

# City of Santa Fe Springs 2040 General Plan Update and Targeted Zoning Code Amendment



## Community Workshop #2

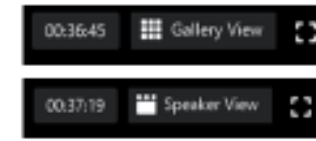
November 5, 2020 | Zoom Video Conferencing

# Live Spanish Interpretation

- For live Spanish interpretation, **participants** must dial:
  - Phone Number: **1-605-475-2090**
  - and enter access Code: **5305564#**
- All text in Zoom will presented in English. The interpreter will guide Spanish speakers.

# How to Use Zoom Video Conferencing

## Black menu bar at top or bottom of screen:



### Audio

Please mute yourself when not speaking

### Video

### Participants

- See Others
- Rename Yourself (Name & Group/Agency Affiliation if applicable)
- Raise Hand (remember to lower after)

### Chat Feature

Questions can be chatted at any time

### View

Gallery/Speaker View of videos and screen share can be changed in top right corner

# Meeting Agenda

1. Introductions
2. What Is a General Plan?
3. Draft Vision and Guiding Principals
4. Land Use Overview
5. Focus Area Overview
6. Discussion
7. Public Comments

# Meeting Guidelines

- One person speaks at a time. Keep comments brief.
- Technology happens – please be flexible and patient.
- Be respectful of one another’s opinions.
- Please mute yourself when you’re not speaking.
- Share video so we can stay visually connected.
- Remember: This is just one meeting in a longer process.

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# INTRODUCTIONS



## Community Workshop #2

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# Project Team: City Staff



**Wayne Morrell:** Director of Planning

**Cuong Nguyen:** Senior Planner

**Laurel Reimer:** Contract Planner

**Jack Wong:** Planning Consultant

# Project Team: Consultants



**Laura Stetson: Principal**

**Jose M. Rodriguez: Project Manager**

**Jessie Hernandez: Associate**



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# WHAT IS A GENERAL PLAN?



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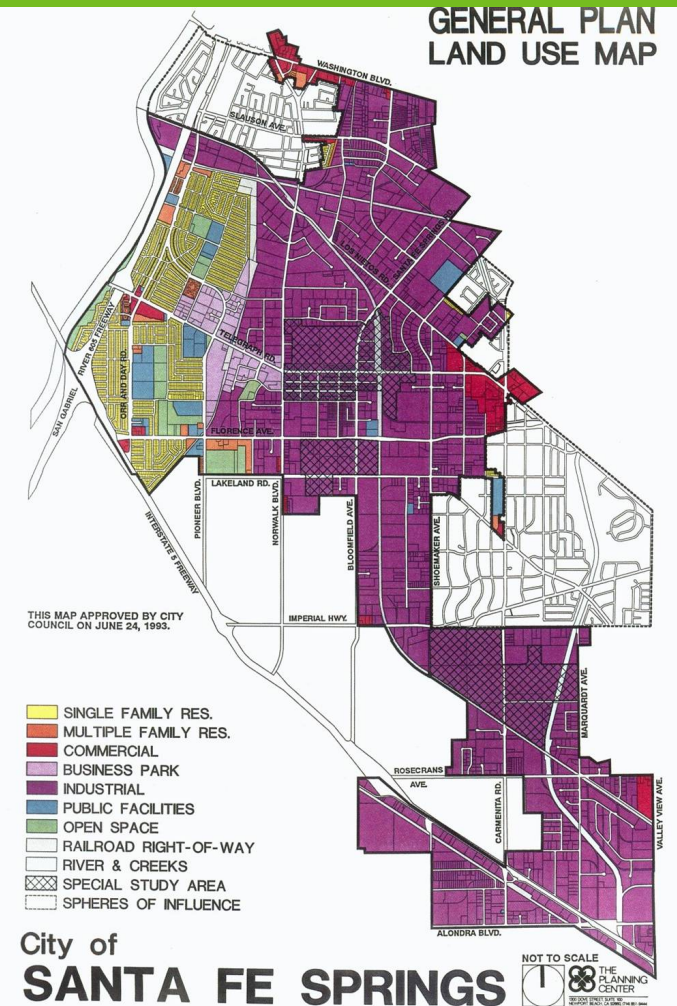
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# A General Plan....

- **Belongs to the community** and reflects local vision and values
- **Long-term plan** for maintenance and change
- **A “living” document** that can be adjusted over time
- **Comprehensive**
  - Required elements
  - Defined planning area and/or subareas
  - Planning horizon of 15 to 25 years

# Current General Plan

- Land Use Element - 1993
- Housing Element (2014-2021) - 2014
- Open Space/Conservation Element - 1994
- Safety Element - 1994
- Circulation Element - 1994
- Noise Element - 1994

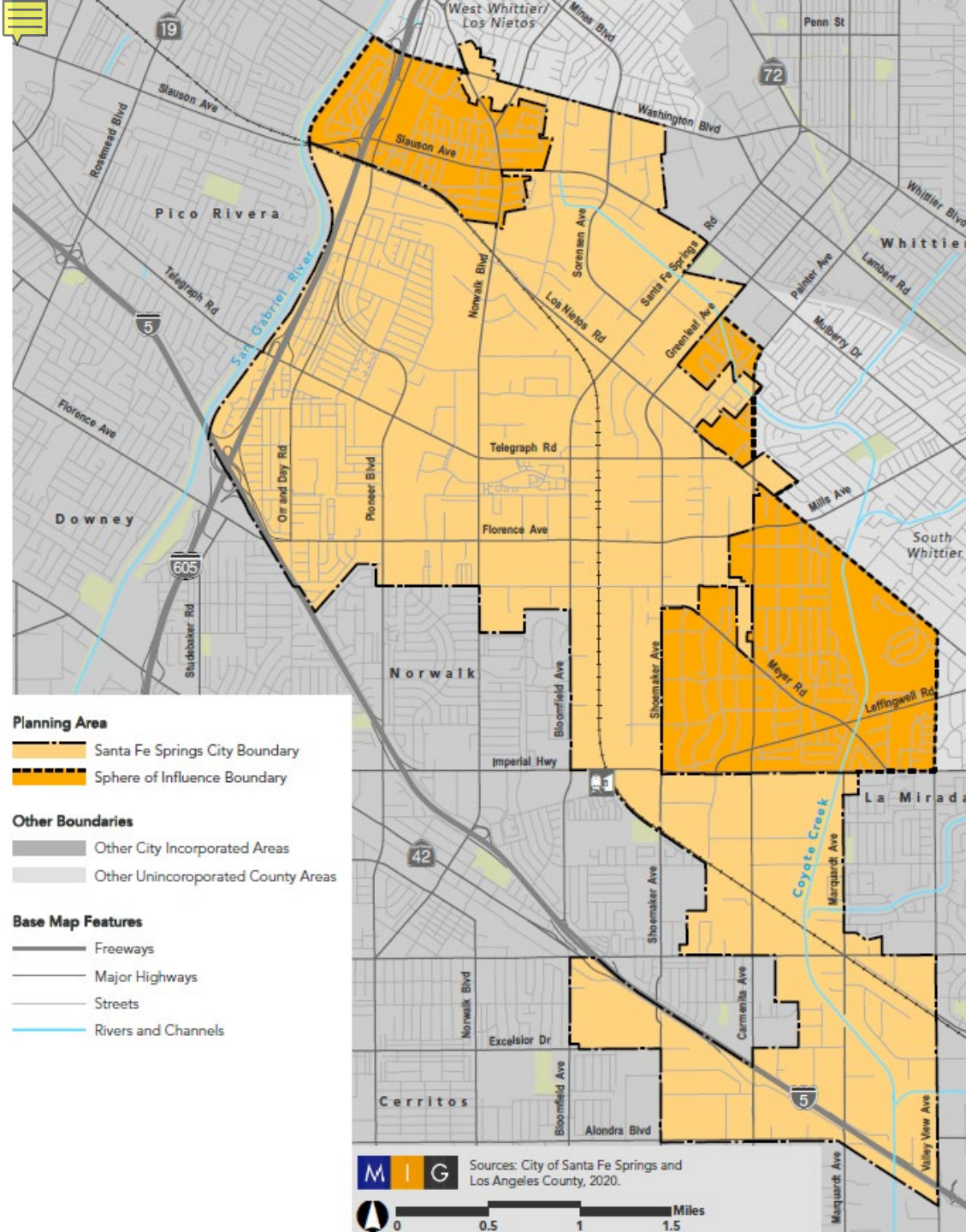


# Why Update?

- Set new vision, goals, and policies
- Address current opportunities, challenges, and trends
- Changes to demographics and economic environment since 1990s
- Opportunity to connect with the community and reaffirm values and priorities
- Changes to State law on how cities address housing, mobility, climate change, and environmental justice

# Planning Area

- Incorporated City Boundary
- Sphere of Influence (County of Los Angeles)
  - West Whittier/Los Nietos
  - South Whittier



# Key General Plan Topics

- Economic Development
- Planning for Housing, Businesses, and Community Facilities/Amenities
- Mobility
- A Healthy and Safe Community
- Resource Conservation



# Housing

- Housing Element: required to plan for the City’s “fair share” of diverse housing types and improve current housing stock
- Identify locations where new housing may be built
- Address equal access to housing for all residents



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# DRAFT VISION AND GUIDING PRINCIPLES



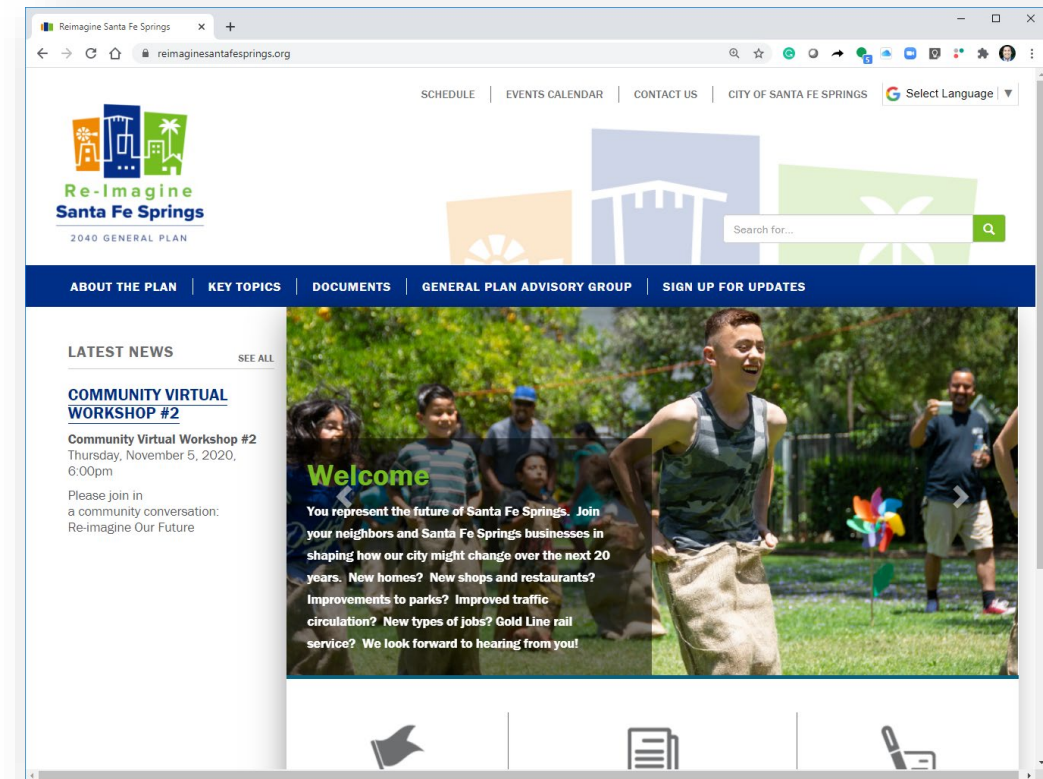
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# Involving the Community

- Stakeholder/focus group interviews
- General Plan Advisory Group (GPAG)
- Website
- Online community surveys
- Intercept/events meetings
- Community workshops



# Draft Vision

- Strong, diverse, and balanced
- Well-maintained neighborhoods and outstanding services
- Exceptional quality of life
- Strong industrial sector and economic foundation
- Active, participatory community
- Respectful and inclusive

**RE-IMAGINE**  
Santa Fe Springs 2040 General Plan  
**VISION**

**Santa Fe Springs:** A strong, diverse, and balanced community where our businesses thrive, neighborhoods offer many housing choices, and residents enjoy ready access to parks, transit, local-serving shops, restaurants, and entertainment destinations.

Our well-maintained neighborhoods, distinguished schools, commitment to public safety, and outstanding community services create an exceptional quality of life.

Our families live in Santa Fe Springs for many generations, choosing to raise children in a community that respects and responds to cultural values.

With a strong industrial sector as an economic foundation, we remain committed to providing a welcoming environment for businesses that contribute to the local tax base, offer well-paying jobs for skilled labor, and responsibly manage their environmental impacts locally and regionally.

As an active, participatory community, we engage in local government, participate in community events, and celebrate family-oriented activities and social gatherings within vibrant public spaces.

Our community is respectful and inclusive. Our governance values are to be accountable and transparent, while our leaders make decisions on behalf of the community with integrity, impartiality, and honesty.

**Santa Fe Springs:** An unparalleled place to enjoy life and to flourish as a community.

**Re-Imagine Santa Fe Springs**  
2040 GENERAL PLAN  
[www.ReImagineSantaFeSprings.org](http://www.ReImagineSantaFeSprings.org)

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# Draft Guiding Principles



## Healthy and Safe Neighborhoods

Promote healthy and safe neighborhoods with comprehensive approaches that consider best practices around land use, mobility, housing, environmental justice, community services, and design.

# Draft Guiding Principles



## Economic Strength and Local Businesses

Strengthen the City's industrial and office sectors while increasing and diversifying commercial businesses.

# Draft Guiding Principles



## Downtown



We strive for a downtown that showcases our rich history, celebrates local entrepreneurship, features our civic institutions, and encourages downtown living within a vibrant gathering place for the community.

# Draft Guiding Principles



## Active and Diverse Transportation

Create an interconnected, active transportation system that recognizes and responds to the critical needs of businesses to move commerce while accommodating the equally important necessity for pedestrians, cyclists, transit users, and motorists to move around the City with convenience and ease.

# Draft Guiding Principles



## **Environmental Justice and Community Safety**

Improve environmental conditions, noise conditions, and air and water quality for all residents and people working in the City by minimizing the impacts of industrial businesses, truck and commuter traffic, and contaminated lands.

# Draft Guiding Principles



## Clean and Sustainable Environment

Insist upon remediation of contaminated land and take steps to prevent pollution from the different processes involved in industrial business operations. Make rational use of natural resources to support environmental responsibility and the collective health of residents, employees, and visitors.



# Draft Guiding Principles



## Adaptive and Resilient Community

Protect people, infrastructure, and community assets from evolving climate threats and vulnerabilities, and from natural and human-caused hazards.

# Draft Guiding Principles



## Equitable and Inclusionary

Engage residents and stakeholders in ensuring equitable and inclusive processes, policies, investments, and service systems. Our residents in disadvantaged communities have access to healthy foods, parks, mobility options, public services, and safe homes.

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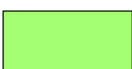


# A PLAN FOR THE FUTURE: ACCOMMODATING A DIVERSITY OF USES

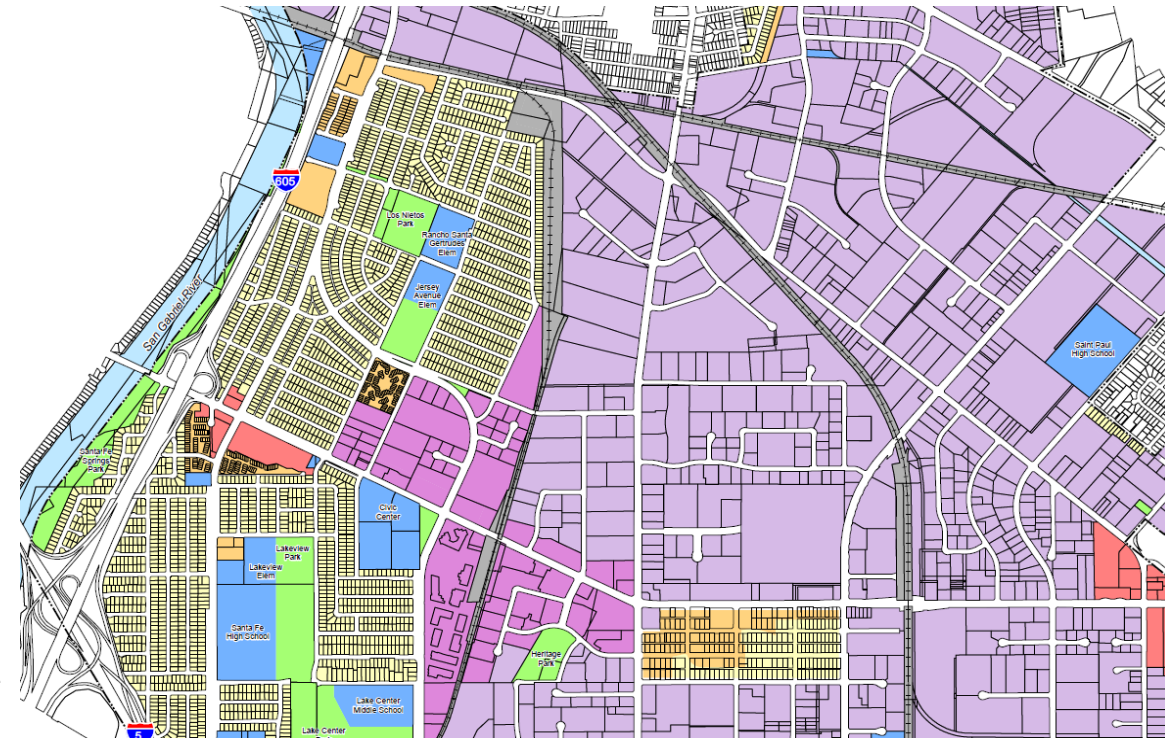
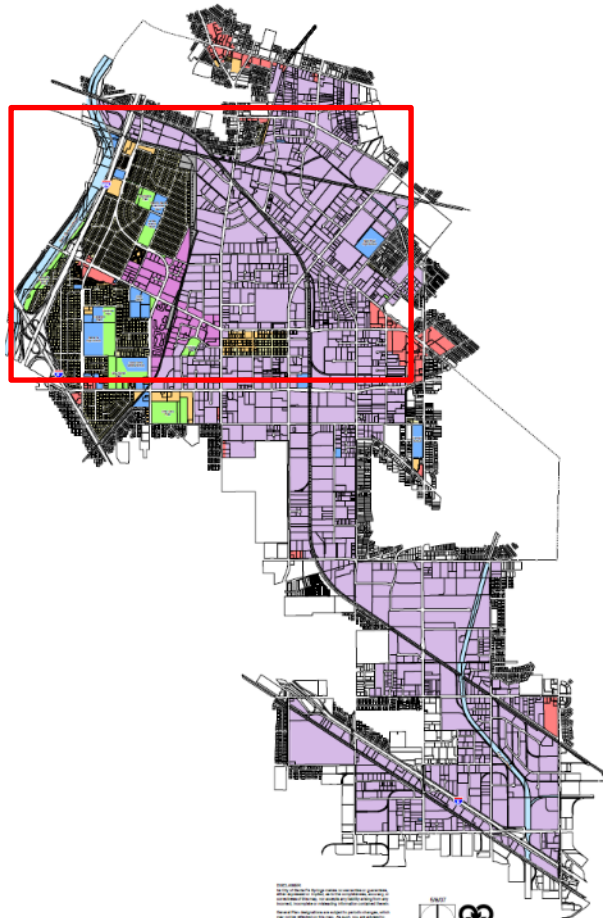


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# Current Land Use Vision

-  Single Family Residential
-  Multiple Family Residential
-  Commercial
-  Business Park
-  Industrial
-  Public Facilities
-  Open Space
-  Railroad Right-of-Way
-  River and Creeks



# Residential (15 to 24 units per acre)



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# Residential (30 to 40 units per acre)



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# Mixed Use (20 to 30 units per acre)



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# Mixed Use (30 to 40 units per acre)



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# Industrial Uses



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# Business Park



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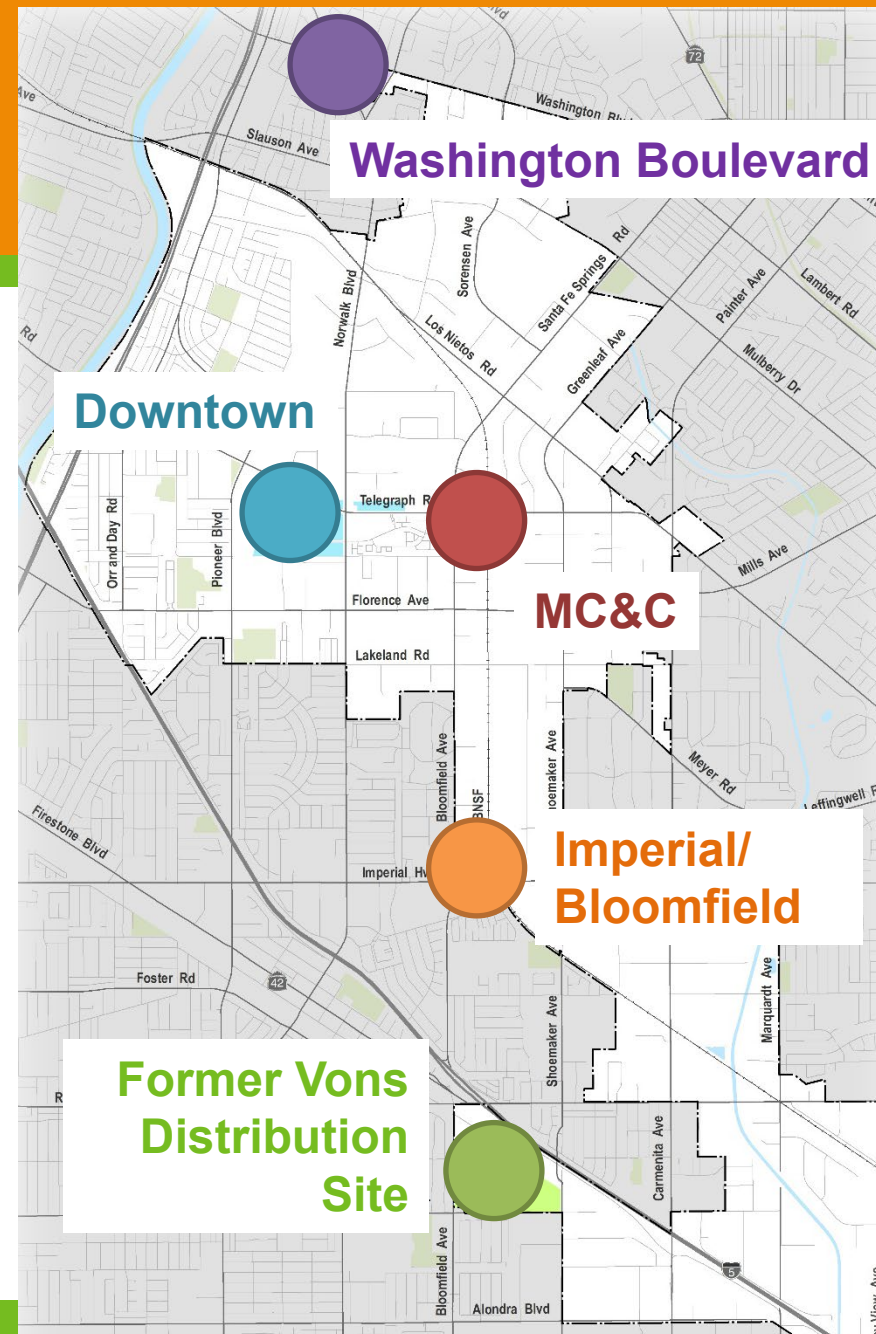
# AREAS OF POTENTIAL CHANGE



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# Focus Areas



# Washington Boulevard: Future Light Rail



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# Washington Boulevard: Conditions Today



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# Washington Boulevard: Conditions Today



**Commercial**  
Site of Planned  
Eastside Corridor  
Light Rail Station  
("L" Line)

# Washington Boulevard: Alternative 1



## Mixed Use

- Residential with Commercial on first floor
- 3 to 4 stories



# Washington Boulevard: Alternative 2



## Mixed Use

- Residential with commercial on first floor
- 4 to 6 stories

# Washington Boulevard: Overview of Alternatives

**Existing  
General Plan:  
Commercial**



**Alternative 1:  
Mixed-Use  
3-4 Stories**



**Alternative 2:  
Mixed-Use  
4-6 Stories**



**None of These:  
I prefer another  
alternative**



# Imperial and Bloomfield: Transit Node



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# Imperial and Bloomfield: Conditions Today



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# Imperial and Bloomfield: Conditions Today



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# Imperial and Bloomfield: Conditions Today



## Commercial and Industrial

- Norwalk/Santa Fe Springs Metrolink Station

# Imperial and Bloomfield: Alternative 1



## Mixed Use

- Residential with commercial on first floor (not entire block)
- 3 to 4 stories

# Imperial and Bloomfield: Alternative 2



## Mixed Use

- Residential with commercial on first floor
- 4 to 6 stories



# Imperial and Bloomfield: Overview of Alternatives

**Existing  
General Plan:  
Commercial and  
Industrial**



**Alternative 1:  
Mixed-Use  
3-4 Stories**



**Alternative 2:  
Mixed-Use  
4-6 Stories**



**None of These:  
I prefer another  
alternative**



# Downtown Focus Area



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# Downtown: Conditions Today



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# Downtown: Conditions Today



# Downtown: Conditions Today



## Commercial and Industrial

# Downtown: Alternative 1



## Commercial and Business Park

- 1-3 stories
- Restaurants
- Public plazas and parklets
- Hotel

# Downtown: Alternative 2



## Mixed Use: Commercial/Residential/ and Business Park

- 2-4 stories
- Residential
- Restaurants
- Public plaza and parklets
- Hotel

# Downtown: Overview of Alternatives

**Existing  
General Plan:  
Business Park**



**Alternative 1:  
Downtown Uses:  
Commercial/  
Business Park  
1-3 stories**



**Alternative 2:  
Downtown Uses:  
Residential/  
Commercial/  
Business Park  
3-4 stories**



**None of These:  
I prefer another  
alternative**





# MC&C Site Focus Area



# MC&C Site: Conditions Today



# MC&C Site: Potential Development



**Commercial and  
Industrial**

# MC&C Site: Alternative 1



## Commercial and Multifamily Residential

- 2-3 Stories
- Small-lot single family or townhome community
- Small commercial shopping center

# MC&C Site: Alternative 2



## Mixed Use

- 3-4 Stories
- First floor commercial; upper floors residential

# MC&C Site: Overview of Alternatives

**Existing**  
**General Plan:**  
Industrial Use



**Alternative 1:**  
Commercial and  
Residential Uses  
2-3 Stories



**Alternative 3:**  
Mixed Use  
3-4 Stories



**None of These:**  
I prefer another  
alternative



# Former Vons Distribution Center



# Former Vons Distribution Center: Conditions Today



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# Former Vons Site: Conditions Today



**Industrial**

# Former Vons Site: Alternative 1



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# Former Vons Site: Alternative 1



## Business Park

- Professional office
- Research & development
- Lodging (Hotel)
- Commercial retail and restaurants
- Exclude warehousing and trucking uses

# Former Vons Site: Alternative 2



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# Former Vons Site: Alternative 2



## Mixed Use Village

- Commercial, office, entertainment, lodging (hotels), and residential
- Public facilities and amenities and parks
- Diverse multifamily
  - 2 to 4 Stories

# Former Vons Site: Overview of Alternatives

**Existing:**  
Industrial and  
warehouses



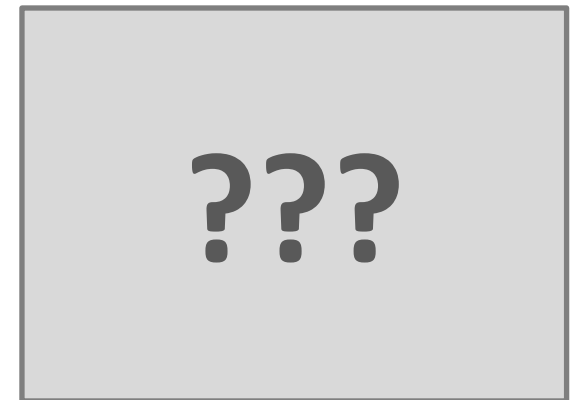
**Alternative 1:**  
Business Park  
Campus  
2-4 stories



**Alternative 2:**  
Mixed-Use Village  
2-4 stories



**None of These:**  
I prefer another  
alternative



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# NEXT STEPS



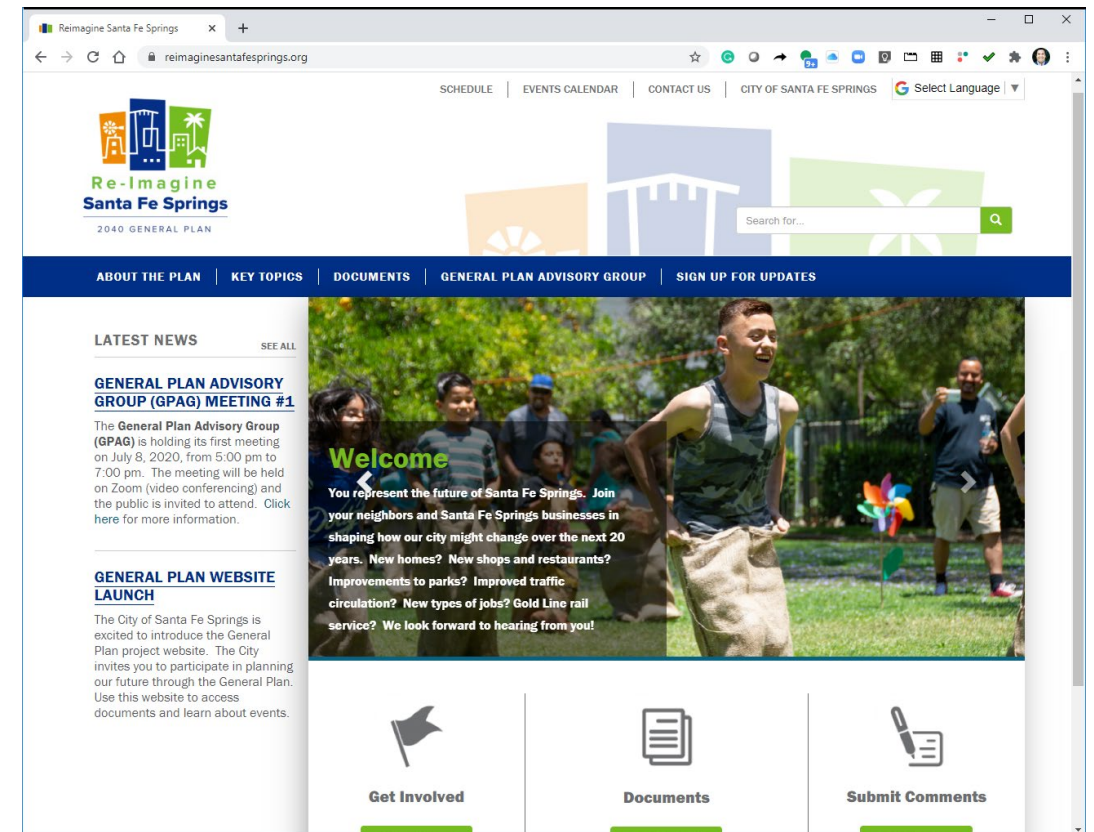
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# Next Steps

- **Joint PC/CC Study Session:  
November 12, 2020**
- **City Council Selects Preferred  
Alternative: December 10, 2020**
- **Stay Involved!**
  - Visit our website
  - Sign up for updates

[www.ReimagineSantaFeSprings.org](http://www.ReimagineSantaFeSprings.org)



The screenshot shows the website [www.ReimagineSantaFeSprings.org](http://www.ReimagineSantaFeSprings.org). The page features a navigation menu with links for SCHEDULE, EVENTS CALENDAR, CONTACT US, CITY OF SANTA FE SPRINGS, and a language selection dropdown. The main content area includes a search bar, a navigation bar with links for ABOUT THE PLAN, KEY TOPICS, DOCUMENTS, GENERAL PLAN ADVISORY GROUP, and SIGN UP FOR UPDATES. A 'LATEST NEWS' section highlights two articles: 'GENERAL PLAN ADVISORY GROUP (GPAG) MEETING #1' and 'GENERAL PLAN WEBSITE LAUNCH'. A large banner image shows a group of people participating in an outdoor activity, with a 'Welcome' message and a call to action: 'You represent the future of Santa Fe Springs. Join your neighbors and Santa Fe Springs businesses in shaping how our city might change over the next 20 years. New homes? New shops and restaurants? Improvements to parks? Improved traffic circulation? New types of jobs? Gold Line rail service? We look forward to hearing from you!'. At the bottom, there are three buttons: 'Get Involved', 'Documents', and 'Submit Comments'.



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