

ORDINANCE NO. 25-1763

AN ORDINANCE OF THE CITY OF NORWALK AMENDING TITLE 17 (ZONING) OF THE NORWALK MUNICIPAL CODE TO ADD LOT CONSOLIDATION INCENTIVES AND TO COMPLY WITH THE ADOPTED 2021-2029 HOUSING ELEMENT

WHEREAS, the City is a general law city, incorporated under the laws of the State of California; and

WHEREAS, the City adopts this Ordinance pursuant to the City's general and police powers and property rights set forth under Government Code §65850(a); and

WHEREAS, the 2021-2029 Housing Element Update (HEU) was certified by the State of California in November 2023, and recertified in September 2025; and

WHEREAS, as part of the 2021-2029 HEU, Program 3.1 Lot Consolidation, was identified with the purpose to facilitate and encourage additional residential development in the city; and

WHEREAS, the City has initiated Zoning Text Amendment (ZTA) No. 2025-02; and

WHEREAS, the City desires to amend Title 17 ("Zoning") of the Norwalk Municipal Code (NMC) to add a new Chapter 17.04.500 to Article "V" ("Lot Consolidation") of Title 17 ("Zoning") of the Norwalk Municipal Code (NMC); and

WHEREAS, on November 12, 2025, the Planning Commission for the City of Norwalk ("Planning Commission") conducted a duly noticed public hearing to consider Zoning Text Amendment No. 2025-02, and where after careful review of the evidence in the matter, it adopted Resolution 25-15 recommending the City Council of the City of Norwalk ("City Council") approve the proposed Zone Text Amendment; and

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

THE CITY COUNCIL OF THE CITY OF NORWALK DOES ORDAIN AS FOLLOWS:

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

Section 2. Purpose. The purpose and intent of this Ordinance is as follows:

1. To encourage development and reduce barriers to improve housing opportunities of housing sites identified in the City's HEU, Lot Consolidation

Incentives is for the encouragement of consolidation of lots into larger development sites to achieve scale and quality development appropriate to the site;

2. Expand the list of incentives/concessions, waivers, and reductions that developers are eligible to increase housing development in compliance with State law. The proposed amendment is intended to facilitate and encourage additional housing development;
3. The proposed amendment expands the criteria for development projects by increasing the number of units for a project directly linked to the amount of affordable units provided with a maximum of 10 percent of 15 percent cap based on the proposal when eligible;
4. Establishing Lot Consolidation Incentives is a required program included in the 2021-2029 HEU (Program 3.1); and
5. The proposed ZTA will establish a process for the approval and consideration of incentives for lot consolidation in conjunction with other entitlements, specific to housing related projects.

Section 3. Finding. The proposed ZTA will be in the public interest since it will enact and reflect the requirements of certified 2021-2029 HEU.

Section 4. Approvals. The City Council hereby approves ZTA No. 2025-02 amending Title 17 (Zoning) of the Norwalk Municipal Code as set forth in Exhibit "A".

Section 5. Environmental. The City Council hereby finds and determines that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to "common sense" exception set forth in Section 15061(b)(3) of the California Code of Regulations where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 6. Severability. If any section, clause or phrase of this Ordinance is for any reason held to be unconstitutional, or otherwise invalid, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 7. Certification. The City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

PASSED, APPROVED, AND ADOPTED this 16th day of December 2025.


JENNIFER PEREZ
MAYOR

ATTEST:

I, **Theresa Devoy**, CMC, City Clerk of the City of Norwalk, California, **DO HEREBY CERTIFY** that the foregoing is a full, true and correct copy of Ordinance No. 25-1763; it has been published pursuant to State law; was introduced at a regular meeting of the City Council held December 2, 2025, and adopted as **Ordinance No. 25-1763** of the City of Norwalk at a regular meeting of the City Council held on December 16, 2025; and said Ordinance has been duly signed by the Mayor and attested by the City Clerk and that the same was approved and adopted by the following vote to wit:

AYES: Councilmembers Ayala and Valencia, Vice Mayor Rios, and Mayor Perez
NOES: None
ABSENT: Councilmember Ramirez

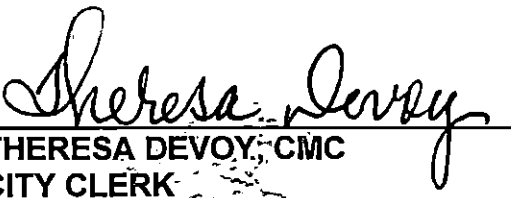

THERESA DEVOY, CMC
CITY CLERK



EXHIBIT A

Title 17 ZONING

Article V. General Standards

“Chapter 17.04.500 LOT CONSOLIDATION INCENTIVES

17.04.500 Lot Consolidation Incentives. This is a new proposed chapter to read as follows:

17.04.500 Lot Consolidation Incentives

- A. Purpose. To establish incentives to encourage lot consolidation of smaller parcels to accommodate larger residential and mixed-use development projects on vacant and/or underutilized sites.
- B. Applicability/Eligibility. Properties that are listed within the most current Housing Element Sites Inventory List and properties that are immediately adjacent to those sites are eligible for Lot Consolidation Incentives.
- C. Application. Applications for Lot Consolidation Incentives shall be reviewed concurrently with Lot Merger or Lot Line Adjustment applications.
- D. Incentives - The Review Authority may allow for 10 percent more units above base density, including projects with a density bonus application in accordance with Chapter 17.04.400. In considering 10 percent more units allowed above the base density and density bonus, the Review Authority shall consider whether the proposed development meets all of the following:
 - a. The applicant shall submit documentation, to be evaluated by City Staff, that demonstrates that the project provides a minimum of 10 percent affordable lower-income units.
 - b. Furthers the current Housing Element Programs and Policies for Affirmatively Furthering Fair Housing (AFFH).
 - c. Will result in a more efficient development project.
 - d. Provides a minimum of 10 percent affordable lower-income units as follows:

Number of lots consolidated	Incentive Options	Affordable Housing Percent
Two or three lots combined into one	10 percent or more units allowed above base density	10 percent
Four or more lots combined into one	15 percent or more units allowed above base density	15 percent”

