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## NOTICE OF PUBLIC HEARING

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**GENERAL PLAN AMENDMENT NO. 2022-01(2024-01)  
ZONE CHANGE NO. 2022-01 (2024-02)  
ZONING TEXT AMENDMENT NO. 2022-02 (ZTA 2024-04)  
SPECIFIC PLAN NO. 17  
ENVIRONMENTAL IMPACT REPORT SCH NO. 2022070103**

**Date:** Tuesday, October 15, 2024

**Time:** 6:00 p.m. or as soon thereafter as the matter may be heard

**Place:** City Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, CA 90650

**Project Description:** For the City Council to consider the following applications filed by The City of Norwalk (“Applicant”); a request to establish a specific plan to allow a mixed-use development with up to 66,647 square feet of commercial uses, 770 residential units (40% of the units will be designated “affordable”), up to 150 hotel keys, and 3.7 acres of open space. The project site consists of approximately 32.3 acres situated between Imperial Highway to the north, Zimmerman Park and the Union Pacific Railroad to the east, and Bloomfield Avenue to the west (Assessor’s Parcel Number (APN) 8045-008-902). The project includes a request for: (1) General Plan Amendment No. 2022-01 (2024-01) to amend the General Plan to add a Specific Plan land use designation and change the land use designation of the project site from Institutional (I) to Specific Plan (SP); (2) Zone Change No. 2022-01 (2024-02) to amend the zoning designation from Institutional (I) to Specific Plan area; (3) Zoning Text Amendment No. 2022-02 (ZTA 2024-04) to establish Specific Plan Area No. 17, “Norwalk Transit Village Specific Plan”; (4) Final Environmental Impact Report (FEIR) No. 2022070103 to address the potential environmental effects of the Norwalk Transit Village Specific Plan and impose mitigation measures to reduce potential impacts resulting from project implementation. The Planning Commission conducted a duly noticed public hearing on July 10, 2024 to consider the above applications, at which time oral and documentary evidence related to the project were received and the Planning Commission recommended approval of all applications.

**Environmental Review Information:** Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a draft Environmental Impact Report (EIR) has been prepared for the proposed project. The public comment period on the Draft Environmental Impact Report began on February 2, 2024, and was extended to March 20, 2024. The Draft EIR is on file at the City of Norwalk Community Development Department, 12700 Norwalk Boulevard, and is available for public inspection and comment by contacting the Community Development Department, or by telephoning (562) 929-5744. The Final EIR for this project will be posted online at the City’s website ten days prior to the public hearing: <https://www.norwalk.org/city-hall/departments/community-development/planning/advanced-planning-projects/norwalk-transit-village>. The Draft EIR and supporting technical appendices can also be viewed at the City’s website.

**Public Comment:** Interested persons are invited to attend this meeting and be heard regarding this matter. The agenda report for the above-described project may be reviewed at the City’s webpage at: <https://www.norwalk.org/city-hall/meeting-agendas-393>. Written comments may be submitted to the City Council prior to the time set for the hearing. Address written comments: [Attention\\_City\\_Clerk](mailto:Attention_City_Clerk) at the address noted above or by email to [Clerk@norwalkca.gov](mailto:Clerk@norwalkca.gov). You may watch the meeting from home on Charter Channel 3, Verizon Fios Channel 32, or livestream through the City’s website. If you challenge the proposed matter, you may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered prior to the public hearing.

**More Information:** Questions concerning the public hearing matter, should be directed to Alexander Hamilton, Interim Community Development Director, at (562) 929-5741; or [ahamilton@norwalkca.gov](mailto:ahamilton@norwalkca.gov).

**Accessibility:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk’s Office at (562) 929-5720. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide participation in the meeting or service. Assisted hearing devices will be available at this hearing without prior notification.

Dated this 4<sup>th</sup> day of October 2024.

Alexander Hamilton  
Interim Director of Community Development