massing, building orientation, exteriors, and landscaping. Public facilities and right-of-way considerations include general landscaping guidance, streetlights, traffic control devices, pedestrian amenities, public signage, and gateways into the City.

## City Center Area Plan

In addition to the General Plan elements that guide citywide growth and development, the General Plan identifies three area plans within the City of Norwalk, including the City Center Area Plan, San Antonio Village Area Plan, and the Firestone Boulevard Area Plan. The Plan area is located within the much larger City Center Area Plan boundary. The City Center Area Plan spans from Interstate 5 to the west, East Florence Avenue to the North, Bloomfield Avenue to the east, and Rosecrans Avenue to the South. The City Center Area Plan comprises seven sub-areas, including Civic Center, Norwalk Entertainment Center, Professional Office Site 1 and 2, Metropolitan Hospital, Paddison Square/Paddison Ranch, and Transportation Center. The Specific Plan area is within the “Civic Center” subarea.

The City Center Area is described as easily accessible by transit and freeway that will “command a regional presence as a highly desirable professional office center.” The “City Center will be distinguished by its quality architecture, park-like setting, and extensive network of attractively landscaped pedestrian walkways. Complementary uses such as restaurants, shops, conference facilities, and an entertainment complex help make City Center an economically competitive and dynamic place, designed to serve both the business community and the public” (Norwalk 1996).

The urban design concept of the City Center Area Plan is described as a garden-office concept that would consist of widely spaced mid-to high-rise structures with extensive landscaping and pedestrian walkways linking the different components of the City Center, including pedestrian-scaled amenities (such as public art, street furniture, waterscapes, and plazas), and buffering mechanisms (such as berms, landscaping, and fences) used to protect neighborhoods from development impacts.

The General Plan states that urban design guidelines may be established for the City Center, and the guidelines may address:

- Harmonious architectural design and quality materials.
- Site planning guidelines to create a cohesive project.
- A network of pedestrian walkways to link components of the City Center.
- A comprehensive Landscape Plan to give identity to the area.
- Decorative pavements, artwork, waterscapes, seating, lighting, and other amenities to create a safe and inviting pedestrian environment.
- Screening of parking areas and structures to diminish impacts.
- Buffers between office, commercial and residential uses to protect residences from adverse impacts.

The design guidelines can be applied through the Area’s various subareas. The City Center Area Plan identifies City Hall as contributing to the City’s historical, civic, and cultural heritage. The City Center Area Plan also identifies the County facilities near City Hall as essential structures for the historical, civic, and cultural heritage of the City, including the Library (approximately 100 feet east of the Plan area), the County Courthouse (adjacent to the Plan area to the south), the County of Los Angeles Registrar-Recorder and Clerk (approximately 560 feet east of the Plan area), and the Sheriffs’ Station (approximately 125 feet east of the Plan area).

## City of Norwalk Municipal Code (NMC)

When adopted, the Entertainment District – Civic Center Specific Plan became Norwalk’s 16<sup>th</sup> specific plan area. The zoning for the Plan area was changed from Institutional to Specific Plan, and the Public Facilities Overlay was removed for the Plan area. Applicable sections of the current Code are listed below.

- NMC Chapter 12.32, known as the Street Tree Ordinance, outlines the standards for providing and maintaining trees and shrubs in the City. Trees and shrubs occur within the sidewalk immediately adjacent to the Plan area along Norwalk Boulevard, Imperial Highway, and Avenida Manuel Salinas and within the Plan area itself. The Implementation of the Specific Plan would redevelop portions of the Plan area, including both the removal and/or relocation of existing trees and shrubs. Implementation of the Specific Plan would comply with the Norwalk Tree Ordinance as it may apply to any street trees and street shrubs, as defined in the Ordinance, that may be located on or adjacent to the Plan area, including by obtaining any required approval from the City before removal, and by providing guards and protectors sufficient to prevent injury from project construction to street trees and street shrubs that are not authorized for removal.
- NMC Chapter 15.44, known as the City of Norwalk Art in Public Spaces Program, provides the collection of recognized, permanent outdoor artwork throughout the City and outlines procedures for processing art in the public space in-lieu fees for qualifying projects and guidelines for artworks. The Chapter applies to the residential, industrial, and commercial development of a specific size and/or cost. Development projects that qualify must acquire and install artwork in a public place<sup>1</sup> on or in the vicinity of the project site or pay an in-lieu contribution to the Art in Public Places Fund or a combination of the two options.
- NMC Chapter 17.03.010 establishes landscape standards that require that all required yards abutting streets and other areas be landscaped as part of approved development plans. Any zone shall be landscaped and maintained as provided by the Chapter. The Chapter establishes landscape requirements for single-family and multi-family

dwelling, non-residential uses, landscape and irrigation plans, installation and maintenance, and artificial turf standards. The purpose of the chapter is to establish landscape standards that will enhance the aesthetic appearance of the City and encourage quality design and installation, among others.

### Economic Development Opportunities Plan

The City adopted an Economic Development Opportunities Plan (EDO Plan) on October 2, 2018. The purpose of the EDO Plan was to identify and prioritize strategic areas to promote economic development within the City based on demographic and retail market information. The EDO Plan identified ten strategic areas, including the Civic Center/Entertainment District (determined by the EDO Plan as strategic area 1), an approximately 26 acres area bound by Imperial Highway to the north, Volunteer Avenue to the east, Civic Center Drive to the south, and Norwalk Boulevard to the west. The Plan area is located entirely within strategic area 1.

The Civic Center/Entertainment District strategic area is described as “[u]rban infill, civic center bordered by major arterials Imperial Hwy and Norwalk Blvd with connectivity to the transit hub.” It is identified as a “[s]trong location for enhanced entertainment district with a blend of retail, restaurant, entertainment, hotel, and cultural uses” that can “[c]apitalize on traffic counts and daytime population.” The EDO Plan also identified the “[p]otential to create a Specific Plan or Special District to support the redevelopment of priority opportunity site.” (Kosmont Companies 2018). The vision for this strategic area includes attracting entertainment, hotel and restaurant uses, and other entertainment uses that can accommodate supporting retail, theater, service, hospitality, and other office uses (Kosmont Companies 2018).

The Specific Plan seeks to further the objective of the EDO Plan to promote economic development within the Plan area.

<sup>1</sup> “Public place” means any exterior area on public or private property, which is accessible and visible to the general public. (NMC Section 15.44.020).



## 1.6 Specific Plan Organization

The Norwalk Entertainment District-Civic Center Specific Plan is intended to allow for and encourage the transformation of the Plan area into an active, vibrant, people-friendly, mixed-use destination. Following this introductory Section, the Specific Plan includes the following sections:

- **Section 2:** Land Use Plan
- **Section 3:** Development Standards
- **Section 4:** Infrastructure and Mobility
- **Section 5:** Architectural, Landscape and Design Guidelines
- **Section 6:** Specific Plan Administration and Implementation

## 1.7 Authority

The Norwalk Entertainment District- Civic Center Specific Plan is an instrument for guiding, coordinating, and regulating development as authorized in Article 8 of Chapter 3 of the State Planning and Zoning Law. In the Specific Plan area, no building or structure shall be erected, constructed, reconstructed, or structurally altered, nor shall any building, structure, or land be used, except as authorized by the Specific Plan and by relevant provisions of the Norwalk Municipal Code. (Ord. 21-1722 § 2; Ord. 07-1592 § 1; prior code § 27-57.2)



## Chapter 2 Land Use Plan



## 2. LAND USE PLAN

### 2.1 Vision and Objectives

The Norwalk Entertainment District-Civic Center Specific Plan aims to redevelop the Specific Plan area to create a vibrant and interactive mixed-use center, including open spaces and the existing City Hall building. The primary objectives of the Specific Plan include the following:

- Implement the City's Economic Development Opportunities Plan by revitalizing the project site with a development that contributes to the City's economic base.
- Provide for the comprehensive planning of the project site through the preparation of a specific plan.
- Allow for the construction of new mixed-use buildings on the City Hall Lawn and existing surface parking lot, while preserving and respecting the existing City Hall building.
- Provide communal spaces for community gatherings, socializing and programming oriented around a north-south spine connecting to Specific Plan Area 1 to the south and the retail and housing to the north.
- Diversify and expand the City's housing stock with multiple-family residential units, including affordable units.
- Provide retail and commercial uses in an environment that creates a sense of place, supports existing uses within the Civic Center and Entertainment District, and serves as a destination for Norwalk residents, employees and visitors.
- Encourage and support transit use and non-vehicular forms of transportation while providing sufficient parking to meet the needs of current and future users.



Figure 2-1: Outdoor Seating, The Point, El Segundo



Figure 2-2: Outdoor Dining, The Point, El Segundo



Figure 2-3: Outdoor Avenues, Santana Row, San Jose

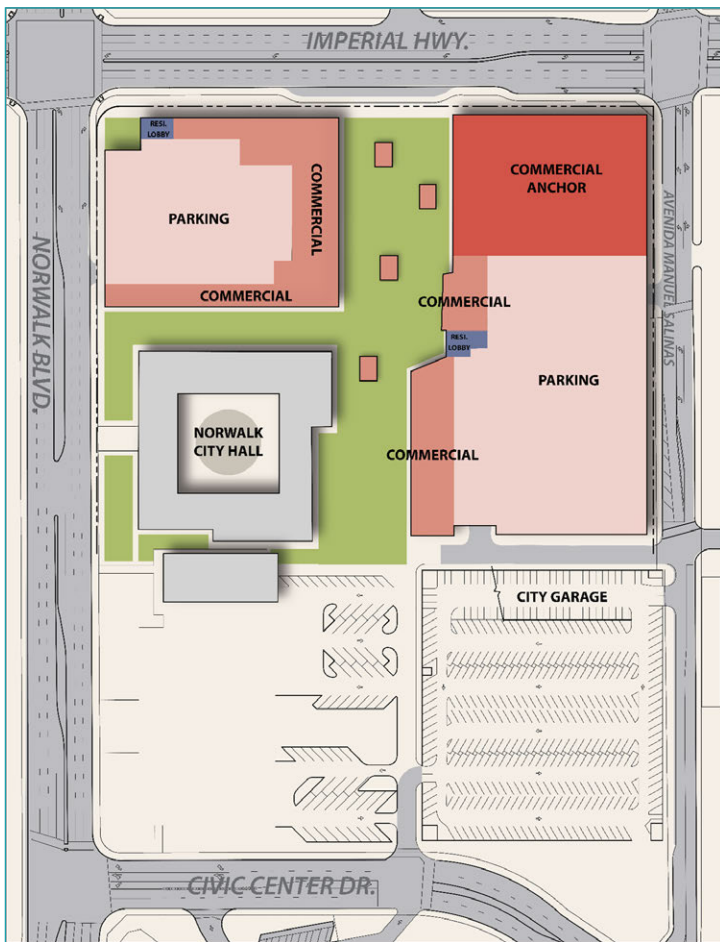


Figure 2-4: Conceptual Land Use Plan, Ground Level

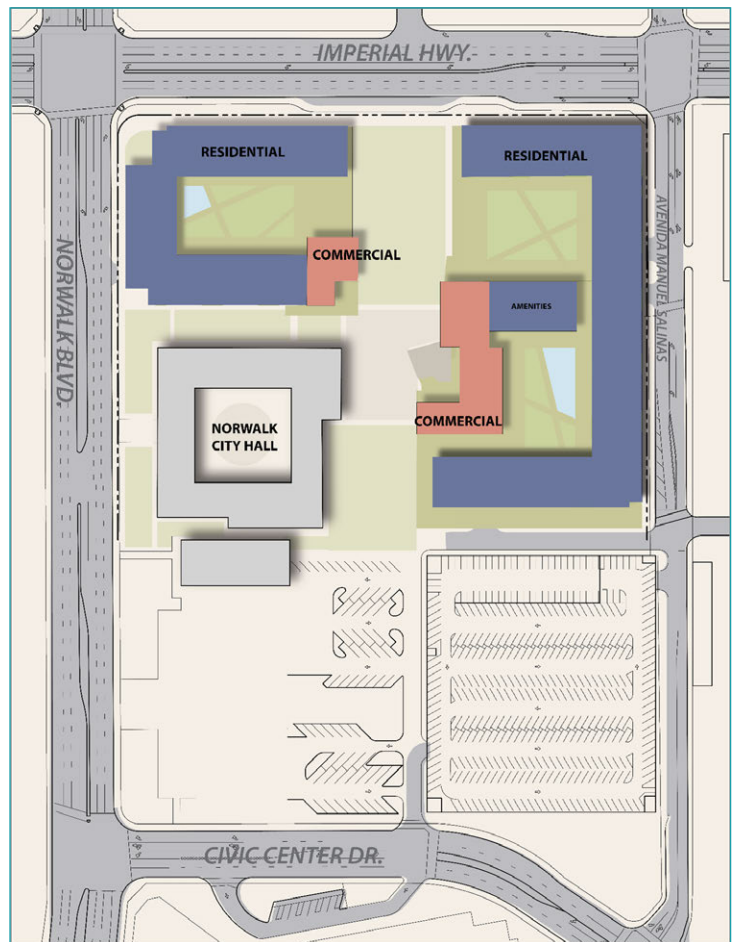


Figure 2-5: Conceptual Land Use Plan, Second Floor

## 2.2 Land Use Plan

This Specific Plan outlines the Plan area's land use and design concept. The Plan authorizes up to 350 residential units, and up to 110,000 square feet of commercial uses, including a mix of food and beverage establishments, retail, health, wellness facilities, and grocery/supermarket uses, providing retail and residential opportunities in a key area of the City. The Specific Plan area would include ground-floor open space that will be publicly accessible but privately operated and maintained and residential open space for exclusive use by residents. Parking would be provided through a combination of spaces in the new development and the use of the existing parking structure in the southern part of the Plan area. The existing City Hall building will be retained.

The plan provides a connected and interactive experience through various land uses design elements and open space features. Commercial and residential uses

will be primarily inward facing towards a central spine of open space, connecting uses on-site and facilitating connection to commercial and civic uses in the area. The Plan encourages the retention and integration, or relocation, of existing monuments in the Plan area, including the memorial on the corner of Norwalk Boulevard and Imperial Highway and the time capsule north of City Hall. Building frontages along Imperial Highway and Norwalk Boulevard will include design elements to engage the street. Although the City Hall Lawn would not remain as such, the Specific Plan provides for activated, publicly accessible open spaces with a north-south orientation to facilitate a walkable and engaging environment. Figures 2-4 through 2-6 illustrate a conceptual land use plan. This conceptual land use plan illustrates how new development could occur on the site of the existing City Hall Lawn and surface parking lot in compliance with the development standards outlined in Chapter 3.



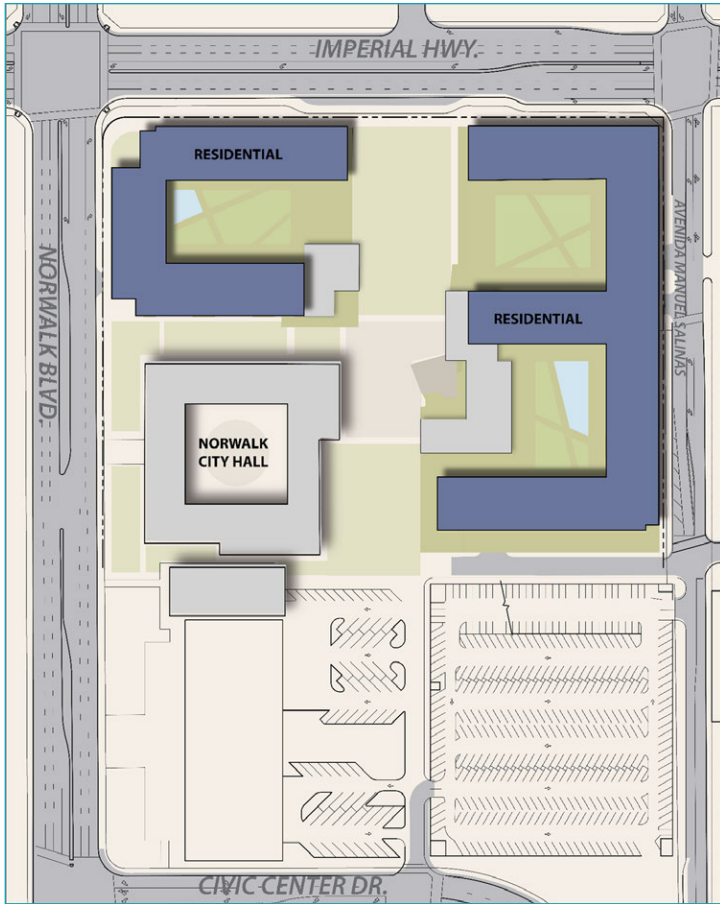


Figure 2-6: Conceptual Land Use Plan, Third Level and Above

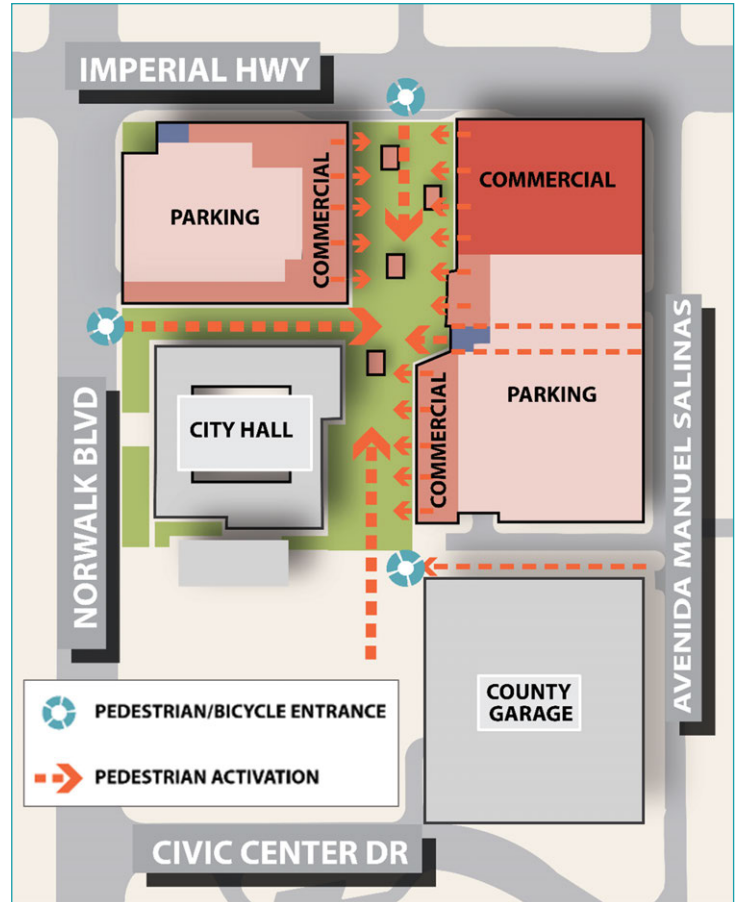


Figure 2-7: Conceptual Ground Floor Activation Plan

## 2.3 Urban Design Concepts

The Plan Area is envisioned as a mixed-use development with residential and commercial uses (including restaurants, shops, and fitness amenities) and landscaped areas. The urban design elements detailed below are considered guidelines for developing the character and layout of the Plan and should be considered in the project design.

### 2.3.1 Ground Floor Activation

Multiple access points should be provided and integrated with landscaped areas leading people arriving by vehicle, bicycle and on foot into the site interior on the ground level. Dedicated vehicular drop-off areas should be provided where appropriate. Figure 2-7 illustrates one site plan variation in which this can be

achieved. Commercial uses can be provided adjacent to open space areas, providing opportunities for outdoor dining and other activation of open space areas. The Conceptual Ground Floor Activation Plan (right) provides a substantially enhanced pedestrian environment within the Plan area with connections to adjacent areas. The open space within this area may include kiosks, both fixed (such as food service pavilions) and non-fixed (such as vendor carts), which could provide both retail and food services. Figures 2-8 through 2-10 below display exemplary images of various kiosk types that may occur within the Plan area.



Figure 2-8: Example Pavilion



Figure 2-9: Example Kiosk



Figure 2-10: Example Vendor Cart



### 2.3.2 Open Space

The Specific Plan requires a minimum of 100,000 sf of ground floor open space that is publicly accessible but privately operated and maintained, as detailed in Chapter 3 of this Specific Plan. The open space area is intended to be conveniently accessible for residents, diners, shoppers, and employees of nearby civic uses. The open space design should integrate with ground floor uses, including dining and seating areas and kiosks. The conceptual ground floor open space plan illustrated in Figure 2-11 shows a potential distribution of open space in accordance with the standards described in Chapter 3, combined with existing open space to the west and south of City Hall.

### 2.3.3 Parkway Design

A series of landscaped parkways are encouraged along Avenida Manuel Salinas, Norwalk Boulevard, and Imperial Highway to promote pedestrian activity and elevate the street experience. To conserve water usage and reduce water runoff, native California plants consistent with the urban context should be selected. Trees should be used within appropriate areas of parkways and open spaces, emphasizing the pedestrian experience to provide shade relief and visual appeal. Parkway may also provide buffer spaces between pedestrians on the walkway and cars in the street. Additionally, outdoor dining and other seating are encouraged along the activated storefront zones to enhance the pedestrian experience.



**Figure 2-11: Conceptual Open Space Plan**





**Figure 2-12:**  
Example Landscape  
Imagery



**Figure 2-13:**  
Precedent  
Parkway and  
Streetscape  
Images,  
Santana Row,  
San Jose CA



### 2.3.4 Building Character

The design of new buildings should draw inspiration from the facades of surrounding buildings. The colorful mid-century façade of the Norwalk City Hall and the architectural details of the County Courthouse provide

a unique setting for the introduction of commercial and residential uses. The overall building character of the Specific Plan area should have a unifying feel yet offer differences in materials, scale, and texture.



Figure 2-14: City Hall (Above and Top Right)



Figure 2-15: City Hall Courtyard



Figure 2-16: Courthouse East Entrance

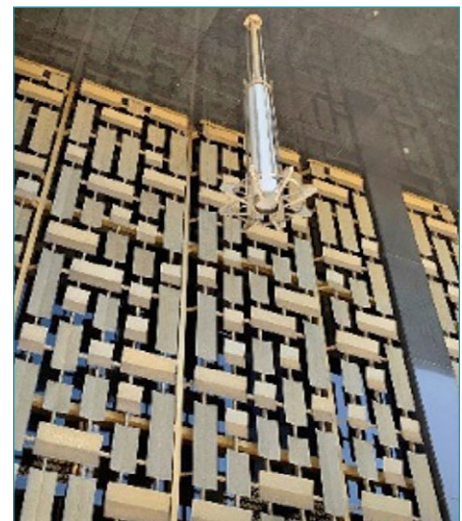


Figure 2-17: Ornamental Screen



**Figure 2-18: Illustrative Volumetric Design**

## 2.4 Illustrative Design

A volumetric model, shown in Figure 2-18, is illustrative of one approach. The Specific Plan vision, objectives, and urban design elements can be applied to create an active, walkable, mixed-use environment. This conceptual design demonstrates how residential and commercial uses can be integrated within the civic center area, activating the streets and open space areas. The design character is further detailed in the Design Guidelines, Chapter 5 of this Specific Plan. This conceptual design illustrates how new development could occur on the site of the existing City Hall Lawn and surface parking lot in compliance with the development standards outlined in Chapter 3.

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# Chapter 3

## Development Standards



### 3. DEVELOPMENT STANDARDS

#### 3.1 Planning Areas

This chapter establishes the standards for new development (land-use intensity, massing, open space, parking, and other standards) in the Specific Plan area. The standards are organized according to three planning areas, as shown in Figure 3-1 below. These planning areas are intended to differentiate the existing City Hall and parking structure from the future development planned for the remainder of the site. The maximum floor area ratio (FAR) for the Specific Plan area as a whole (inclusive of all planning areas) shall be 1.5. The FAR of 1.5 shall apply to the Specific Plan area as a whole without regard to any existing or future parcelization of the Specific Plan area. Structured parking areas shall

not be included in calculations of building floor area for the purposes of determining FAR.

**Planning Area 1 (PA1).** This planning area includes the City Hall building and the landscape and entryway adjacent to the building along Norwalk Boulevard and the landscape area adjacent to the south side of the City Hall building.

**Planning Area 2 (PA2).** This planning area includes the area currently improved with the surface parking lot, City Hall Lawn, and portions of landscaping and improvements adjacent to City Hall on the north and east. The development potential associated with Planning Area 2 is comprised of no more than 350 residential units and 110,000 square feet of commercial development.

**Planning Area 3 (PA3).** This planning area encompasses the existing parking garage.

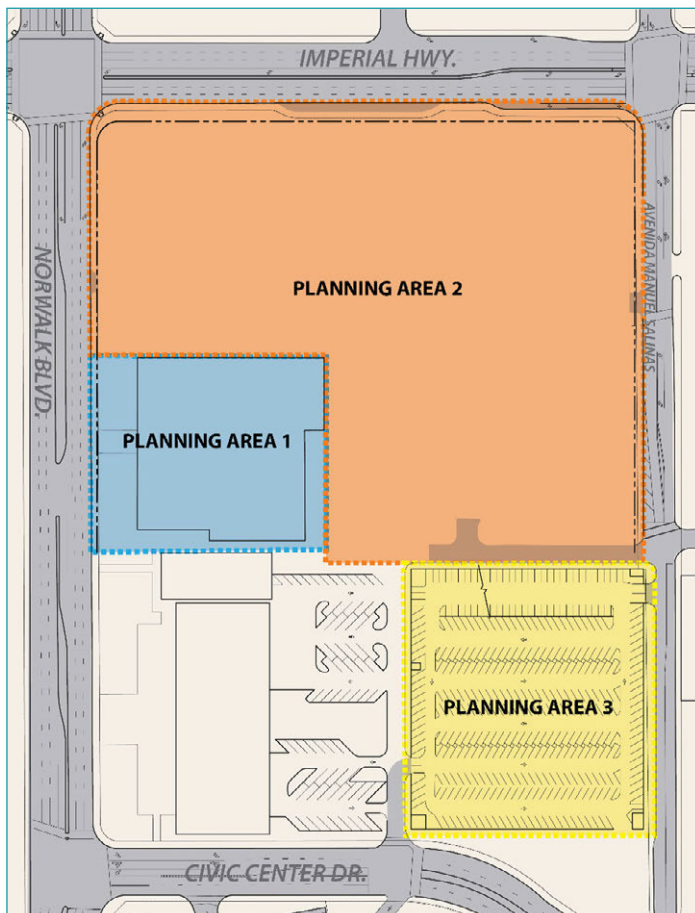


Figure 3-1: Planning Areas 1, 2, and 3

#### 3.2 Development Standards and Regulations

Unless otherwise noted, this section outlines the development standards for Planning Area 2 and the required standards for the following:

- **Unit Size.** The minimum square footage of a residential unit.
- **Setbacks.** The minimum distance between the permanent structure/building and adjacent permanent structures or the public right of way. Setbacks from the public right of way shall be landscaped and comply with Section 17.03.010G and Section 17.03.020 of the Municipal Code. Kiosks, pavilions, vendor carts, booths, and other similar structures, whether temporary or permanent, do not require setbacks and are permitted within required building setbacks. Outdoor dining is permitted within required setbacks.

- **Building Height.** The maximum number of stories (as defined by the NCM 17.01.060) to which a building may be developed. This is measured in stories above ground and does not include mezzanines, rooftop amenities, or non-habitable projections. Minimum building height standards outlined in this chapter do not apply to required stepback areas fronting the central spine of open space (described in Section 3.3.3 below). Stepbacks are

defined as the portion of a building above a certain height which is recessed horizontally.

- **Open Space.** Open space is used in this specific plan as a broad term to include various types of indoor, outdoor, private and publicly accessible areas. This specific plan provides for two types of open space: residential open space and “connective” open space. The specific plan may also include other landscaped areas that are not included in

**Table 3.1: Development Standards – Planning Area 2**

Development Standard	Minimum	Maximum
<b>Mixed-Use</b>		
Setbacks from Abutting Right of Way <sup>1</sup>	--	
■ Norwalk Boulevard	5 Feet	20 Feet
■ Imperial Highway	5 Feet	25 feet
■ Internal Driveway/Arrival Drive	5 Feet	15 feet
■ Avenida Manuel Salinas	0 Feet	20 feet
Setback from City Hall (building to building, excluding kiosks, pavilions, or other structures within the Open Space)	50 Feet	--
Building Height <sup>2</sup>	3 stories <sup>3</sup>	7 Stories
<b>Residential</b>		
Affordable Housing <sup>4</sup>	15% of all units constructed	--
Unit Size	550 SF	--
<b>Open Space</b>		
Connective Open Space (as defined in Section 3.3.4)	100,000 SF	--
■ The distance across (building to building) <sup>5</sup>	50 Feet	--
Residential Open Space	200 SF/unit	--
Width/Depth in any Direction when provided as a shared open space	20 Feet	--
Width/Depth in any Direction when provided as a private balcony or patio	7 Feet	--

**Notes:**

Where height is regarded, the NMC 17.04 article IV shall regulate development standards for wireless facilities.

SF = Square Feet

(--) = Not Applicable

1. Setback is from the back of the sidewalk. A greater setback is allowed to accommodate outdoor dining.

2. Excluding non-habitable projections, including elevator penthouses, mechanical screens, rooftop equipment, wireless communication equipment, architectural features, mezzanines, rooftop amenities and fixed or non-fixed kiosks.

3. A 2-story portion of a building may occur where there are stepbacks.

4. 80% of Area Median Income (AMI) and below.

5. Applies to the distance between new buildings and other new or existing structures in the Specific Plan area, but not to the distance between new buildings and kiosks, pavilions or other new structures in the connective open space.



residential or connective open space. Residential open space is reserved only for residents and their guests and may be provided through private balconies or patios and communally shared open spaces. Up to 20 percent of the required residential open space may be accommodated in common interior recreation spaces, such as video lounges and gym/health facilities. Connective open space (which is defined below) may include landscaped areas, kiosks, pavilions, pedestrian paseos or pathways, and open-air commercial uses, including outdoor dining, hardscape, water features, and other uses and improvements as provided in Section 3.3.4 below.

- **Parking.** Required number of spaces used for the parking of motor vehicles. Spaces can be located in existing parking facilities or new parking facilities located on-site or within .5 miles of the Plan area boundaries. Tandem parking can be utilized to accommodate residential parking that is shared within a household.

The development standards in Table 3.2 below apply to Planning Areas 1 and 3.

### Parking Standards

Parking for the new development in Planning Area 2 must meet the minimum standards established in Table 3.3 below.

**Table 3.2: Development Standards – Planning Area 1 and 3**

Development Standard	Minimum	Maximum
Building Height	--	8 Stories (Or 120 Feet) <sup>1</sup>
Front Yard Setback	--	--
Side Yard Setback <sup>2</sup>	10 Feet	--
Rear Yard Setback <sup>3</sup>	5 Feet	--

**Notes:**

SF = Square Feet

(--) = Not Applicable, No Requirement

1. Whichever is the lesser.

2. Shall only apply to the street side of a corner lot or parcel.

3. Shall apply to lots/parcels which abut any property with residential use, and do not abut an alley or other commercially zoned properties.

**Table 3.3: Parking Requirements**

Land Use	Minimum Required
Residential – Market Rate	1.5 spaces and .1 guest space per unit
Residential – Affordable	.5 spaces/unit
Commercial	4 spaces per 1,000 gross square feet of commercial space
Bicycle Parking (Commercial)	4 per first 50,000 gross square feet, 1 per each 50,000 additional SF

### 3.3 Design Standards

This section outlines the design standards for new development in Planning Area 2:

#### 3.3.1 Ground Floor Treatment

- For commercial uses, ground-level facades must have a minimum of 50 percent of commercial windows to provide transparency, visual interest, and a safe and active street scene.

#### 3.3.2 Lighting Standards

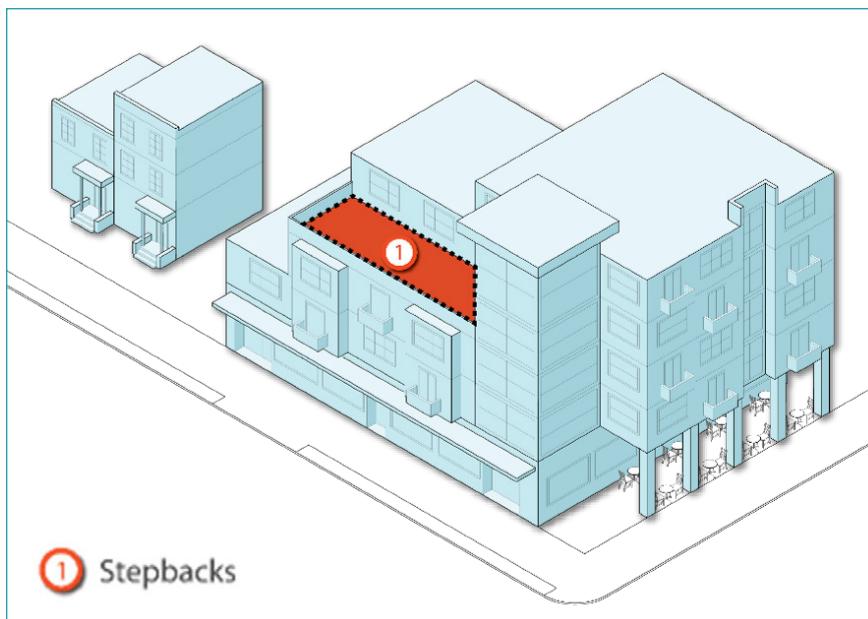
- There shall be no exterior night lighting that produces a light intensity exceeding 2.0 footcandles as measured at the property line of the nearest residentially zoned property.

#### 3.3.3 Building Placement and Form

Building placement and form outline standards to promote high quality and site-appropriate development within the Norwalk Entertainment District-Civic Center Specific Plan.

- Building placement shall allow for a central spine of open space, as defined in Section 3.3.4, which provides internal pedestrian connectivity between buildings.

- Corner treatment at Norwalk Boulevard and Imperial Highway shall include a minimum of 2,000 square feet of landscaped space, including digital monument signage, according to the regulations and standards outlined in Section 3.5.
- Stepbacks shall be provided above two stories on a minimum of 50 percent of the façade fronting the central spine of open space (as outlined in 3.3.4 below). Stepbacks shall be recessed by a minimum depth of 50 feet horizontally from the facade. Non-habitable projections such as, but not limited to, elevator penthouses, mechanical screens, rooftop equipment, wireless communication equipment, and architectural features are allowed within the stepback area, but must be screened from public view. Rooftop amenities (e.g., decks) are permitted in stepbacked areas.
- Primary entrances of residential and non-residential uses shall be visible and accessible from the public right-of-way or publicly accessible areas of the project site to the extent feasible.
- Plazas, lawn or turf areas, outdoor dining, promenades, and other outdoor amenities accessible to the public shall be designed to enable pedestrian use.



**Figure 3-2: Setback Visualization**

### 3.3.4 Open Space

The Specific Plan area will provide open space in Planning Area 2 as described below.

- **Connective Open Space.** The ground level of the Specific Plan shall provide a minimum of 100,000 square feet of Connective Open Space. This refers to open space framed on at least one side by new construction or City Hall. A central spine of open space that is a minimum of 50 feet in width shall run north to south within the Plan area from Imperial Highway, between the footprints of new development and continuing along the east façade of City Hall.

The Connective Open Space may include fixed or non-fixed commercial kiosks and pavilions (including utilities that serve them and designated seating areas or exclusive seating for service areas), vendor carts, booths, outdoor furniture, ornamental plantings, hardscapes, playgrounds, splash pads, water features, event spaces, and picnic and lawn areas, or similar elements. The footprint of these elements shall be counted toward the minimum square footage requirement for Connective Open Space and shall not be counted towards the maximum square footage of commercial development. The Connective Open Space could accommodate events and programming such as farmers markets, community bingo, yoga, back to school activities, and job fairs. Pedestrian walkways, plazas, and outdoor commercial dining areas may be developed in the Connective Open Space.

- **Residential Open Space.** Residential open space shall be provided at 200 square feet of open space per residential unit. The residential open space minimum will be satisfied within each building based on the number of residential units located in that building. Residential open spaces may be provided in private or common open spaces. Private open space, such as a balcony or patio, shall have a minimum dimension of 7 feet in all directions. Common open space shall have a minimum size of 20 feet in all directions. Common open space may be provided in various forms, such as playgrounds, picnic/barbeque and lawn areas, courtyards, outdoor seating, exercise or weight rooms, community rooms and spas/pools. Up to 20 percent of required open space may be accommodated in common interior recreation spaces, such as gym/health facilities. There is no limit on the percentage of required residential open space that may be provided in common outdoor areas.

## 3.4 Permitted uses

### 3.4.1 Permitted Uses

This section establishes the permitted uses within the entire Specific Plan area. Allowable land uses within the Specific Plan are detailed below in Table 3.4. Definitions of allowed land uses are provided in Appendix A of this Specific Plan.

### 3.4.2 Prohibited Uses

Industrial and manufacturing uses are not permitted unless otherwise specified in Table 3.4.

**Table 3.4: Allowable Uses**

Use Type	Authorization
<b>Residential</b>	
Apartment in Conjunction with Commercial Development <sup>1</sup>	P
Caretaker Unit <sup>2</sup>	P
<b>Commercial</b>	
Retail	P
Grocery/Market	P
Health and Wellness	P
Restaurant/Eateries	P
Alcohol Beverage Sales off-site consumption	P
Alcohol Beverage Sales on-site consumption	P
Outdoor Recreation	P
Indoor Recreation	P
Mobile food truck	P
Personal Service	P
Kiosks/Vendor Carts	P
Parking Facility	P
<b>Institutional</b>	
City Hall	P
Courthouse	P
Fire station	P
Police or sheriff's station	P
Public library	P
Other similar uses, approved by the procedures in Section 17.08.190 A9.	P
Uses that provide economic development opportunities promoting employment, education, and business training resources or services to the public, as determined by the City of Norwalk	P

**Notes:**

P = Permitted by Right

1. Allows for leasing office or property management office.
2. Caretaker units count towards the maximum 350 residential units.

### 3.4.3 Outdoor Eating Areas, Food Service/Retail Pavilions, Kiosks, and Vendor Carts

■ **Outdoor eating areas shall be subject only to the following provisions:**

- Within the Specific Plan area, there shall be no restriction on the number of the square footage of outdoor dining areas throughout the Norwalk Entertainment District-Civic Center Specific Plan, nor the square footage of an individual outdoor dining area. Seating areas provided shall not be dedicated to one tenant, unless approved by the Director; they shall be accessible and available to all visitors/pedestrians. Dedicated seating shall require approval by the Director.
- All outdoor eating areas shall maintain a minimum sidewalk clearance of four (4) feet between any outdoor eating area and light poles, trees, signposts, news racks, utility poles, temporary farmers' market booths, and similar sidewalk obstructions. Outdoor dining facilities such as chairs, tables, fences, planters, and related furnishings and equipment shall not exceed seventy-eight (78) inches in height.
- Umbrellas, awnings, or other shade covering, plant material, temporary partition, or other movable items used in conjunction with afore-mentioned chairs, tables, fences, planters, and such related furnishings and equipment may exceed seventy-eight (78) inches in height and are not subject to transparency restrictions.
- There is no minimum or a maximum number of tables or chairs which are permitted under this section; provided, however, that the maximum total number of tables, chairs, or other items of furniture or equipment located within all outdoor dining facilities shall be consistent with the health and safety requirements as outlined in the Municipal Code.

- Live entertainment or music shall be permitted at any outdoor eating area.
- Alcoholic beverages may be served in an outdoor eating area of a sit-down restaurant, provided the business operating the outdoor eating area has obtained and maintains all approvals required by the ABC.
- No parking requirement or sewer facility fee shall be assessed to outdoor eating areas.

■ **Outdoor vendor carts, kiosks, food trucks and food service pavilions.** Notwithstanding any other provisions of the Municipal Code, the operation of (i) attended freestanding, non-motorized vending carts, (ii) fixed kiosks, (iii) mobile food trucks and (iv) food service pavilions to sell food and beverages (alcoholic and nonalcoholic), merchandise, advertising, information services, shall be subject only to the following requirements:

- A master plan which characterizes the nature of carts, kiosks, food trucks and food service pavilions shall be prepared and approved by the Director. Subsequently, each attended cart, kiosk, food truck or food service pavilion shall be approved individually by the Developer or representative. The Developer or representative shall deny such an application if the proposed cart, kiosk, food truck or pavilion will impede access to the site by life-safety vehicles, conflict with ADA clear paths of travel, obstruct safe pedestrian flow across the site or otherwise present an identifiable health and safety risk.
- Food Service carts, kiosks, food trucks and pavilions may be provided by the restaurant operators with portable tables and chairs for non-exclusive or exclusive use.
- Signs shall comply with Section 3.5 of this Specific Plan.

### 3.4.4 Special Events and Temporary Uses

It is anticipated that the Developer will program a series of regular temporary uses such as concerts and performances to take place within the Connective Open Space area. These uses will be permitted by right in the Specific Plan area. Any special event that anticipates attendance of more than 500 persons, necessitates closure of a public street, or is managed by an entity other than the City or the Developer shall follow the City's permit process as outlined in Chapter 5.28 of the NMC and must obtain approval of the City and Developer.

### 3.4.5 Approvals for Non-Specified Uses

Use categories not specified in Table 3.4 can be permitted under the Major Modification process identified in section 6.2 of this Specific Plan.

## 3.5 Signage

Before issuing any sign permits, the project developer shall submit a Master Sign Plan for the Specific Plan area for review and approval by the Community Development Director. The Master Sign Plan may include existing signage to remain and proposed future signage. The Master Sign Plan shall supersede the requirements outlined in 17.03, Article II of the Norwalk Municipal Code.

The Master Sign Plan shall establish placement and design criteria for the following:

- **Prominent Entrance Signage.** Signage to identify City Hall, Parking Structure, and Project Area (where applicable) for vehicular traffic. Prominent entrance signage is anticipated at the intersection of Imperial Hwy and Norwalk Boulevard and the intersection of Imperial Hwy and Avenida Manuel Salinas.
- **Secondary Entrance Signage.** Smaller-scale identity signage to be installed at select intersections where arterials meet the Specific Plan boundary.
- Vehicular and Pedestrian Directional and Information Signage.



Figure 3-3: Example Signage

The Master Sign Plan shall include the following for each sign type:

- Permitted and prohibited sign types and general location requirements
- Maximum sign size, sign area, letter size, and font; color palette
- Sign construction material(s) and illumination/method or type of lighting

The Master Sign Plan may also include other architectural and environmental graphic enhancements consistent with the Specific Plan's architectural and design elements.

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# Chapter 4

## Infrastructure and Mobility



## 4. INFRASTRUCTURE AND MOBILITY

### 4.1 Vehicular Access and Circulation

#### 4.1.1 Vehicular Circulation Plan

Imperial Highway borders the Plan area to the north, Avenida Manuel Salinas to the east, the Los Angeles County Superior Court–Norwalk property to the south, and Norwalk Boulevard to the west (see *Figure 4-1*). The nearest freeways providing regional access to the Plan area are Interstate 605 (I-605), Interstate 5 (I-5), Interstate 105 (I-105), and U.S. Route 91 (US-91). The Plan area is located approximately 0.6 miles west of the Norwalk/Santa Fe Springs Transportation Center (Metrolink).

Figure 4-1 displays the conceptual vehicular and pedestrian circulation plan, vehicular loading zones, traffic signals, and pedestrian access points to the plan area.

- **Imperial Highway.** Imperial Highway runs east to west along the northern boundary of the Specific Plan. Imperial Highway provides a bus stop which creates pedestrian and transit access along the Plan area's northern frontage (shown at the top of Figure 4-1). Imperial Highway intersects with Norwalk Boulevard to the west and Avenida Manuel Salinas to the east. Vehicular access to the existing parking structure from Imperial Highway is provided via Avenida Manuel Salinas (Shown as Points 1 and 2 in Figure 4-1).
- **Norwalk Boulevard.** Norwalk Boulevard runs north-south along the western portion of the Plan area. The conceptual circulation plan provides a point of entry from Norwalk Boulevard into the northern part of the Plan area north of City Hall (Shown as Point 4 in Figure 4-1). This entry is intended to provide vehicular access to future parking located within a new mixed-use building north of City Hall and loading access just south of the vehicle ingress/egress.

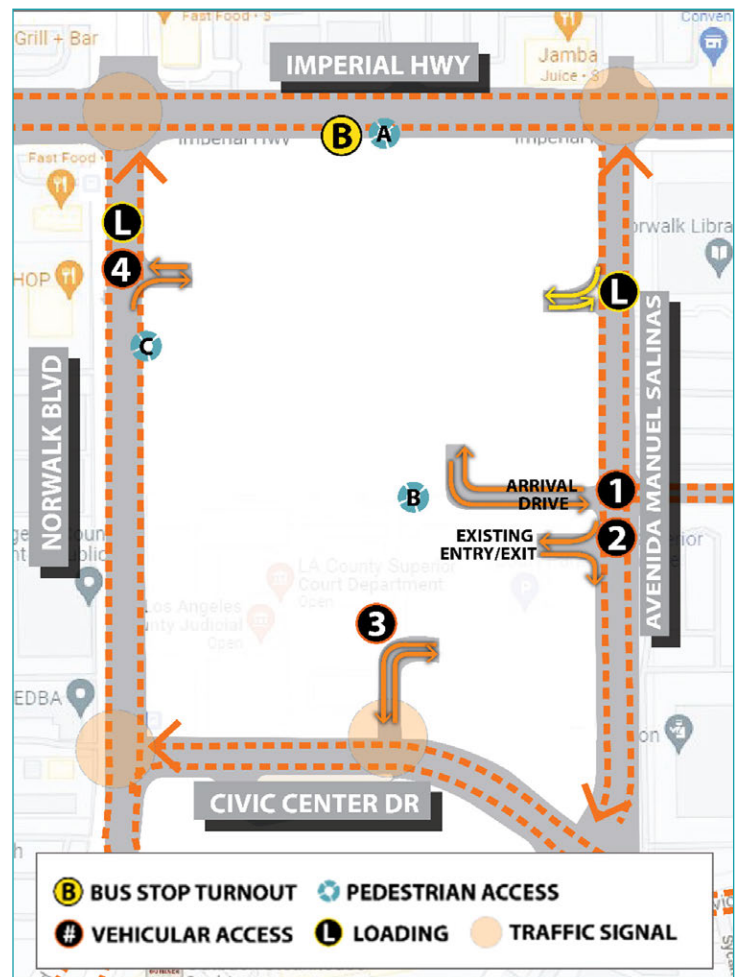


Figure 4-1: Conceptual Circulation Plan

- **Civic Center Drive.** Civic Center Drive runs east to west along the southern boundary of the Plan area. Civic Center Drive provides an existing point of vehicle entry and exit to the existing parking structure in the southeastern portion of the Plan area, as well as to the Los Angeles Superior Court parking lot, which is situated outside of the Plan area, immediately west of the parking structure (Shown as Point 3 in Figure 4-1).

- **Avenida Manuel Salinas.** Avenida Manuel Salinas runs north to south along the east boundary of the Plan area. Avenida Manuel Salinas contains an existing point of vehicle entry and exit to the north side of the existing parking structure in the south-eastern portion of the Plan area (Shown as Point 2 in Figure 4-1). The proposed circulation plan also provides a vehicular entry and exit point to future parking located within a new mixed-use building north of the existing parking garage (Shown as Point 1 in Figure 4-1). The proposed circulation plan also provides loading access from Avenida Manuel Salinas to the new development at the corner of Imperial Highway and Avenida Manuel Salinas, in the north-eastern portion of the Specific Plan area.

#### 4.1.2 Pedestrian Circulation

Pedestrian circulation should be incorporated within the Specific Plan area to promote interactive use of the new commercial facilities and publicly accessible open space. Figure 4-1 shows conceptual pedestrian and bicycle access points to the Plan area consistent with the Development Standards and Design Guidelines described herein:

- **Access Point A.** Located in the northernmost portion of the Specific Plan, along Imperial Highway, provides access to active ground floor uses in the northern area of the Plan and the central spine of open space.
- **Access Point B.** Located in the southern portion of the Specific Plan, between the southeast ground floor retail, new parking garage, and the existing parking garage. The entrance provides access to the central spine of open space, City Hall, and ground-floor retail.
- **Access Point C.** Located on the western boundary along Norwalk Boulevard, between City Hall and the new mixed-use structure on the northwest corner of the site. The entrance provides pedestrian access to the ground floor open space from Norwalk Boulevard and access to ground floor retail.

#### 4.1.3 Loading Zones

Loading, unloading, and service areas should be located and screened to minimize direct exposure to public view and reduce visual impacts. There are two loading zones shown in the Conceptual Circulation Plan (identified in *Figure 4-1*), one in the parking off Norwalk Boulevard, in the northwestern portion of the project area, and the other off of Avenida Manuel Salinas, in the northeastern portion of the Plan area. Guidelines for the siting and design of loading and service areas are described below:

- Delivery truck unloading zones should not obstruct vehicular circulation and parking areas. Loading and service areas should be separate from the primary public access where feasible.
- Loading area location and design should prevent truck backup maneuvers from or onto public rights-of-way or parking aisles.
- Commercial loading areas should be located to maximize distance from residential units to the extent feasible and be screened from adjacent residential units.
- Loading and service access areas, utilities, and trash and recycling receptacles should be located on the rear of buildings and screened from residential open spaces and public right of ways/pedestrian circulation. Loading and service areas should not be a hazard to or conflict with the movement of automobiles, pedestrians, or bicycles. Trash chutes, bins and recycling areas should be conveniently located and accessible to residential and commercial uses.

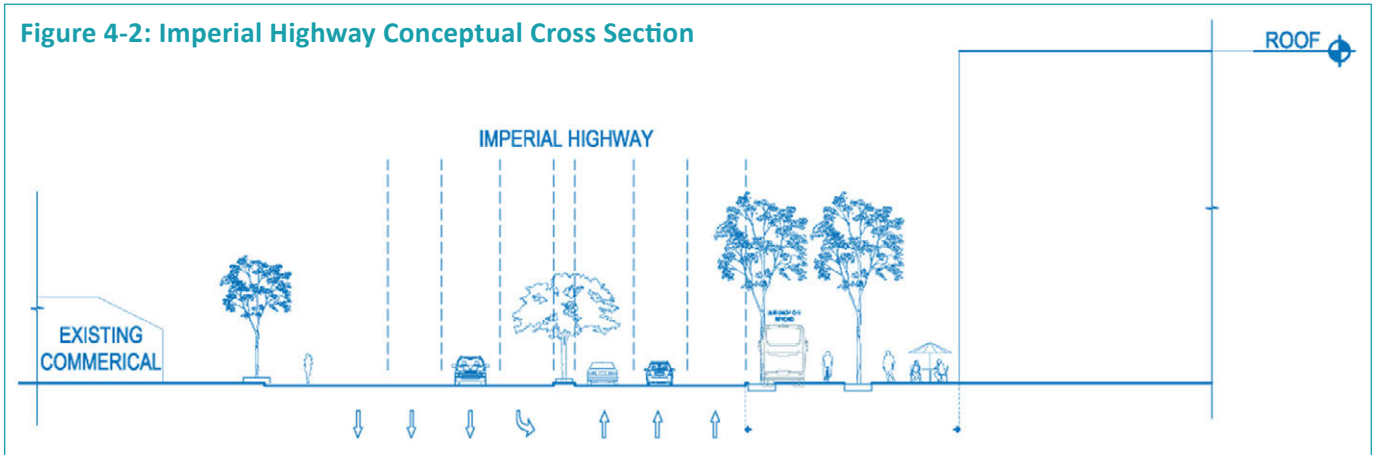
#### 4.1.4 Street Cross-Sections

Figures 4-2 through 4-5 Conceptual Street Cross Sections provide an illustrative representation of the multi-modal transportation vision for the Norwalk Entertainment District-Civic Center Specific Plan. The street cross-sections bring together the various components of the multi-modal system shown in the conceptual circulation plan, including the pedestrian, bicycle, transit, and automobile circulation, to provide a framework for future transportation improvements in the Specific Plan area. The extent of improvements within the right-of-way will be determined at submittal of the development project.

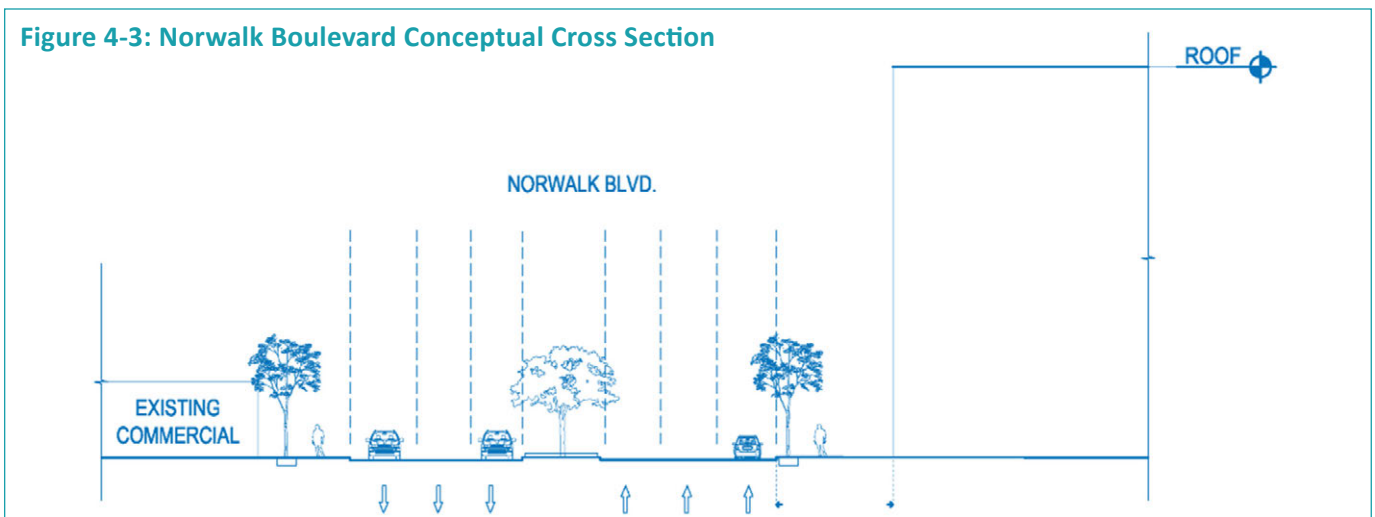
#### Imperial Highway

Imperial Highway is a primary thoroughfare for automobile and transit access to the Plan area. Figure 4-2 shows the conceptual street section displays the multi-vehicular lanes in each direction, wide sidewalks to accommodate a pedestrian activity, and transit rider access to the Plan area. The Imperial Highway street environment along the Plan area should be pedestrian- and bicycle-friendly. Street trees should be of species that provide shade while allowing views of adjacent ground-floor businesses. Planting should be focused in large tree wells or in individual or groups of containers/pots. Bike parking facilities should be provided along Imperial Highway near the Specific Plan commercial businesses.

**Figure 4-2: Imperial Highway Conceptual Cross Section**



**Figure 4-3: Norwalk Boulevard Conceptual Cross Section**





### Norwalk Boulevard

Norwalk Boulevard runs north/south along the west side of the Plan area. Norwalk Boulevard provides multiple car lanes in each direction, wide sidewalks for pedestrian activity, and access to the Plan area.

### Avenida Manuel Salinas

Avenida Manuel Salinas runs north/south along the east side of the Plan area and acts as the primary automobile entrance to the Plan area. Avenida Manuel Salinas provides two car lanes northbound and one car lane southbound. Avenida Manuel Salinas Street provides wide sidewalks for pedestrian activity. Avenida Manuel

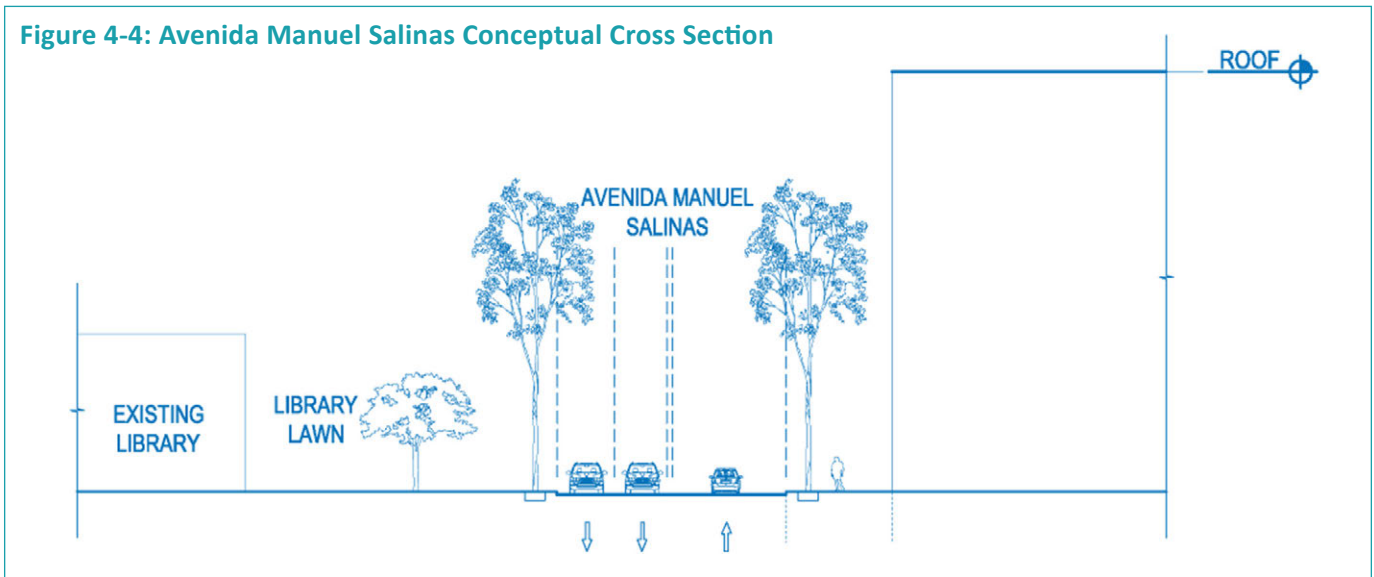
Salinas is lined with eucalyptus trees. A landscaped lawn adjacent to the existing library is to the east of Avenida Manuel Salinas (outside of the Plan area).

### Internal Driveway

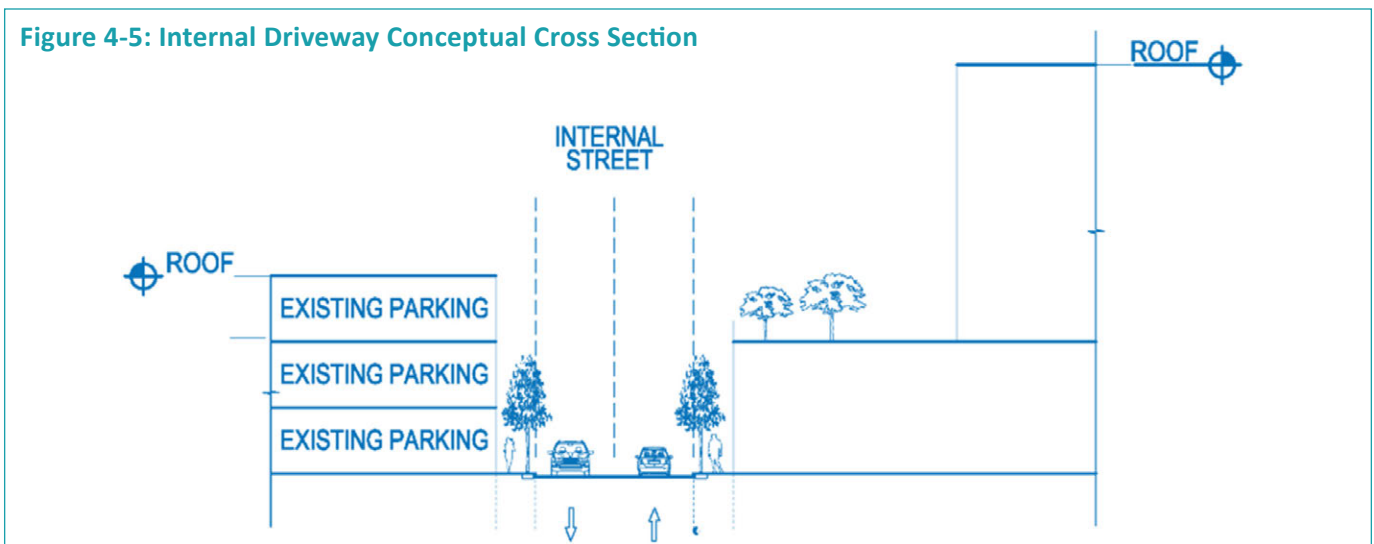
The internal driveway runs east to west and intersects with Avenida Manuel Salinas to the south. The driveway provides automobile access to the existing parking structure and proposed parking within the new development. The driveway provides a minimum 5' wide sidewalk for pedestrian access between the Plan area and parking structures.

## 4.1.5 Public Transit

**Figure 4-4: Avenida Manuel Salinas Conceptual Cross Section**



**Figure 4-5: Internal Driveway Conceptual Cross Section**



The Norwalk/Santa Fe Springs Transportation Center is approximately 0.61 miles east of the Plan area on Imperial Highway. The Norwalk Los Angeles County Metro Station is about 1.7 miles west of the Plan area on Hoxie Avenue. Local bus service is provided along Imperial Highway via the Norwalk Transit System (NTS) Route 4 and Norwalk Boulevard via NTS Routes 1, 2, and 3 and Los Angeles County Metro Route 61. The closest bus stop along Imperial Highway is located along the Plan area's northern boundary. The nearest bus stop along Norwalk Boulevard is at the southwest corner of the intersection of Imperial Highway and Norwalk Boulevard. The bus stop curb cut along the northern boundary of the Plan area on Imperial Highway provides direct access to the main outdoor space on the ground level of the Plan area. The map below (Figure 4-6) displays the transit stations within a five-minute walk (1/4 mile) of the Plan area and transit stations within a twenty-min-

ute walk (1 mile) of the Plan area.

Additionally, the Southern California Association of Governments (SCAG) and Metro have preliminary plans to extend the Green Line through Norwalk to close a 2.8-mile transit gap and connect the Norwalk Santa Fe Springs Metrolink station to the Norwalk Metro Station. The extension would provide easier access to the Green Line for passengers coming from Orange County to Los Angeles.

#### 4.1.6 Bicycle Transportation Access

Figure 4-7 below displays the future bicycle transportation routes. The bike routes will provide increased access to the project site and will connect the area to the greater civic center region, including residential, retail and public transit stops.



**Figure 4-6: Pedestrian Access to Transit – Walking Radius**

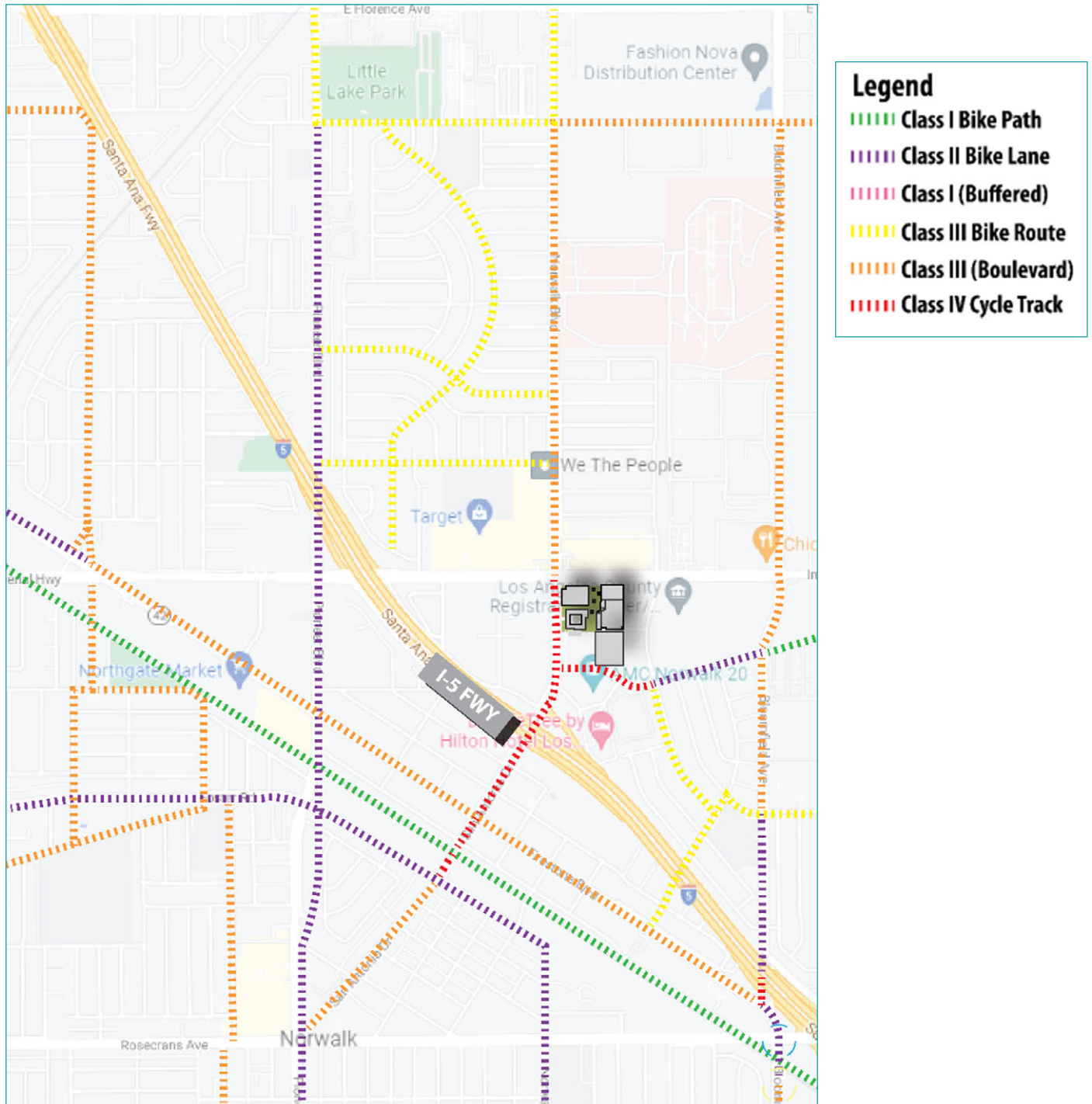


Figure 4-7: Future Bicycle Transportation Facilities

## 4.2 Utility Plan

### 4.2.1 Water

The service provider for the project area is Golden State Water Company (GSWC). GSWC operates an 8-inch water main in Norwalk Boulevard. The water main is connected to a 4-inch potable water line that supplies water to City Hall. The water main also supplies water to two 3-inch irrigation lines on the project site and a water line that feeds the fountain in the northwest corner of the site. Further discussion of the water conveyance system is contained in the Specific Plan EIR (Chapter 5.17).

### 4.2.2 Wastewater

Wastewater generated by development within the City is discharged to the City's sewer system and conveyed to trunk sewers owned by the Los Angeles County Sanitation District (LACSD) to be treated at the Los Coyotes Water Reclamation Plant (WRP). The City Hall building is connected to LACSD's North Norwalk Trunk Sewer in Norwalk Boulevard. Further discussion of the wastewater conveyance system is contained in the Specific Plan EIR (Chapter 5.17).

### 4.2.3 Storm Water Management

Runoff from the project site is collected and conveyed to the Los Angeles County Flood Control District (LACFCD) via a reinforced concrete drainpipe that runs beneath the City Hall Lawn. The LACFCD drainpipe runs east to west along the northern boundary of the project site. The drainpipe connects to a concrete box culvert that runs beneath Avenida Manuel Salinas. Further discussion of the storm water conveyance system is contained in the Specific Plan EIR (Chapter 5.17).

## 4.3 Dry utilities

All new dry utility connections in the Specific Plan area would be in underground conduits and vaults.

### 4.3.1 Electricity

The project site is within the service area of Southern California Edison (SCE) and would be served by the existing electrical transmission lines.

### 4.3.2 Natural Gas

Gas would be provided by the Southern California Gas Company (SoCalGas).

### 4.3.3 Solid Waste

Athens Services and the Public Works Department provide trash collection, hazardous waste, and used oil collection.

### 4.3.4 Dry Utility Guidelines

- Service areas, trash enclosures, loading facilities, and mechanical and other equipment should be located and screened so that they are not visible from a public street, open space, or the upper stories of adjacent structures. Screening devices should be compatible with the architecture, materials, and color of adjacent buildings to the extent practical.
- Outdoor trash and storage areas should be covered to reduce pollution introduction.
- Refuse storage areas should be conveniently located for building users.
- Rooftop mechanical systems should be enclosed to mitigate visual and noise pollution. Rooftop equipment on flat roofs should be located and screened so as not to be visible from ground level.

Fire sprinkler standpipe assemblies should be located within the interior of the building.





# Chapter 5

## Architectural, Landscape, and Design Guidelines



## 5. ARCHITECTURAL, LANDSCAPE, AND DESIGN GUIDELINES

The design guidelines outlined in this Specific Plan establish guiding principles to promote high-quality, well-designed, site-appropriate development within the Norwalk Entertainment District - Civic Center. Whereas the Development Standards are mandatory regulations for new development, the design guidelines are advisory. Among other things, these guidelines may not be used to deny or reduce the density of a housing development project application that otherwise complies with the objective standards stipulated elsewhere in this plan.

### 5.1 Landscape Design Approach

Landscaping creates an environment that is comfortable, attractive, and complements and enhances the community while providing a unique sense of place. The following landscape design guidelines supplement the standards outlined in NMC section 17.03 Article 1 and are provided to ensure quality and excellence that will add value to the surrounding community and to create a sustainable environment through responsible design practices. Landscaping within the Norwalk Entertainment Specific Plan area is encouraged to be used where appropriate and feasible to accomplish the following: define areas such as building entrances, key activity hubs, focal points, and the street edge; screen service areas, trash enclosures and mechanical equipment; define and accent specific areas such as building and parking lot entrances and main walkways; create focal points and highlight important architectural elements; frame and give prominence to building entrances; define outdoor spaces; direct pedestrian traffic; identify and shelter pedestrian walkways; and, provide shade.

- Landscaping should be an integral component of the overall design.
- Shrubs and understory plantings adjacent to the street or in medians should not exceed 18 inches at maturity.
- Planted areas should be maintained in a weed-free condition with trees, shrubs, and ground cover.
- Landscaping should enhance the quality of developments by framing and softening the appearance of buildings, screening undesirable views, buffering incompatible uses, and providing shade.
- Landscape designs should utilize water-efficient or drought-tolerant plants. A list of proposed plantings should be provided for City approval prior to project permitting.
- Landscaping along public streets should be consistent, formalized, and composed to create an attractive and cohesive community identity.
- Trees and shrub spacing should allow for maintenance access at maturity as necessary.
- Landscaping elements that absorb water runoff and provide biotreatment, such as bioswales, should be installed where appropriate.
- Outdoor places should provide shade protection and a variety of amenities such as seating, lighting, and trash receptacles.
- Shade devices may include, but not necessarily be limited to, fixed umbrellas, awnings, trellises and canopies integrated into buildings or over open spaces.
- Outdoor places should contain visual focal features such as public art, fountains, or specimen trees.
- When on-site private open space is provided that is internal to the community, visibility to and from this open space to adjacent public areas is encouraged and should take the form of covered passages and/or open-to-the-sky breaks in building massing.

- Decorative paving is encouraged in pedestrian walkways.
- Where pedestrian walkways cross drive aisles or parking areas, the Norwalk Entertainment District Developer should coordinate with the City's Traffic Engineer to identify the appropriate method to visually define pedestrian crossings and to alert drivers about areas where pedestrians may walk.

### 5.1.1 Furniture in Outdoor Areas

The following are suggested guides to providing Norwalk Entertainment District outside furniture:

- A unified "look" should occur. Color and appearance of outdoor furniture should be selected to complement other outdoor design elements.
- Seating opportunities should be provided in both sunny and shaded areas.
- A variety of seating area designs, from formal arrangements (benches) to informal arrangements (low walls or steps) should be considered for use.
- Bicycle rack design should be complementary to street furniture and to the aesthetic and architectural character within the Specific Plan area.

### 5.1.2 Common Open Space

Common ground level open space should have the following, as deemed feasible:

- A landscape articulated edge to provide visual interest;
- Pedestrian amenities that may include seating, lighting, planters, drinking fountains, distinctive paving, art work, bicycle racks, and focal points;
- Softscape and hardscape incorporated into the overall design of the public open space -- color, form and texture are integral parts of this;
- Paving that may include unit pavers with special texture, color, pattern and/or decorative features and that should complement the paving pattern throughout the other components of the Specific Plan community;

- A covered area to provide protection from sun and rain;
- Decorative materials to clearly demarcate pedestrian travel areas -- use of specialty paving for walkways is encouraged when it is not in conflict with ADA access requirements;
- Public art that may be comprised of various media;
- Entry monuments;
- Decorative pavement treatment;
- Decorative benches and tables; and,
- Seating and outdoor furniture.

## 5.2 Architectural Design Character

The Architectural character of the new development should respect and complement the character of City Hall and surrounding public buildings and maintain the architectural integrity of the Specific Plan area.

The Norwalk Entertainment District – Civic Center is a thoughtful community surrounded by exemplary buildings and rooted in history. Adjacent to the proposed new development sits City Hall. City Hall was completed in 1965 as part of the new Civic Center. City Hall is a one-story square steel box clad in tinted glass and panels covered with vibrant blue and green mosaic tiles. Designed by the architecture firm Kistner, Wright, and Wright, the building draws inspiration from Mid-Century Modernism and incorporates a playful façade. The Central courtyard of the building contains a stand-alone circular city council chamber with a ribbed shell-shaped roof.

Additionally, the Norwalk Courthouse was Constructed between 1968-1969, designed by William Allen, and includes a recessed entrance, ornamental metal screen, and oversized chandeliers. The Courthouse is asymmetrical, monumental, and rectangular building with a simple front façade punctuated by vertical panels of the ornamental metal screen in geometric shapes.



**Figure 5-1: Precedent of Material Variation**

The design of new development within the specific plan area is intended to be harmonious with the character of the existing City Hall and Courthouse, and should integrate referential design elements of those existing buildings where feasible.

### 5.2.1 Materials and Color

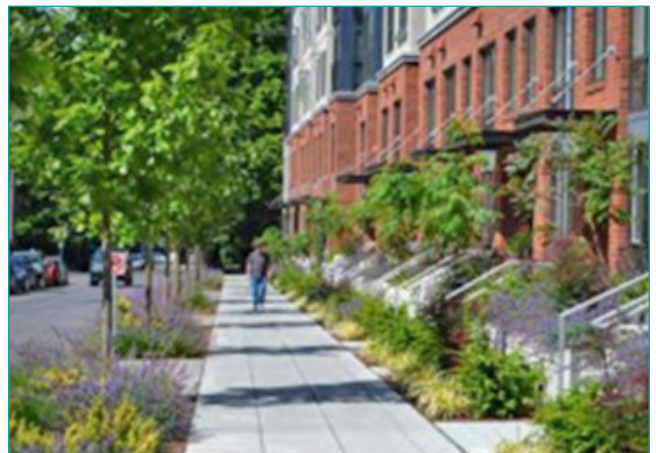
Appropriately applied color and material choices create interest and support a sense of place in a neighborhood when combined with facade modulation.

- All primary structure facades and elements should be unified by complimentary use of building materials, textures, and colors.
- Facade treatment materials and architectural elements should be of good quality, durable, and weather-resistant to create long-lasting buildings and can be adaptively reused over time.
- Color and material applications on a facade should be varied as appropriate to create visual articulation and accentuate architectural details compatible with the architectural character of the building.
- Materials and colors should be used to imply form changes, particularly for entrance lobbies, and massing changes, and to distinguish different uses or tenants where appropriate.
- Materials and technologies that reduce energy and resource demands are highly encouraged.

### 5.2.2 Building Massing and Form

Building massing is the overall shape and size of a building in terms of scale, bulkiness, and relationship to exterior spaces. Buildings should create a welcoming public realm and reduce the appearance of oppressive and monolithic building forms.

- Massing design should include appropriate footprint variations, setbacks, wall plane projections and recesses, wall height, and roof form.
- Variations in roof form, height, and profiles can be used to provide visual interest and reduce the overall mass of the building.
- Non-habitable roof projections such as, but not limited to, elevator penthouses, mechanical screens, rooftop equipment, and wireless communication equipment, and architectural features should be visually integral with the rest of the building's design.
- Architectural elements such as recessed or projecting balconies, porches, or other features that add visual interest, human scale, and character to the neighborhood should be incorporated.
- Massing should consider passive solar and wind orientation to maximize natural daylighting and ventilation.



**Figure 5-2: Precedent of Architectural Elements that add visual interest and human scale**



- Special architectural treatments (i.e., feature entry location, feature window detail, tower, etc.) should be provided at street corners and other important focal points are encouraged.
- Buildings should be designed and configured to provide edges and open space, create linkages and gateways, and provide pedestrian connectivity and mobility flow within the Specific Plan area.

### 5.2.3 Façade Treatment

- All facades should be treated equally so that there are no perceived front and back sides.
- The length of blank walls (facades without doors, windows, landscaping treatments, or murals) should be minimized.
- Buildings over two stories should utilize varied articulation, including material changes and massing breaks, keeping with the existing Civic Center buildings.
- Any plain-faced building wall is encouraged to contain a public art work, as approved by the City of Norwalk's Community Development Director or his/her designee.
- Walls and fences should be designed with materials and finishes that complement building architecture and should include landscaping to screen and create visual interest.
- Storefronts with recessed entries, recessed components, integral display windows, projecting bays, glazing, operable windows, integral signs and sign bands, and architectural elements and details that provide a sense of variety and interest within storefront bays and/or grouping of bays are encouraged.

### 5.2.4 Ground Floor Treatment

- Attention to detail and architectural quality should be used at the pedestrian level facades of buildings, designed to activate the streetscape and provide an engaging and interesting pedestrian experience.

- Building entries should incorporate recesses and/or projections from building faces, architectural surrounds such as moldings, use of quality materials such as brick, stone, and cast concrete, awnings and canopies over entries, and other architectural elements that create a sense of transition and passage from the public realm to the private realm.

### 5.2.5 Roofs

- Roofs and rooflines should be cohesive in design throughout a building or group of buildings, including accessory structures. Overly complex and distracting roofs should not be implemented.
- Roof massing, materials, and design should be consistent with the desired architectural style and complimentary to adjacent structures.
- The use of light-colored roofing materials or green roofs to reflect heat and reduce cooling in buildings should be implemented.
  - The use of solar panels on roofs is encouraged.



Figure 5-3: Example Solar Roof Design

### 5.2.6 Sustainability Features

- Building and site design are encouraged to integrate sustainable practices that conserve energy and water resources, reduce waste, and reduce the effects of urban heat gain.
- Electric vehicle charging stations should be provided onsite.
- Buildings should integrate passive design strategies, including natural daylighting and ventilation.
- To reduce resource consumption in manufacture and transport, locally produced and recycled building construction materials should be used whenever possible.
- Mechanical equipment, including solar panels, should be architecturally integrated into the roof and/or screened from public view to the degree possible.

### 5.2.7 Lighting Guidelines

The creative use of lighting equipment to enhance the appearance of nighttime views will be promoted by implementing the Specific Plan. New development should utilize security lighting along walkways, parking areas, and internal roadways. The following guidelines should be followed:

- The site lighting plan for exterior areas should be designed to direct all light sources downward and onto the Project site. Outdoor lighting should be designed and installed to confine all direct illumination to the site, and adjacent properties are protected from spillover illumination.
- Low-wattage security lighting directed away from light-sensitive uses should be utilized and should be shielded to prevent spillover and glare.
- Streetlights should be consistent with the development in terms of scale and design.
- Ground-mounted lighting should be installed in the landscaped medians, entryways, and activity nodes to enhance these features during the nighttime periods.

- The use of decorative lighting treatments in landscaping, pedestrian activity areas, and nodes and entryways should be implemented. These treatments may also be incorporated into the overall architectural design of the future buildings.
- Lighting in areas designed to accommodate pedestrian activity should be compatible with other Norwalk Entertainment District Specific Plan street furniture.
- If pole lamps are to be used in some areas of the Specific Plan area, proper spacing of the lamps should provide an adequate level of nighttime lighting and increased safety.
- Provisions for seasonal lighting should be considered.
- Accent lighting, where provided, should complement exterior building colors and materials.
- Low energy lights, such as LED lights or solar-powered lights, should be used whenever possible.
- Parking garage lighting should concentrate light on pedestrian and vehicle aisles and ramps, with spillover lighting often adequate to illuminate parking stalls. Casting of glare and spillover lighting outside the parking structure should be prevented. A minimum of 5 foot-candles of illumination should be provided inside the parking structures and a minimum of 3 foot-candles for exterior parking areas. Interiors should be painted a light color to transmit light throughout the space.

### 5.2.8 Fire Protection

Alternative fire protection measures may include the following in accordance with the approved Fire Suppression Plan, if approved by the Los Angeles County Fire Department:

- There should be a Fire Control Room in each residential building;
- There should be emergency equipment staging areas for Fire, Emergency Medical Services, and Law Enforcement;

- Graphic annunciator panels should be installed; and,
- Wayfinding (including roof addressing) should be implemented for First Responders.

### 5.2.9 Public Art

The City of Norwalk recognizes that public art contributes significantly to the identity of a place or community, that public art can stimulate creativity and imagination, and that public art can add a unique human quality to the outdoor environment. Public art within the Specific Plan area should be focused on the following:

- Distinguishing Norwalk and the Entertainment District as special places to live, work, and visit;
- Integrating artistic vision with the design of buildings and landscaping;
- Ensuring that art is visually accessible.

Placement of any freestanding pieces of art should avoid locations where it would compete with a commercial store front, obstruct a pedestrian path, create a traffic hazard, compete with another art work, or adversely impact adjacent buildings.

Art works in the plan area should be sited to complement other features, such as the public open space or architectural components that acknowledge and respond to the presence of the art.

Public art associated with the commercial uses should invite participation and interaction, add local meaning, interpret the new community, and/or capture the unique character of the community.

Public art works may include the following media: sculpture (which may be three-dimensional and in any material that is durable); painting; electronic treatments; pavement design; landscape; hardscape; water features; photography; stained glass; fabric; murals; and, mosaics, subject to City Director of Community Development approval.

### 5.2.10 Community Policing Through Environmental Design

Public safety should be enhanced through application of such design considerations as the following that contribute to reduction in opportunities for crime, fear and negative perceptions.

- Open spaces, courtyards, circulation corridors and building entrances should be designed to be visible from dwelling units and/or commercial uses;
- Lighting for the multi-family residential should include pedestrian-scale lighting fixtures.
- Windows and entries should be placed to maximize natural surveillance of the plan area.

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# Chapter 6

## Specific Plan Administration and Implementation



## **6. SPECIFIC PLAN ADMINISTRATION AND IMPLEMENTATION**

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### **6.1 Applicability and Relationship to Municipal Code**

The Norwalk Entertainment District-Civic Center Specific Plan was prepared in conformity with Government Code Section 65450, et seq., the City of Norwalk General Plan, the City of Norwalk Municipal Code (NMC), and adopted by Ordinance. The Specific Plan supersedes the otherwise applicable City of Norwalk development standards/regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the NMC, the requirements of the Specific Plan shall take precedence. Where the Specific Plan is silent, the NMC shall apply.

This Chapter describes the steps and actions to implement and administer the Specific Plan. The implementation process described herein provides the mechanisms for the City of Norwalk to review and approve development within the Specific Plan Project site. This Chapter also contains a brief description of potential funding sources.

### **6.2 Land Use and Development Review**

Except as provided herein, no building permit or use of land permit shall be issued for any Project in whole or in part within the Specific Plan area unless the Community Development Director (Director) has issued an Administrative Approval under the procedures outlined in this Section. In issuing an Administrative Approval, the Director's review shall determine whether the use and development proposed are consistent with the requirements of the Specific Plan and applicable development standards (Chapter 3) outlined in this Specific Plan.

Nothing in the review processes described below would preclude concurrent processing of Building Permits.

#### **6.2.1 Director's Determination – Administrative Approval**

The Director shall have the authority to review any proposed use or development within the Specific Plan Area for compliance with all requirements of the Specific Plan, including Development Standards (Chapter 3) of this Specific Plan, and issue an Administrative Approval by Section 6.2.2. In addition, the Director shall consult with the Project EIR (Mitigation Monitoring Program) before his/her determination of compliance with any Mitigation Measures applicable to the project.

#### **6.2.2 Procedures – Administrative Approval**

The Director shall establish the forms and fees required for each administrative application review and processing indicated in this Chapter. The application shall be deemed complete within 30 days of submittal, in compliance with the Permit Streamlining Act, unless the Director informs the Applicant in writing that the application is incomplete and specifies the reasons thereof. Within 30 days of receipt of a complete application, the Director shall either grant an Administrative Approval or indicate reasons for non-approval. If the Director does not act within 30 days, the application for Administrative Approval shall be deemed approved. The specified 30-day period may be extended by written mutual consent of the Director and the Applicant. The Director shall set forth specific reasons for any denial of an application for Administrative Approval in a determination letter. Following any denial determination, the Applicant may file a new application for a revised project that addresses the reasons for denial or proceed under a Major Modification process or Specific Plan Amendment, as feasible. The determination of the Director (or the deemed approval if the Director fails to act within the time prescribed herein) shall be final.

### 6.2.3 Minor Modifications

The Director's Administrative Approval process specified in Chapter Section 6.2.1 may be used to grant a Minor Modifications; that is, an application for modifying Development Standards (Regulations) by no more than ten (10) percent. Minor Modifications must not include changes to the Specific Plan allowing a maximum number of dwelling units or non-residential square footage. Minor Modifications may include minor changes to the Specific Plan text and exhibits to clarify information, provided such changes do not increase the allowable number of dwelling units or non-residential square footage.

Within 30 days of receipt of a complete application, the Director shall either grant the requested Minor Modification or indicate reasons for non-approval. If the Director does not act within 30 days, the application for Minor Modification shall be deemed approved. The specified 30-day period may be extended by written mutual consent of the Director and the Applicant. The Director shall set forth specific reasons for any denial of an application for Minor Modification in a determination letter. Following any denial determination, the Applicant may file a new application for a revised project that addresses the reasons for denial or proceed under a Major Modification process or Specific Plan Amendment, as feasible. The determination of the Director (or the deemed approval if the Director fails to act within the time prescribed herein) shall be final.

### 6.2.4 Major Modifications

Major Modifications shall pertain to changes (increases or decreases) in the Development Standard(s) by more than ten (10) percent and up to twenty (20) percent. In addition, the Director may determine a Major Modification to the Specific Plan is required if a variation of uses permitted in Section 3.4 Permitted Uses of this Specific Plan is requested. In approving a Major Modification, the Director must make at least one of the following Findings:

- The Major Modification provides an aesthetic benefit, physical benefit, or environmental benefit to the originally-approved Specific Plan
- The Major Modification is consistent with the purposes and intent of the Specific Plan and the General Plan
- The Major Modification will not be detrimental to the public health, safety, and welfare or adversely affect property values of the existing or future development in the surrounding area
- The Major Modification is necessary for safety reasons or to comply with other applicable codes, laws, ordinances, rules, or regulations

At his/her discretion, the Director may refer any requested Major Modification to the Planning Commission for review and approval.

A decision of the Director on an application for a Major Modification to the Specific Plan may be appealed to the Planning Commission within ten (10) calendar days of the Director's determination. In the absence of an appeal within the period specified herein, the Director's decision shall be final. In the event of a timely appeal of the Director's Determination, the Planning Commission shall hold a public hearing and issue its determination on the appeal within forty-five (45) calendar days of the appeal, unless the written consent of the Applicant extends such time. The decision of the Planning Commission may be appealed to the City Council within ten (10) calendar days of the Planning Commission's determination. In the absence of an appeal within the period specified herein, the Planning Commission's decision shall be final. In the event of a timely appeal of the Planning Commission's determination, the City Council shall hold a public hearing and issue its determination on the request within forty-five (45) calendar days of the filing of the appeal of the Planning Commission determination, unless the written consent of the Applicant extends such time.

## 6.3 Specific Plan Amendments

Any deviation or relief from the requirements of the Specific Plan that cannot be accommodated by a Modification to the Specific Plan according to Sections 6.2.3 or 6.2.4 above shall require a Specific Plan Amendment. Examples that would require a Specific Plan Amendment include the following:

- An increase or decrease in quantitative Specific Plan Development Standards by more than twenty (20) percent
- A change in Specific Plan boundary
- An increase in maximum Specific Plan build-out (350 dwelling units; 110,000 commercial square footage), per the Development Standards Chapter of this Specific Plan
- A change in use not allowed in the Specific Plan that was determined not to be consistent with Section 3.4 Permitted Uses of this Specific Plan

Any amendment to the Specific Plan shall be processed in the same manner as outlined in NMC Section 17.02.260 (Text Amendments).

Before the Planning Commission makes its recommendation for a Specific Plan Amendment, it shall make the following findings:

- The change proposed is consistent with the objectives, policies, general land uses, and programs specified in the General Plan; and
- Its adoption will conform with public convenience, general welfare, and good zoning practice.

## 6.4 Interpretation

The Director of Community Development or his/her designee shall have the authority to interpret Specific Plan requirements if ambiguity occurs about the meaning or appropriate application of provisions within the Specific Plan. In so doing, the Director or his/her designee shall consider the following:

- Continuity and consistency with previous interpretations of this Specific Plan
- The interpretation responds satisfactorily to the Specific Plan vision, intent, and purpose
- The resultant project is consistent with the Norwalk General Plan

The interpretations remain the final determination of the Director of Community Development but may be appealed to the City Manager, whose decision shall be final.

## 6.5 Severability

If a court of competent jurisdiction determines that any provision of this Specific Plan is unconstitutional or invalid, that determination shall not affect the validity of other parts of this Specific Plan.

## 6.6 Environmental Review

The Norwalk Entertainment District-Civic Center Specific Plan Environmental Impact Report (EIR) describes the potential environmental impacts associated with the adoption and full buildout of the Norwalk Entertainment District-Civic Center Specific Plan (Specific Plan). The EIR also identifies required mitigation measures to reduce significant environmental effects. The EIR has been prepared as a Project EIR, as defined by Section 15161 of the CEQA Guidelines. All development shall comply with the approved Mitigation Monitoring Reporting Program (MMRP) for the EIR.

It is anticipated that the proposed development approved pursuant to the Administrative Approval, Minor Modification, or Major Modification processes will be within the scope of the EIR and will not require further CEQA review. In the event that the proposed development includes elements, that were not within the scope of the EIR, additional documentation and/or findings shall be required in accordance with the California Environmental Quality Act.



## **6.7 Specific Plan Implementation**

### **6.7.1 Phasing**

The Specific Plan area will be developed in a single phase. This includes the development of the mixed-use buildings, associated parking, open spaces areas and amenities, public and private right-of-way improvements, and signage. This single phase is expected to extend for 2-3 years following the issuance of building permits.

### **6.7.2 Financing and Funding Mechanisms**

The proposed development in the Specific Plan area will occur as a public-private partnership with the City of Norwalk pursuant to one or more leases or other contractual arrangements between the City and the private developer. Financing for the proposed development may include market-rate equity and state/federal sources of funds for the project's affordable housing component.

### **6.7.3 Development Agreement**

A Development Agreement is a tool for establishing a vested right to proceed with development in conformance with the City of Norwalk policies and regulations in effect at the time of City approval of the Specific Plan (California Development Code, Section 65864). The City of Norwalk and the Project Applicant/Developer may choose to enter into a Development Agreement pertaining to development and operation of the Norwalk Entertainment District Specific Plan on mutually agreeable terms.

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# Appendix A

## Permitted Use Definitions



## APPENDIX A PERMITTED USE DEFINITIONS

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**Alcohol Beverage:** Includes alcohol, spirits, liquor, wine, beer, brandy, and every liquid or solid containing alcohol, spirits, wine, or beer, and which contains one-half of one percent or more of alcohol by volume and which is fit for beverage purposes either alone or when diluted, mixed, or combined with other substances.

**Apartment:** An individual residential unit located within a multi-family dwelling.

**Caretaker Unit:** A dwelling unit designed for a person who takes charge and care of any premises, including without limitation by providing security and/or performance of work activity peculiar to the particular business.

**City Hall:** The chief administration building of the City.

**Courthouse:** A building in which judicial court is held.

**Fire station:** A facility where fire engines and other equipment, operations and staff of a fire department are housed.

**Grocery/Market:** A retail store of a minimum enclosed gross floor area of ten thousand (10,000) square feet that primarily sells food.

**Health and Wellness:** A use that offers facilities and/or services for the improvement of health and wellness, including without limitation the improvement of physical fitness. A health and wellness center may include, among other things, equipment for exercise or other physical health services, exercise classes, a juice bar, retail sales, a child day care, and sales offices.

**Indoor Recreation:** Includes commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting for the purpose of enjoyment, amusement, pleasure or learning, such as an arcade, amusement center, bowling, theater, gym, recreational classes and other uses with similar operations. An indoor recreation use may incorporate an assembly use component.

**Kiosks/Vendor Carts/Pavilion:** A small structure used for retail sales, food service production and sales, or other information or services. Kiosk and vendor carts may be open fronted or a hut, with at least one side used to provide sales, services or information.

**Mobile food truck:** Any vehicle, including an unhitched trailer, upon which ready-to-eat food is prepared, cooked, wrapped, packaged, or portioned for service, sale or distribution.

**Multi-Family Dwelling:** A building or a portion thereof containing two or more dwelling units designed for the independent occupancy of two or more households.

**Off-site consumption:** Selling alcoholic beverages in an unopened container for the consumption off the premises.

**On-site consumption:** Where liquor is consumed on the premises on which it was purchased.

**Outdoor Recreation:** Includes uses, varying in size, providing daily or regularly scheduled recreation-oriented activities for the purpose of enjoyment, amusement, pleasure or learning. Activities take place predominately outdoors or within outdoor structures. Such uses may include athletic fields, extreme sports, batting cages, amusement park, outdoor entertainment, and other similar uses.

**Parking Facility:** Facilities that provide parking as a principal use.



**Personal Service:** Includes any facility or establishment providing non-medical services as a primary use, including banks and walk-up ATMs, barber and beauty/hairstyling establishments, shoe repair shops, spas, dry cleaning pick-up establishments, tailors, home electronics repair, tanning salons, self-service laundromats, animal care, animal clinics or hospitals, massage establishments, and other uses with similar operations. These uses may also include accessory retail sales of products related to the services provided.

**Police or sheriff's station:** A facility where equipment, operations and staff of a police department are housed.

**Public library:** A library maintained for public use and usually supported in whole or in part by local taxation.

**Restaurants/Eateries:** Includes any facility that involves a business selling food and beverages prepared on the site, for on- or off-premises consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption, and establishments where customers are served food at tables for on-premises consumption or for take-out. Also includes coffee houses and non-amplified entertainment in a room with food service.

**Retail:** Includes any facility that involves a business that carries on as its principal business the selling of commodities, goods, merchandise or wares, and may be an ancillary use to a principal business. Internet-related businesses are permitted in this use type.

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**NORWALK**

ENTERTAINMENT DISTRICT – CIVIC CENTER

**SPECIFIC PLAN**