

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



City Council Study Session

January 5, 2022

# Meeting Agenda

1. General Plan Process
2. Housing Element: Regional Housing Needs Assessment
3. Draft Land Use Plan
  - Opportunity Sites
  - Industrial Land Uses
  - I-5 Freeway Corridor
  - Mixed Use
  - Affordable Housing and Faith-Based Organizations
4. Next Steps
5. Question and Comments

# GENERAL PLAN - PROCESS



City Council Study Session

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# General Plan Process

- **Project Initiation:** March 2020
- **Community Engagement:** April 2020 and ongoing
- **Existing Conditions Report:** August 2020
- **Draft Vision Statement and Principles:** October 2020
- **Land Use Alternatives:** September to December 2020
  - City Staff Land Use Charrette: September 2020
  - General Plan Advisory Group (GPAG) Recommendations: October 2020
  - Planning Commission Recommendations: November 2020
  - City Council Affirmation of Land Use and Visioning: December 2020



# General Plan Process: Engagement

## Community Engagement

- Website, Social Media, Fact Sheets, Flyers, Banners, E-Blasts, Utility Bill Inserts, Bilingual Materials, Newspaper Publications)
- Interviews and Focus Groups
- General Plan Advisory Group - GPAG (5 meetings)
- Community Workshops (4 completed)
- Community Survey (paper and online; hand delivered to senior apartments)
- Planning Commission, Traffic Commission, and City Council Study Sessions
- Upcoming Public Hearing meetings; one meeting to solicit EIR comments

# General Plan Process: Workshops/Meetings

- **Introduction Community Workshop:** September 16, 2020
- **Land Use Alternatives Community Workshop:** November 5, 2020
- **City Council Affirms Vision and Draft Land Use Plan:**  
December 10, 2020
- **Housing and Environmental Justice Workshop:** March 31, 2021
- **EIR Scoping Meeting:** June 9, 2021
- **General Plan Community Workshop:** November 14, 2021
- **Public Hearing to Solicit EIR Comments:** December 7, 2021

# General Plan Process: Study Sessions

- **Joint City Council/Planning Commission Study Session:** November 12, 2020
- **City Council Meeting (Land Use Alternatives):** December 10, 2020
- **City Council Study Session (General Plan Update):** May 17, 2021
- **Planning Commission Study Session (Draft General Plan):** October 18, 2021
- **Traffic Commission Study Session (Draft General Plan):** : October 21, 2021
- **City Council Study Session (Draft General Plan):** November 1, 2021
- **City Council Study Session:** January 5, 2022
- **Planning Commission Study Session:** January 10, 2022

# Draft General Plan Elements





# HOUSING ELEMENT AND REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)



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# Regional Housing Needs Assessment

## Regional Housing Needs Assessment:



HCD determines  
RHNAs for each  
Council of  
Governments



RHNA for  
SCAG region:  
1,341,827  
housing units



RHNA for Santa Fe  
Springs:  
**952** housing units

# RHNA by Income Group

Income Group	% of AMI	Annual Income Range*	Santa Fe Springs 2021-2029 RHNA	% of Units
Very Low	0-50%	\$0 - \$38,650	253	27.6%
Low	51-80%	\$38,651 - \$61,840	159	16.7%
Moderate	81-120%	\$61,841 - \$92,760	152	16.0%
Above Moderate	120% +	\$92,760 +	388	40.8%
<b>Total</b>			<b>952</b>	<b>100.0%</b>

\*A range of household incomes that represents a percentage of the area median family income (MFI). The 2020 MFI for a family of four in Los Angeles County is \$77,300. *Source: SCAG, 2020; CA HCD 2020 Income Limits*

Goals for accommodating new housing need through comprehensive land use policies and planning (zoning)

*(not a construction obligation)*



# Housing Plan



**Accessory Dwelling Unit**



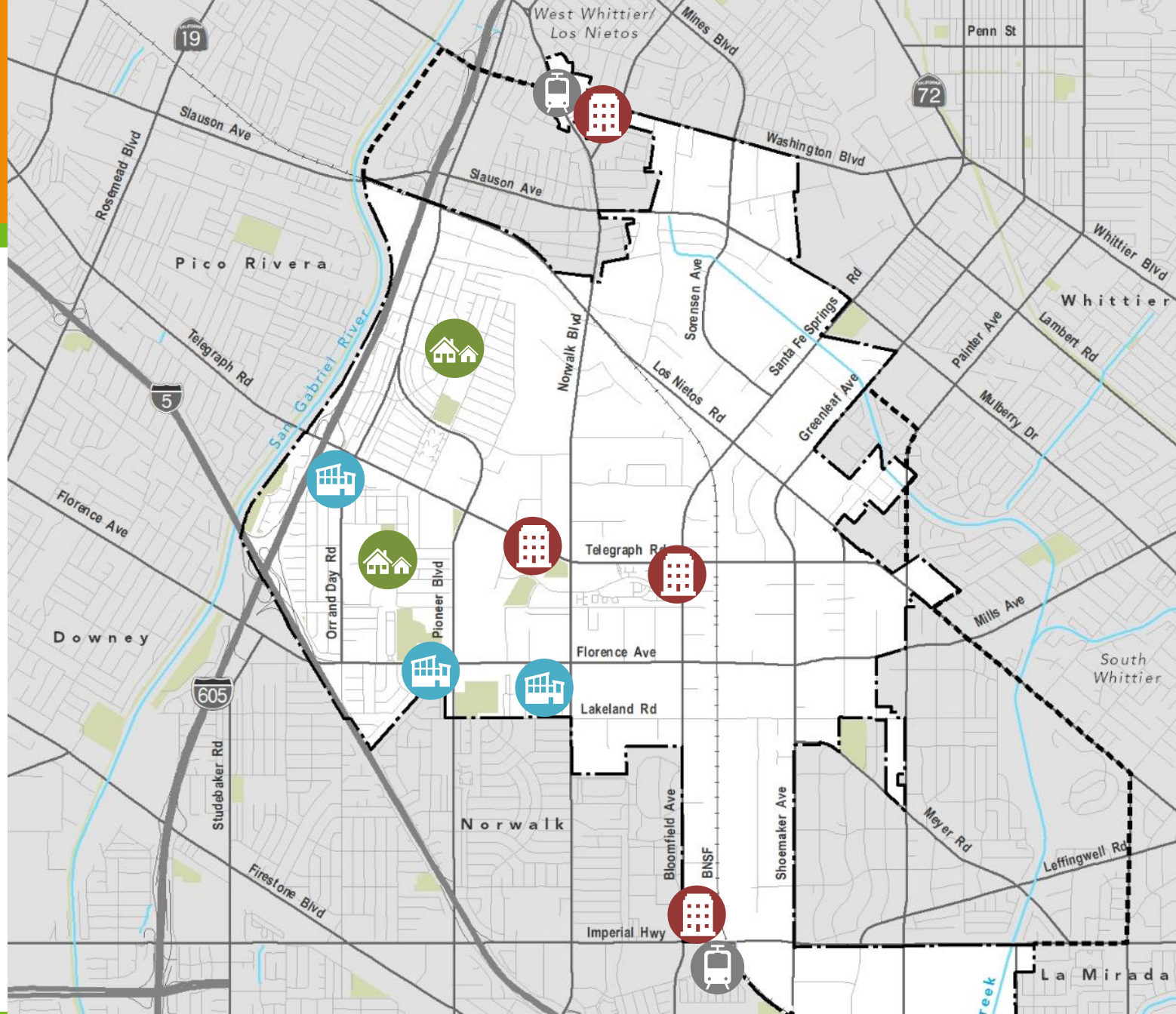
**Townhomes**



**Mixed Use**



**Transit-Oriented Community**





# DRAFT LAND USE PLAN

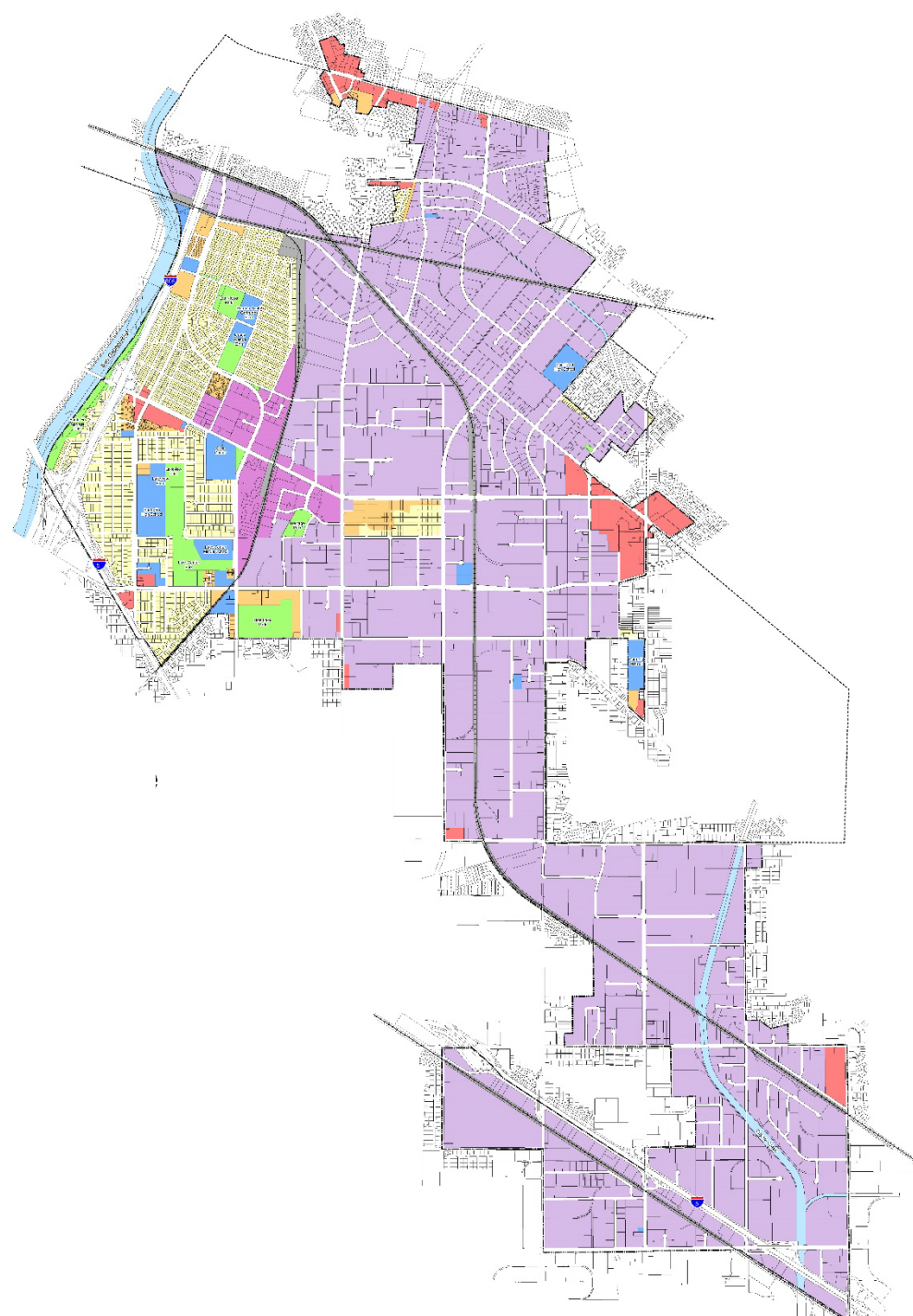


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# Existing General Plan Land Use

## General Plan Land Use





# Draft Land Use Plan

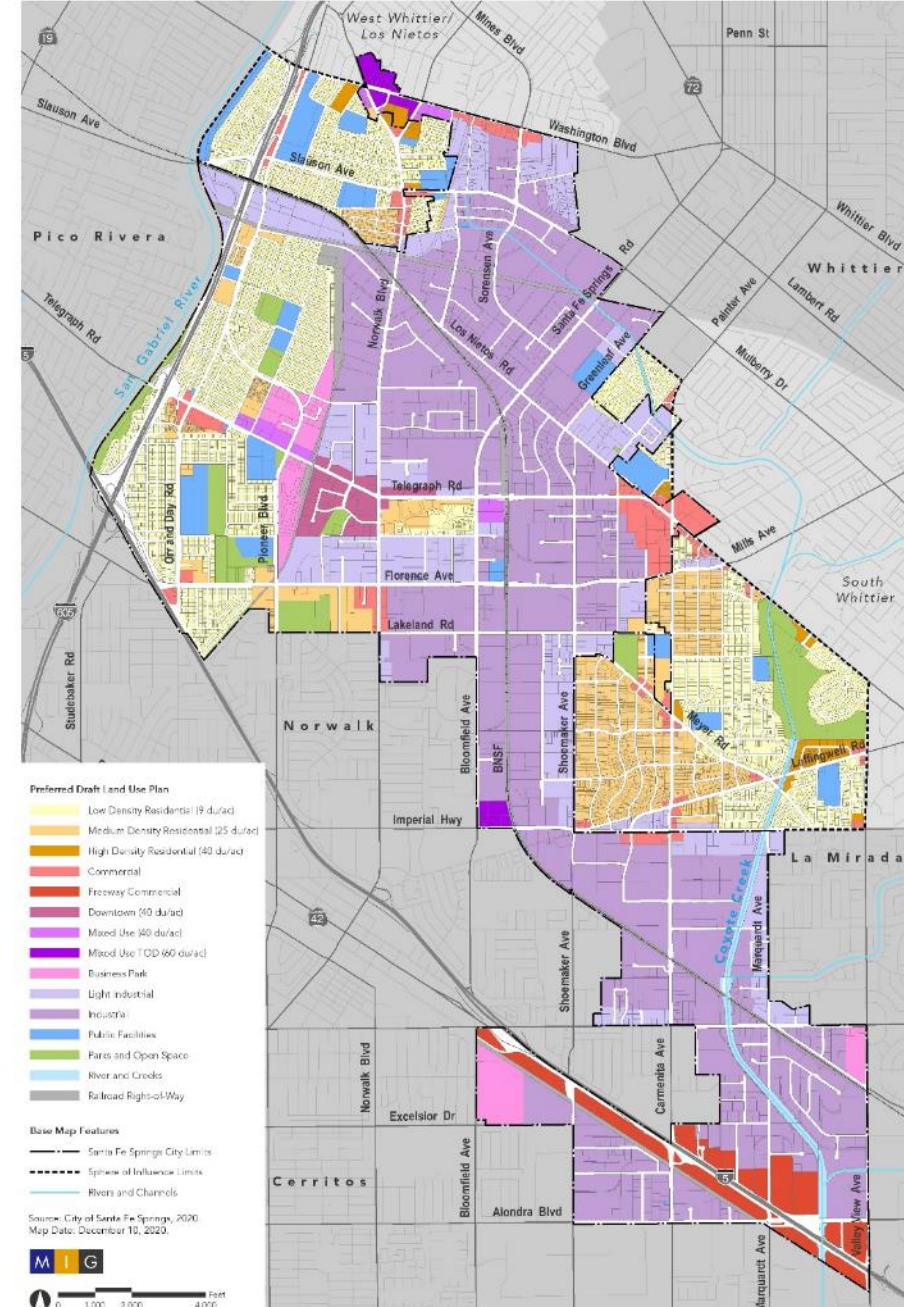
## Preferred Draft Land Use Plan

- Low Density Residential (9 du/ac)
- Medium Density Residential (25 du/ac)
- High Density Residential (40 du/ac)
- Commercial
- Freeway Commercial
- Downtown (40 du/ac)
- Mixed Use (40 du/ac)
- Mixed Use TOD (60 du/ac)
- Business Park
- Light Industrial
- Industrial
- Public Facilities
- Parks and Open Space
- River and Creeks
- Railroad Right-of-Way

## New Land Use Designations

## Draft Land Use Plan

RE-IMAGINE SANTA FE SPRINGS 2040 GENERAL PLAN



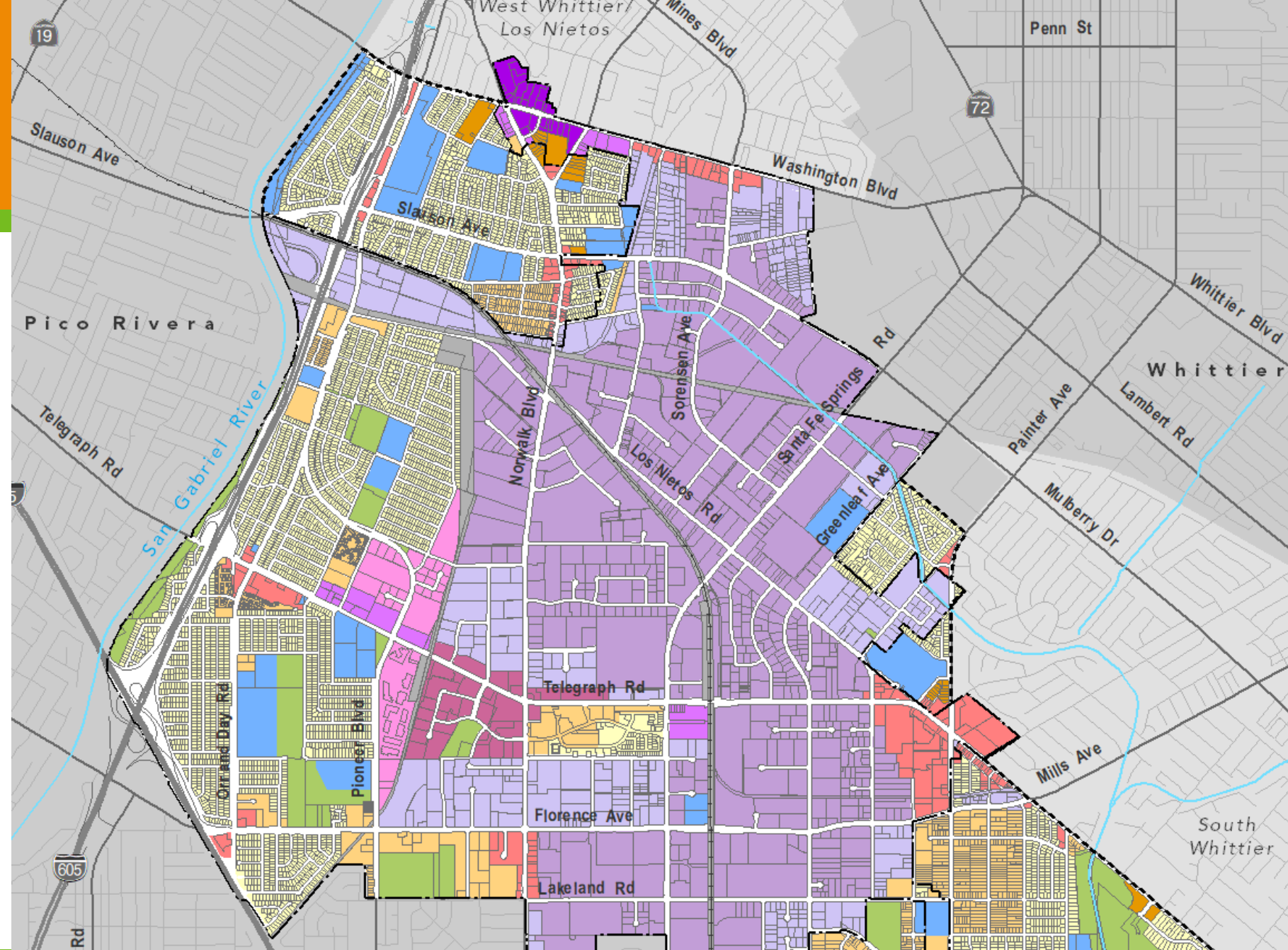
Re-Imagine  
Santa Fe Springs

2040 GENERAL PLAN

# Draft Land Use Plan

## Preferred Draft Land Use Plan

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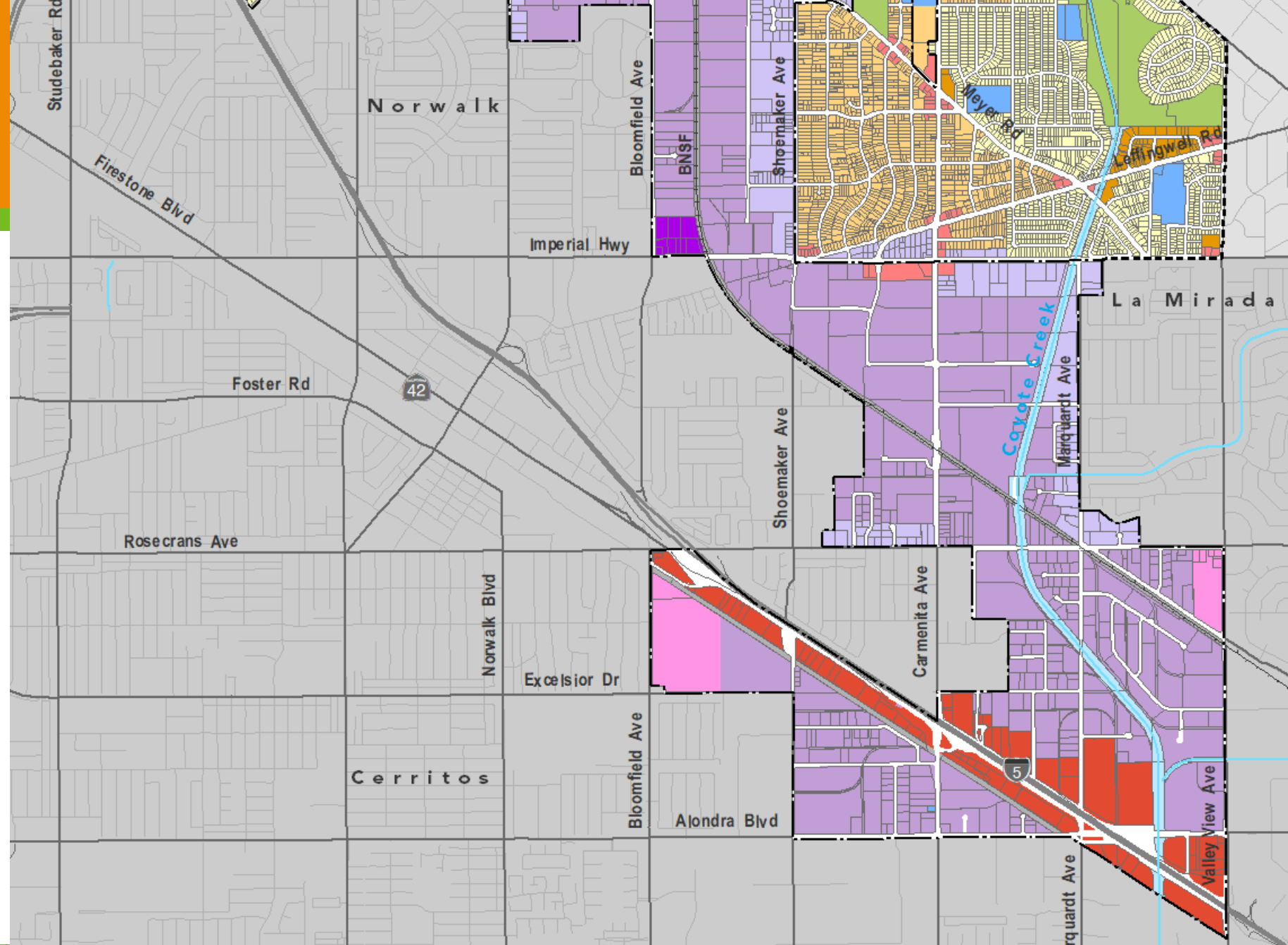




# Draft Land Use Plan

## Preferred Draft Land Use Plan

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# Opportunity Sites

Figure LU-6: Transit Station Concept Diagram



Figure LU-7: Metrolink Station Area Concept Diagram



Figure LU-8: Telegraph Road/Bloomfield Avenue Infill Site



Figure LU-9: Florence/Norwalk Boulevards Infill Site





# INDUSTRIAL LAND USES















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# Existing Zoning Map

## Primary Zone

	<b>A-1</b>	Light Agriculture
	<b>R-1</b>	Single-Family Residential
	<b>R-3</b>	Multiple-Family Residential
	<b>C-1</b>	Neighborhood Commercial
	<b>C-4</b>	Community Commercial
	<b>ML</b>	Limited Manufacturing
	<b>M-1</b>	Light Manufacturing
	<b>M-2</b>	Heavy Manufacturing
	<b>BP</b>	Buffer Parking
	<b>PF</b>	Public Use Facilities
	<b>RR</b>	Rail Road
	<b>Creek</b>	Channels and Rivers

## Zone

 City Boundary

### Primary Zone

	<b>A-1</b>	Light Agriculture
	<b>R-1</b>	Single-Family Residential
	<b>R-3</b>	Multiple-Family Residential
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	<b>PF</b>	Public Use Facilities
	<b>RR</b>	Rail Road
	<b>Creek</b>	Channels and Rivers

### Overlay Zone

	<b>D</b>	Design Overlay
	<b>FOZ</b>	Freeway Overlay
	<b>PD</b>	Planned Development Overlay
	<b>SP1</b>	Specific Plan Overlay

**Existing Light  
Manufacturing  
and Limited  
Manufacturing  
Zones**

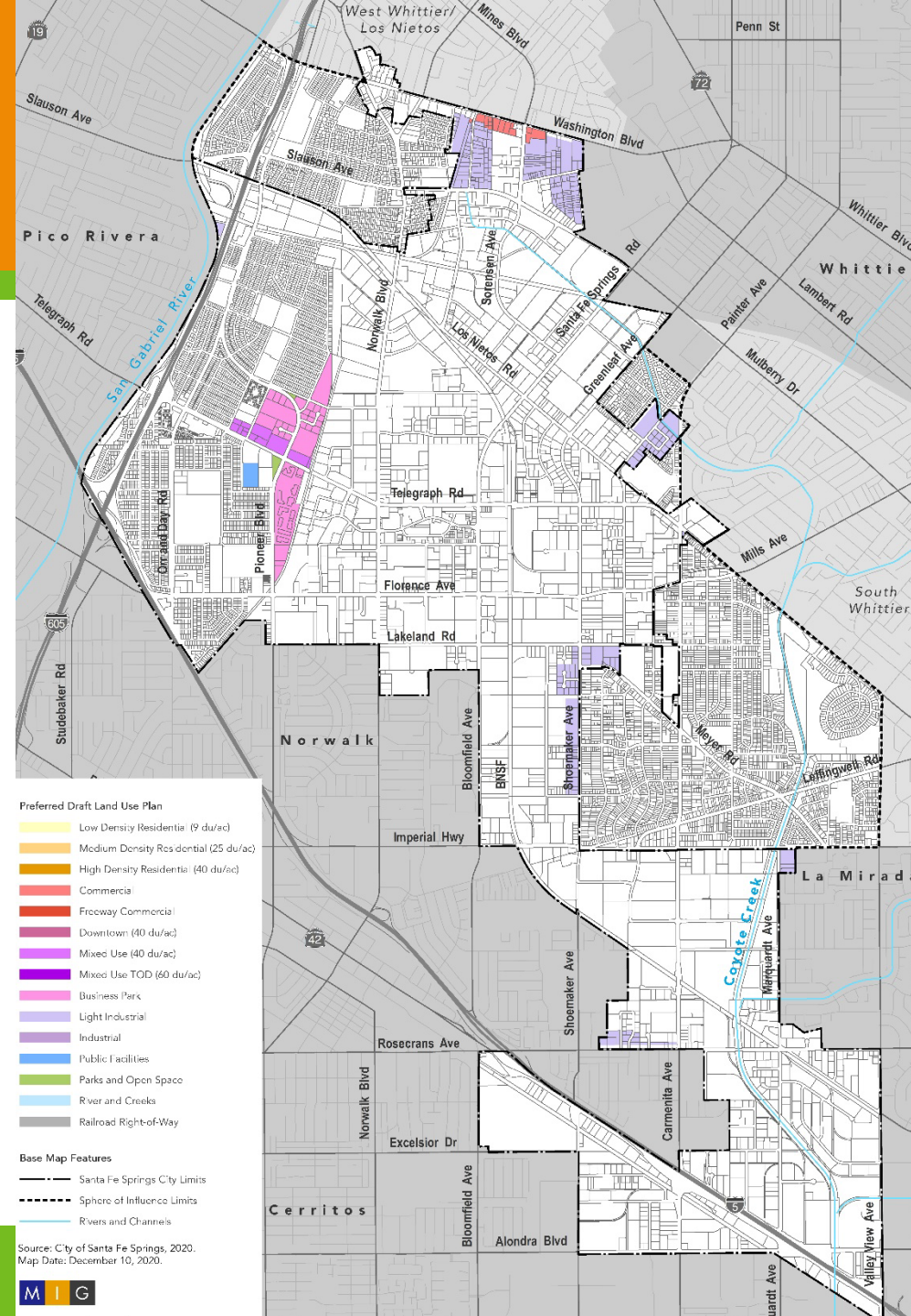


# Light Manufacturing and Limited Manufacturing

Properties currently zoned Light Manufacturing or Limited Manufacturing are selected in this map but are showing Draft General Plan Designations

## Draft Land Use Plan

- Light Industrial
- Business Park
- Commercial
- Public Facilities
- Parks and Open Space



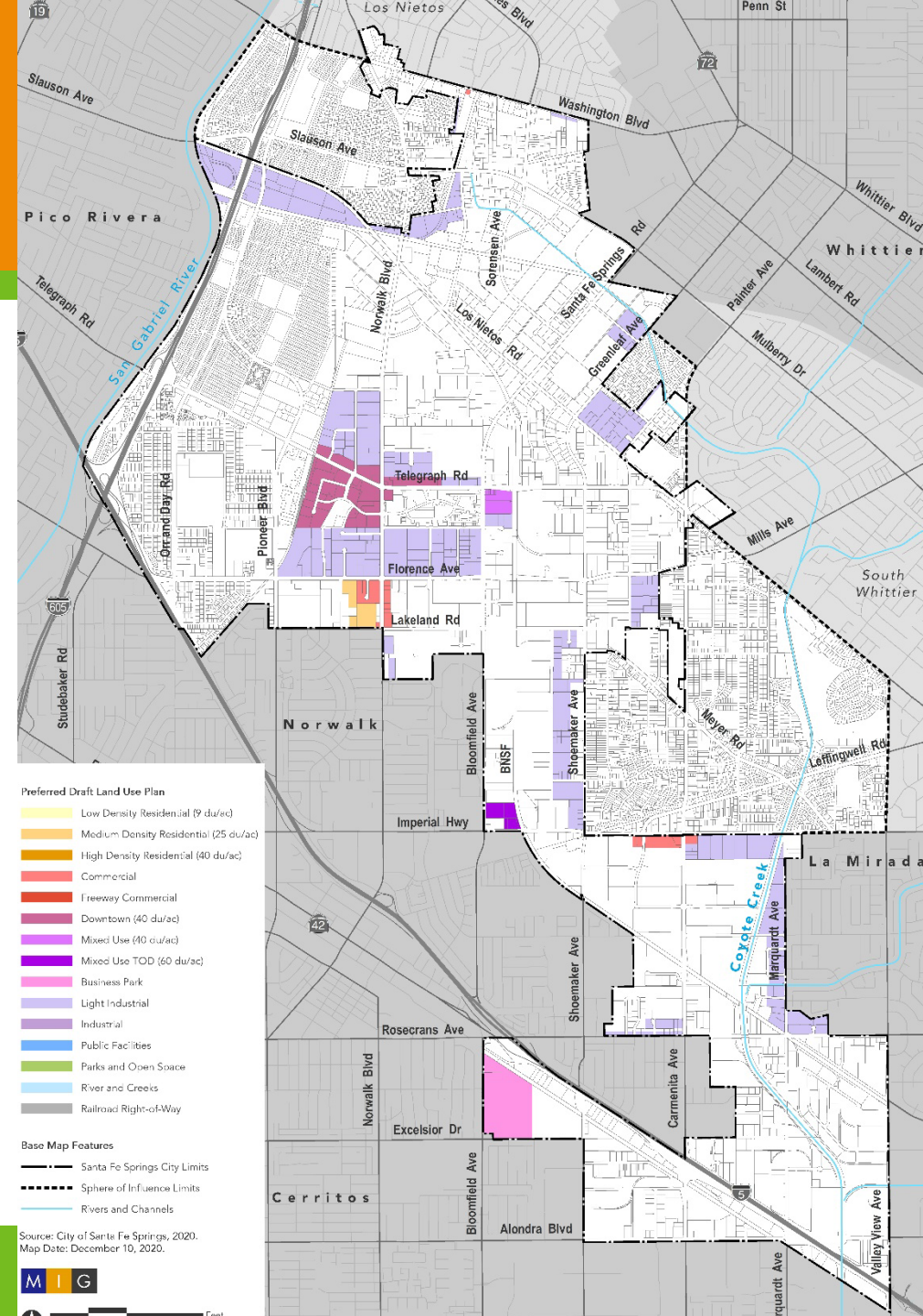
# Changes from Heavy Manufacturing



2040 GENERAL PLAN

# Draft Land Use Plan

- |                                       |
|---------------------------------------|
| Medium Density Residential (25 du/ac) |
| Commercial                            |
| Downtown (40 du/ac)                   |
| Mixed Use (40 du/ac)                  |
| Mixed Use TOD (60 du/ac)              |
| Business Park                         |
| Light Industrial                      |
| Industrial                            |

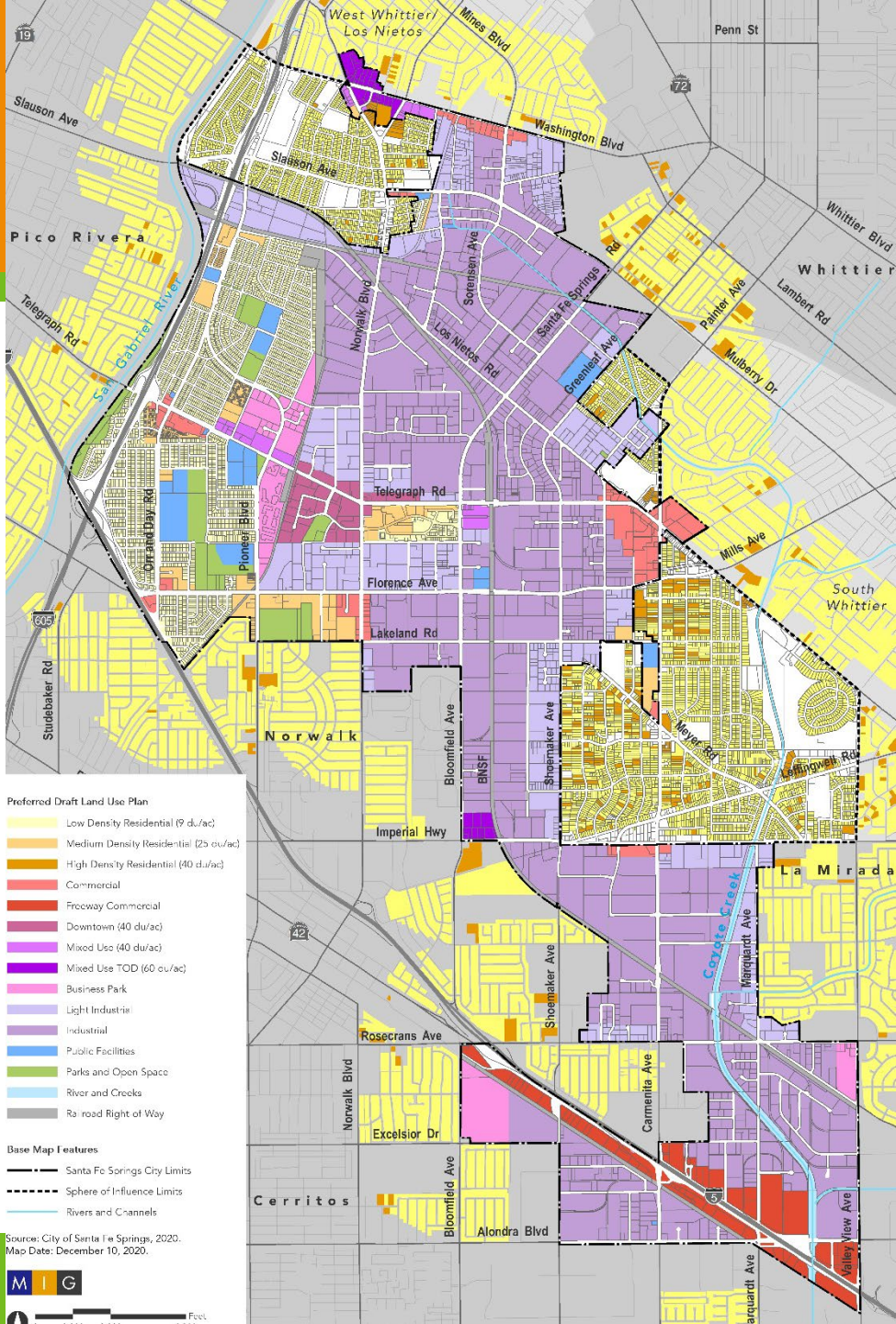




# Adjacent to Existing Residential: 500 Feet

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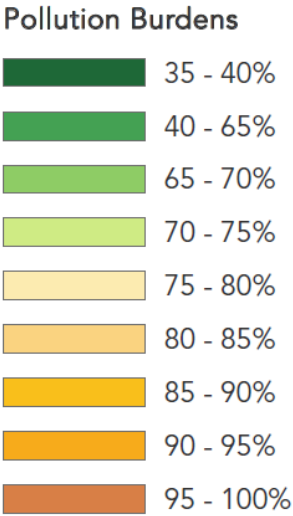
# California Air Resources Board: Air Quality And Land Use Handbook: A Community Health Perspective

## Recommendations on Siting New Sensitive Land Uses Such As Residences, Schools, Daycare Centers, Playgrounds, or Medical Facilities

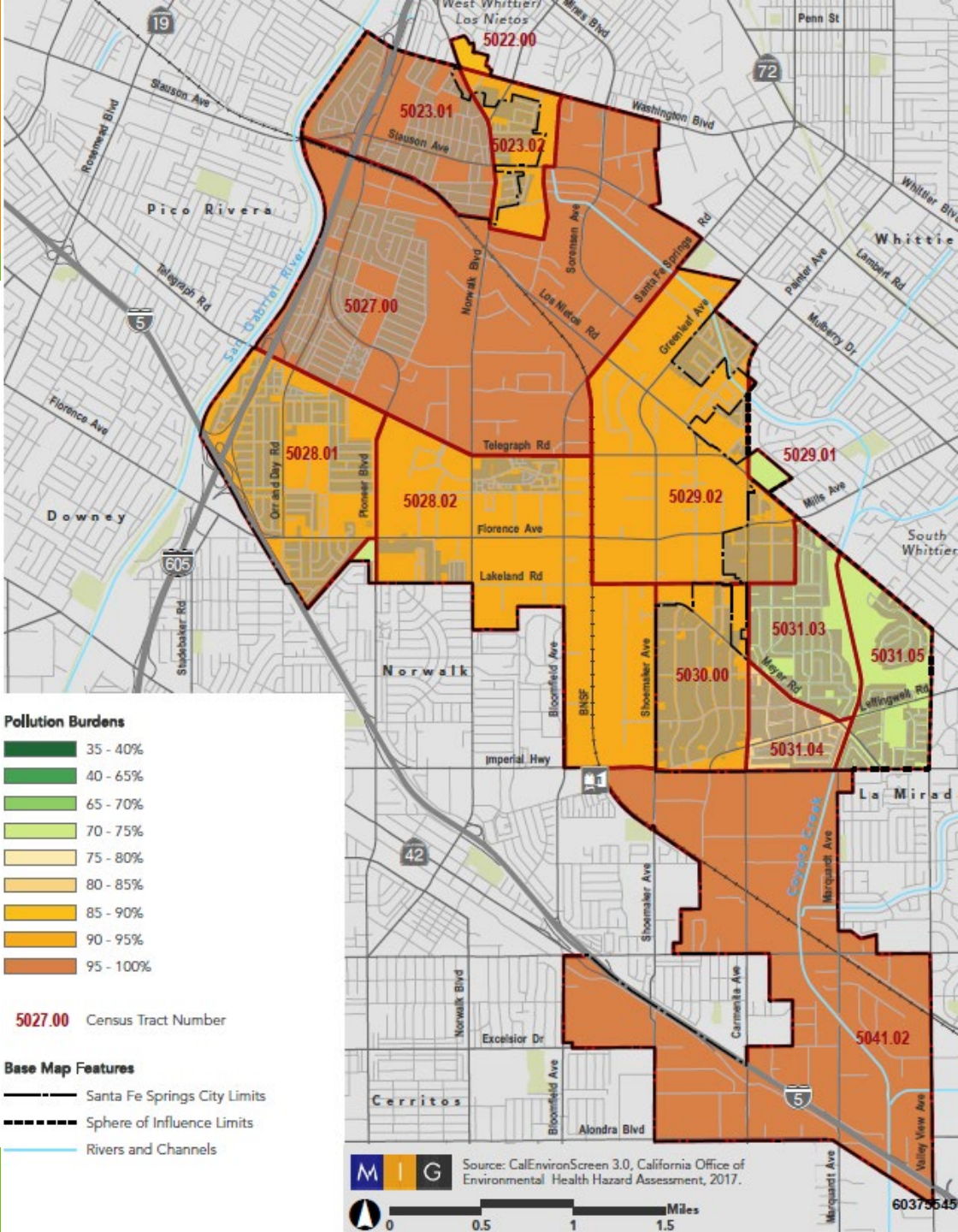
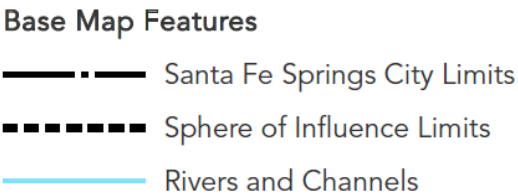
Source Category	Recommendations
Freeways and High-Traffic Roads	<ul style="list-style-type: none"> <li>Avoid siting sensitive land uses <b>within 500</b> feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.</li> </ul>
Distribution Centers	<ul style="list-style-type: none"> <li>Avoid siting sensitive land uses <b>within 1,000 feet</b> of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating TRUs per day, or where TRU unit operations exceed 300 hours per week).</li> <li>Take into account the configuration of existing distribution centers and avoid locating residences and other sensitive land uses near entry and exit points.</li> </ul>
Rail Yards	<ul style="list-style-type: none"> <li>Avoid siting sensitive land uses <b>within 1,000</b> feet of a major service and maintenance rail yard.</li> <li>Within one mile of a rail yard, consider possible siting limitations and mitigation approaches.</li> </ul>
Chrome Platers	<ul style="list-style-type: none"> <li>Avoid siting sensitive land uses <b>within 1,000</b> feet of a chrome plater.</li> </ul>
Dry Cleaners Using Perchloro-	<ul style="list-style-type: none"> <li>Avoid siting sensitive land uses <b>within 300</b> feet of any dry-cleaning operation. For large operations with two or more machines, provide <b>500 feet</b>.</li> </ul>



# Environmental Justice Element









5027.00 Census Tract Number



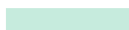
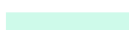


# Environmental Justice Element



Pollution Burdens

-  Hazardous Materials Generators
-  Toxic Release Inventory
-  Active Oil Well
-  Superfund Groundwater Plume
-  Superfund Cleanup Site
-  Methane Sites (Former Landfills)

Freeway Proximity

-  500 Feet Distance to Freeway
-  1,000 Feet Distance to Freeway






Industrial Uses

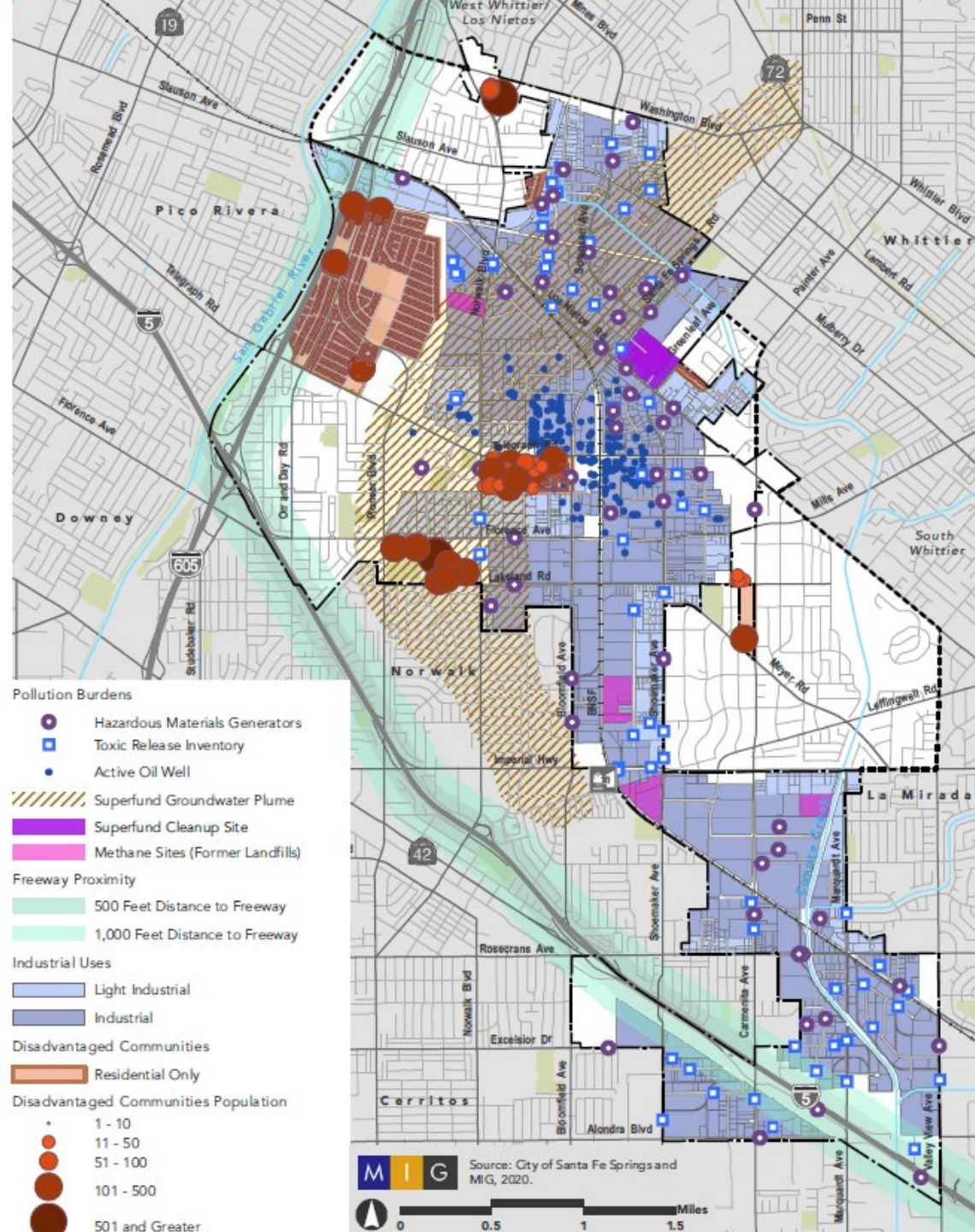
-  Light Industrial
-  Industrial

Disadvantaged Communities

-  Residential Only

Disadvantaged Communities Population

-  1 - 10
-  11 - 50
-  51 - 100
-  101 - 500
-  501 and Greater





# Environmental Justice Element

Residential Uses in Proximity to Pollution Generators (Freeway or Industrial Uses)

- 500 Feet
- 1,000 Feet
- Further than 1,000 Feet

Strategies to Reduce Pollution Burdens

- Light Industrial  
(Reduce Pollution Exposures Adjacent to Residential Areas)

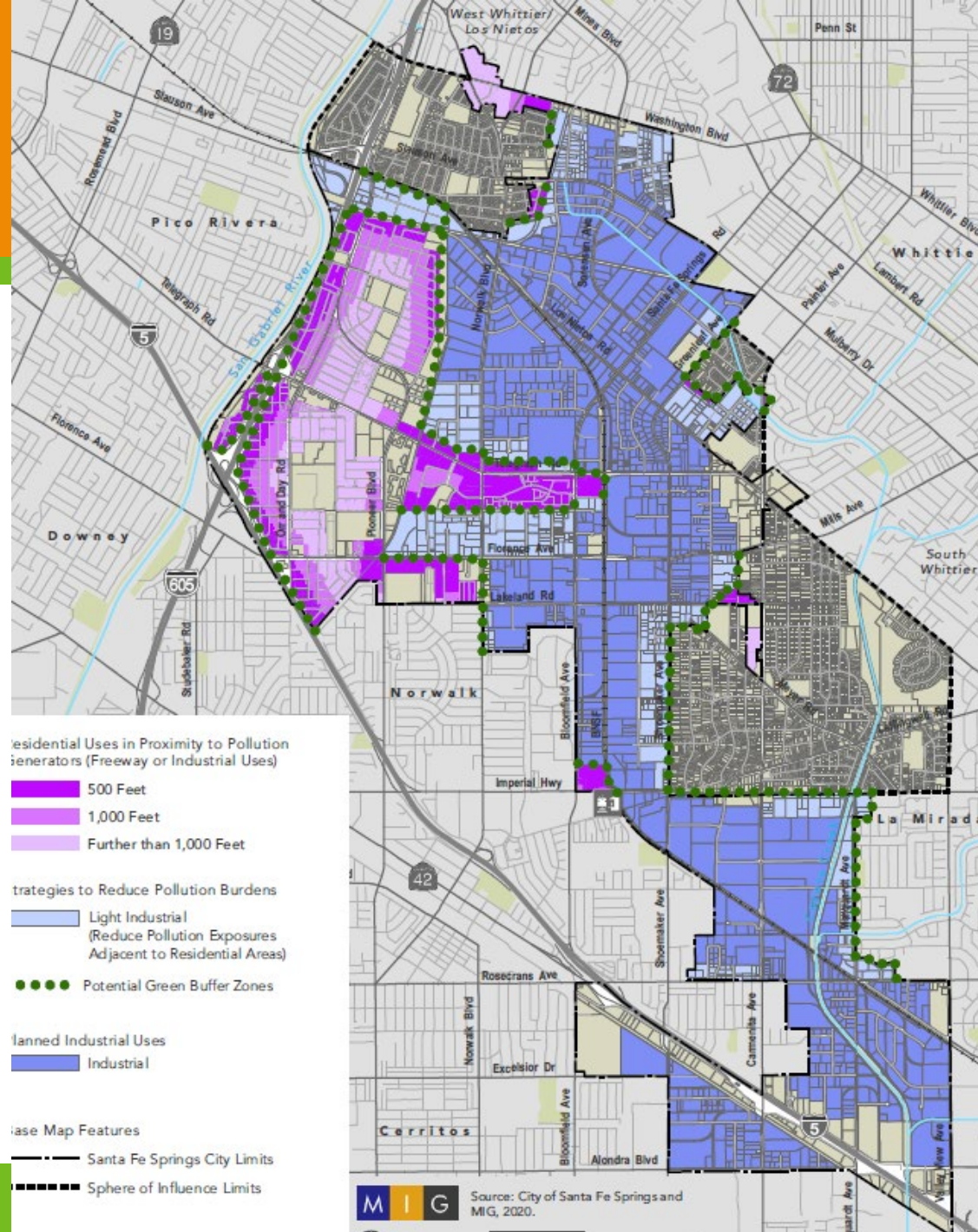
Potential Green Buffer Zones

Planned Industrial Uses

- Industrial

Base Map Features

- Santa Fe Springs City Limits
- Sphere of Influence Limits



# Addressing Pollution Burdens

- **Establish Green Buffer Zones**
- **Expand Light Industrial Zone**
- **Enforcement and Monitoring**
- **Cleanup Prioritization**
- **Community Education**



# I-5 FREEWAY COMMERCIAL



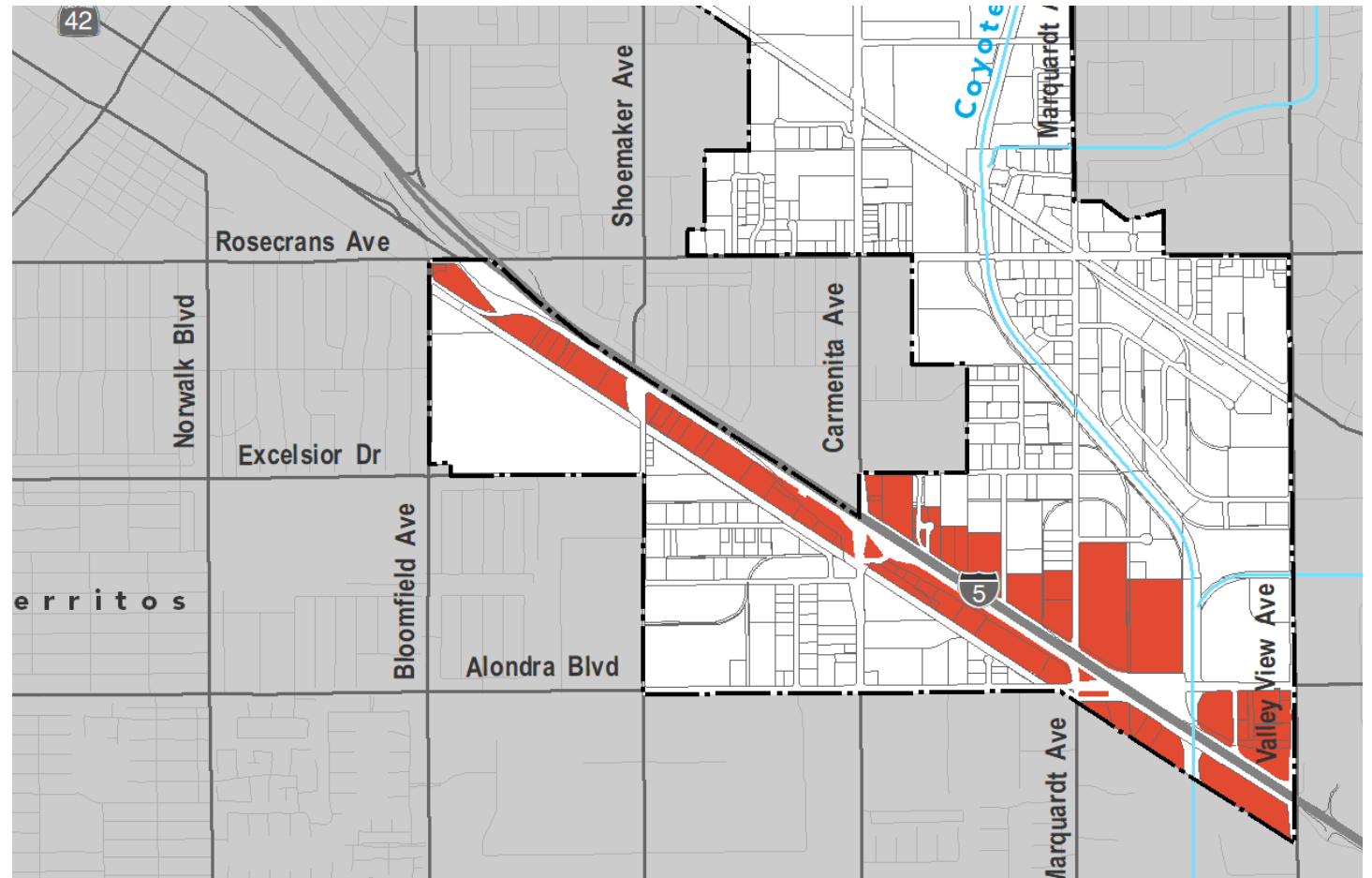
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# Freeway Commercial Land Use Designation

## Preferred Draft Land Use Plan

- Low Density Residential (9 du/ac)
- Medium Density Residential (25 du/ac)
- High Density Residential (40 du/ac)
- Commercial
- Freeway Commercial
- Downtown (40 du/ac)
- Mixed Use (40 du/ac)
- Mixed Use TOD (60 du/ac)
- Business Park
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- Industrial
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- Railroad Right-of-Way



# Freeway Commercial Land Use Designation

- **Current General Plan identifies this corridor as Freeway Commercial (not shown on Existing Land Use Plan)**
- **Zoning Map identifies a Freeway Overlay**



# MIXED USE



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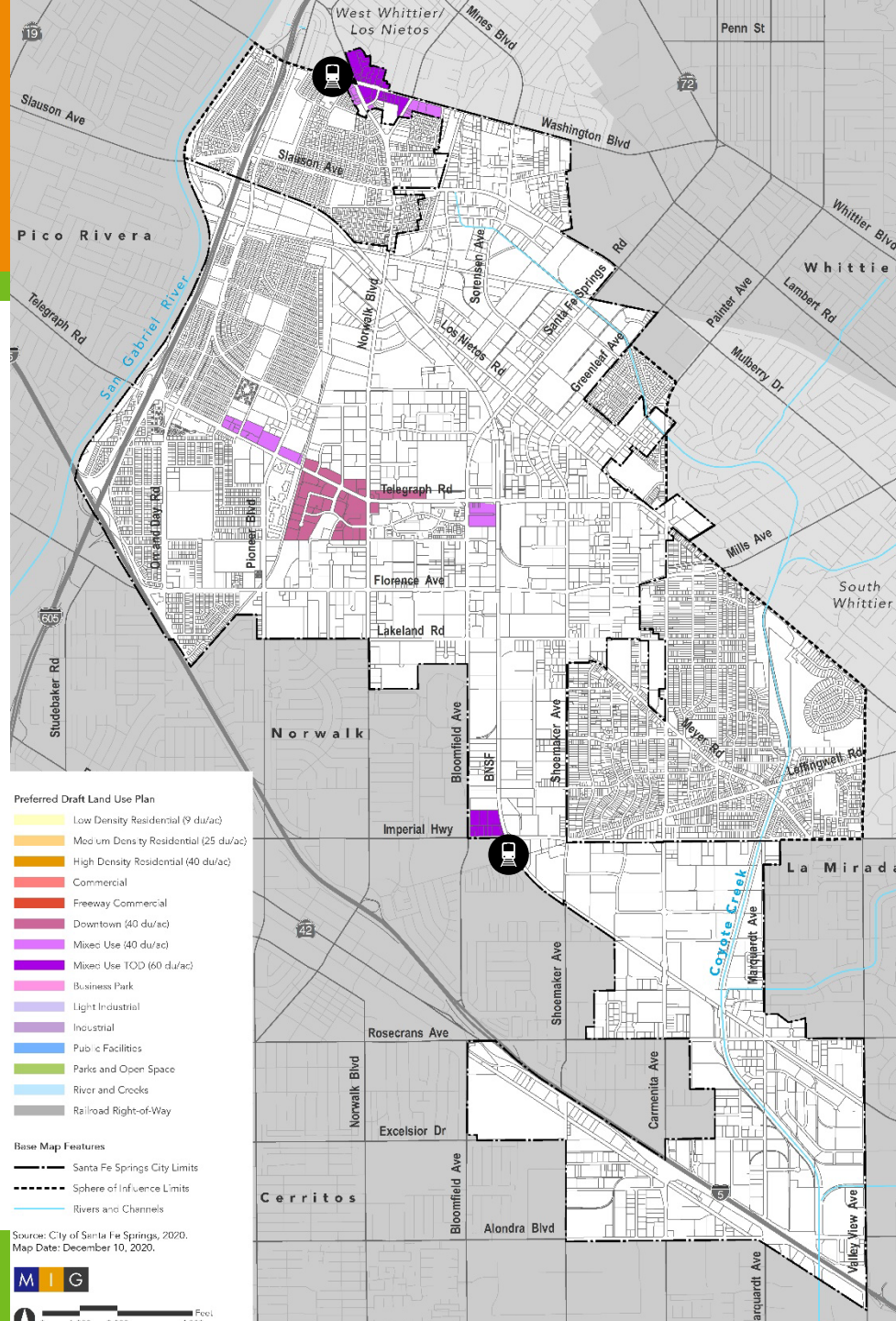
# Mixed Use

## Preferred Draft Land Use Plan

- Downtown (40 du/ac)
- Mixed Use (40 du/ac)
- Mixed Use TOD (60 du/ac)



## Existing/ Proposed Transit Stations





# Mixed Use

- Up to 40 Dwelling Units per Acre
- 2 to 4 Stories in Height



RE-IMAGINE SANTA FE SPRINGS | 2040 GENERAL PLAN

## Mixed Use

The Mixed Use category allows for a mix of compatible residential and commercial uses within a single development, integrated either horizontally or vertically. Stand-alone residential uses are also allowed. The design of these developments is crucial in establishing their function as places where people can live, work, shop, recreate, and enjoy life in a compact district. The design of mixed-use developments should encourage socialization and pedestrian activity.

- **Density/Intensity:** up to 40 units per acre; 3.0 FAR maximum
- **Population Density:** up to 135 persons per acre
- **Allowed Uses:** Multi-family residential, retail and service commercial, office, dining, small-scale entertainment
- **Typical Building Height:** 2 to 4 stories
- **Complete Neighborhoods:**
  - 1 Access to parks, schools, neighborhood commercial centers, transit lines, bicycle facilities, and employment opportunities

- 2 Sidewalks with landscape buffers along arterial roadways
- 3 Integrated private recreational facilities and communal gathering spaces
- 4 Street-fronting building façades scaled and oriented toward pedestrians
- 5 Crime prevention through environmental design approaches

### • Sustainability/Community Health:

- » Orient buildings to maximum roof exposure toward the sun for solar panels
- » Consider passive solar design approaches
- » Require climate-appropriate landscaping
- » Encourage green building approaches
- » Require vehicle charging stations
- » Consider parking reductions near transit
- » Require secure bicycle parking
- » Integrate pedestrian access to transit stops



Mixed Use



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# Mixed Use - Downtown

- Up to 40 Dwelling Units per Acre
- 2 to 6 Stories in Height

## Downtown

The Downtown category establishes a centralized downtown area or “Main Street” in Santa Fe Springs, integrating residential and compatible commercial uses with an emphasis on entertainment, retail, restaurants, offices, and hotels to create a regional destination. This designation allows for vertical or horizontal integration of uses. Stand-alone residential uses are also allowed. The design of these developments is crucial in establishing their function as places where people can live, work, shop, recreate, and enjoy life in a compact district. The design of mixed-use developments should encourage socialization and pedestrian activity, integrating these typically opposing types of land uses into a complementary relationship.

High-quality design is encouraged to support long-term sustainability. Internal active or passive recreation areas and amenities are required for residential projects. Proposed developments should be designed to transition to adjacent existing or planned land uses with respect to building height and to create aesthetically pleasing architecture that address scale and massing. Quality site and product design are important to provide an appropriate development at this density.

- **Density:** up to 40 units per acre; 3.0 FAR maximum
- **Population Density:** up to 135 persons per acre



Downtown



- **Allowed Uses:** Multi-family residential, retail and service commercial, office, dining, entertainment, hospitality, lodging
- **Typical Building Height:** 2 to 6 stories
- **Complete Neighborhoods:**
  - 1 Community gathering places
  - 2 Access to parks, schools, neighborhood commercial centers, transit lines, bicycle facilities, and employment opportunities
  - 3 Wide sidewalks
  - 4 Integration of uses
  - 5 Building facades oriented toward local streets
  - 6 Pedestrian-scaled building frontages
  - 7 Way-finding signage
  - 8 Shared parking facilities
- **Sustainability/Community Health:**
  - » Consider passive solar design approaches
  - » Require low-water-use thematic landscaping
  - » Encourage green building approaches
  - » Require vehicle charging stations
  - » Require secure bicycle parking
  - » Accommodate public transit stops and curbside drop-off areas for pedestrians

# Mixed Use – Transit Oriented Community

- 20 to 60 Dwelling Units per Acre
- 3 to 6 Stories in Height



RE-IMAGINE SANTA FE SPRINGS | 2040 GENERAL PLAN

## Transit-Oriented Development

The Transit-Oriented Development category promotes urban-scale mixed-use districts around commuter rail stations to encourage ridership and creates vibrant day/night environments. While vertical or horizontal integration is allowed, the emphasis is on having the right mix of complementary uses. The design of TOD developments is critical to well-defined districts with many supportive uses: housing, entertainment, shopping, dining, gathering places, and work spaces. Denser housing development provides entry-level home ownership opportunities.

The development of internal active or passive recreation areas and amenities are required for residential projects. Proposed developments should be designed to transition to adjacent existing or planned land uses with respect to building height and to create aesthetically pleasing architecture that address scale and massing.

- **Density:** 20 to 60 units per acre; 4.0 FAR
- **Population Density:** up to 202 persons per acre
- **Typical Building Height:** 3 to 6 stories

## Complete Neighborhoods:

- 1 Transit adjacency or within one-half mile
- 2 Way-finding signage
- 3 Wide sidewalks
- 4 Shops and services within walking distance to homes
- 5 Access to gathering places, transit, bicycle facilities, and employment opportunities
- 6 Pedestrian-oriented and pedestrian-scaled building frontages along streets
- 7 Active street fronts
- 8 Easy pedestrian and bike crossings
- 9 Crime prevention through environmental design approaches

## Sustainability/Community Health:

- » Consider passive solar design approaches
- » Provide landscaping as an accent, without extensive landscaping coverage requirements
- » Encourage green building approaches
- » Reduce parking requirements
- » Require vehicle charging stations
- » Require secure bicycle parking
- » Accommodate public transit stops and curb-side drop-off areas for pedestrians



Mixed Use Transit Oriented Development



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2040 GENERAL PLAN



# AFFORDABLE HOUSING AND FAITH-BASED ORGANIZATIONS



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# Housing Element and Faith-Based Organizations

**SB 899:** 1) allows affordable housing construction on land owned by churches, synagogues, mosques and other faith-based institutions; 2) institutions can ***bypass zoning restrictions***, provided that developers agree to keep the housing affordable to low-income renters for at least 55 years and to low-income buyers for at least 45 years.

**AB 1851:** 1) allows faith-based organizations like churches and other places of worship to reduce parking requirements when they seek to build affordable housing on land they own or lease. 2) would also allow faith-based organizations to build housing on their parking lots, and would prohibit cities from requiring the replacement (50%) of those parking spaces.

# NEXT STEPS



City Council Study Session

January 5, 2022

# Next Steps

January 10, 2022

Planning  
Commission  
Study Session

January 24, 2022

Planning  
Commission  
Adoption  
Hearing

February 10, 2022

City Council  
Adoption  
Hearing

February 2022

Final  
General Plan  
Document

Winter/Spring  
2022

Targeted Zoning  
Code Amendment  
Study Session/  
Town Hall Meeting

Spring/Summer  
2022

Targeted  
Zoning Code  
Amendment



# Immediate Housing Element Penalties

## Going beyond February 2022 (Housing Element/Land Use Plan)

- **Potential Loss of Grants (\$333,670)**
- **Legal Liability (Housing Element Adoption)**
- **Zoning Code Amendment (2 Grants [\$225,000] Extended for Housing Element Implementation; must adopt by October 15, 2022)**

# Other Housing Element Penalties

- **Legal Suits and Attorney Fees:** noncompliant housing elements are vulnerable to litigation from housing rights' organization, developers, and Housing and Community Development (State)
- **Loss of Permitting Authority:** courts have authority to take local government residential and nonresidential permit authority to bring the city's housing element into substantial compliance with State law
- **Financial Penalties:** cities are subject to court-issued judgements directing jurisdictions to bring a housing element into substantial compliance with state housing element law

# Other Housing Element Penalties

- **Court Receivership:** courts may appoint an agent with all powers necessary to remedy identified housing element deficiencies and bring the jurisdiction's housing element into substantial compliance with housing element law
- **Streamlined Ministerial Approval Process:** proposed developments in cities that have not yet made sufficient progress towards their allocation of the regional housing need are now subject to less rigorous “ministerial” approvals in order to hasten the production of housing and bring a jurisdiction into compliance with its state-determined housing need allocation



# QUESTIONS AND COMMENTS



City Council Study Session

January 5, 2022

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



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