

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



Planning Commission Study Session

January 10, 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



Planning Commission Study Session

January 10, 2022

A General Plan....

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

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
- **City Council Study Session (Industrial Uses):** January 11, 2020 (9:00 am)

Draft General Plan Elements



Draft Vision and Principles

- Healthy and Safe Neighborhoods
- Economic Strength and Local Businesses
- Diversified Economy
- Downtown
- Active and Diverse Transportation



RE-IMAGINE Santa Fe Springs 2040 General Plan VISION

October 2020 Draft



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.

Draft Vision and Principles

- Environmental Justice and Community Safety
- Clean and Sustainable Environment
- Equitable and Inclusionary
- Adaptive and Resilient Community
- Technology



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HOUSING ELEMENT AND REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)



Planning Commission Study Session

January 10, 2022

Regional Housing Needs Assessment

Regional Housing Needs Assessment:



HCD determines
RHNA 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%
Total			952	100.0%

*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



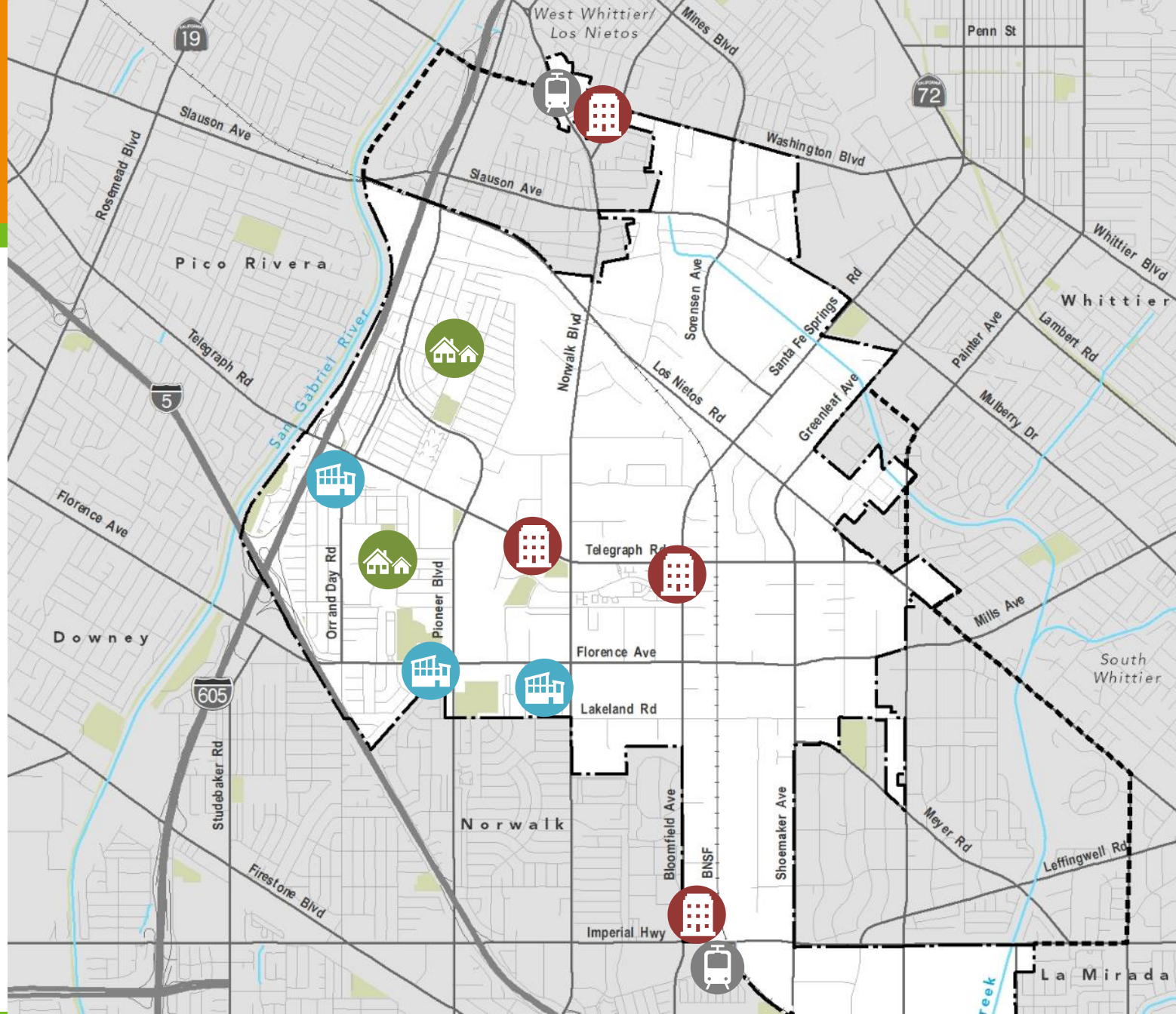
Townhomes



Mixed Use



Transit-Oriented Community



DRAFT LAND USE PLAN



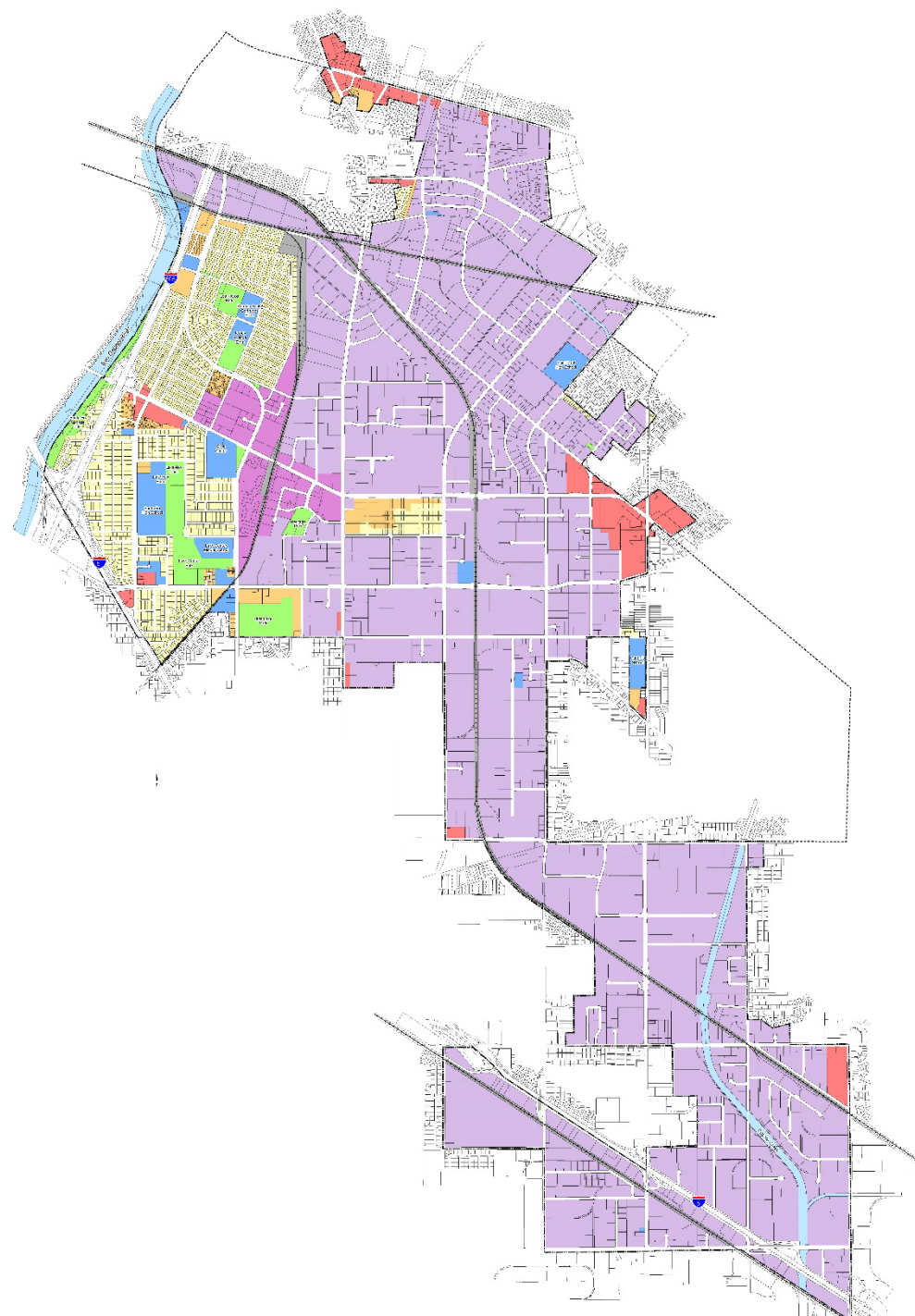
Planning Commission Study Session

January 10, 2022

Existing General Plan Land Use

General Plan Land Use

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



Draft Land Use Plan

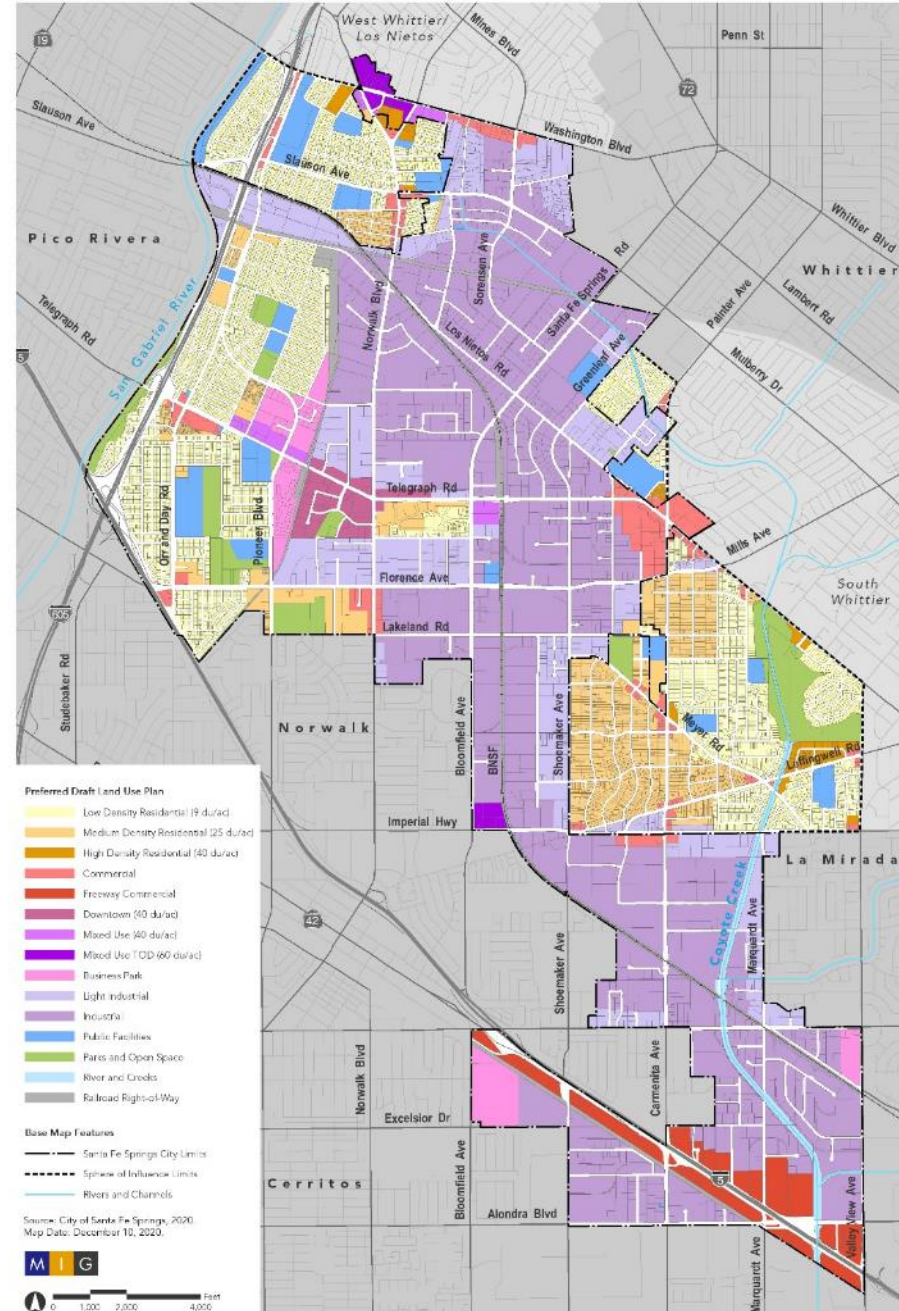
Preferred Draft Land Use Plan

- 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



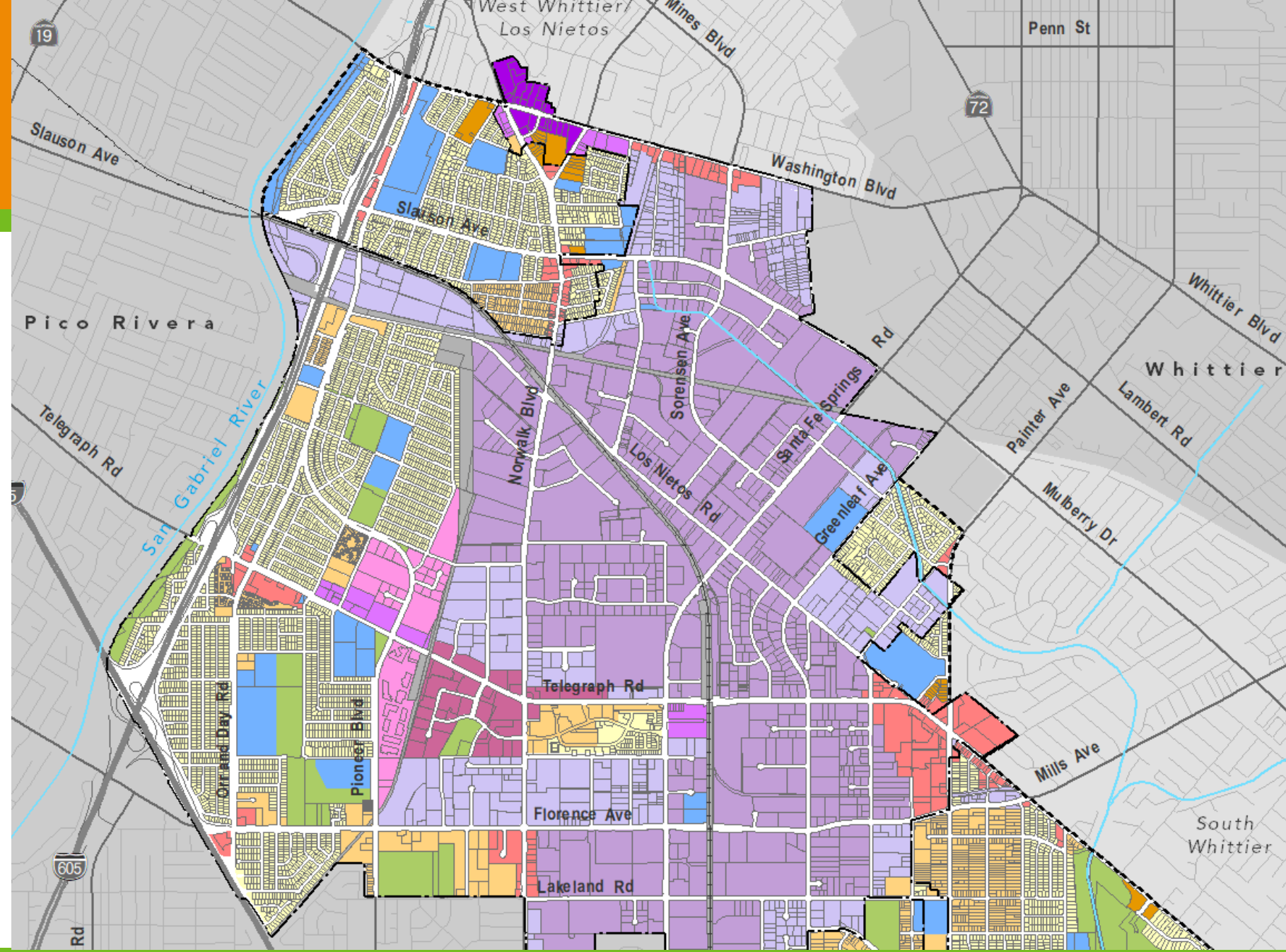
Re-Imagine
Santa Fe Springs

2040 GENERAL PLAN

Draft Land Use Plan

Preferred Draft Land Use Plan

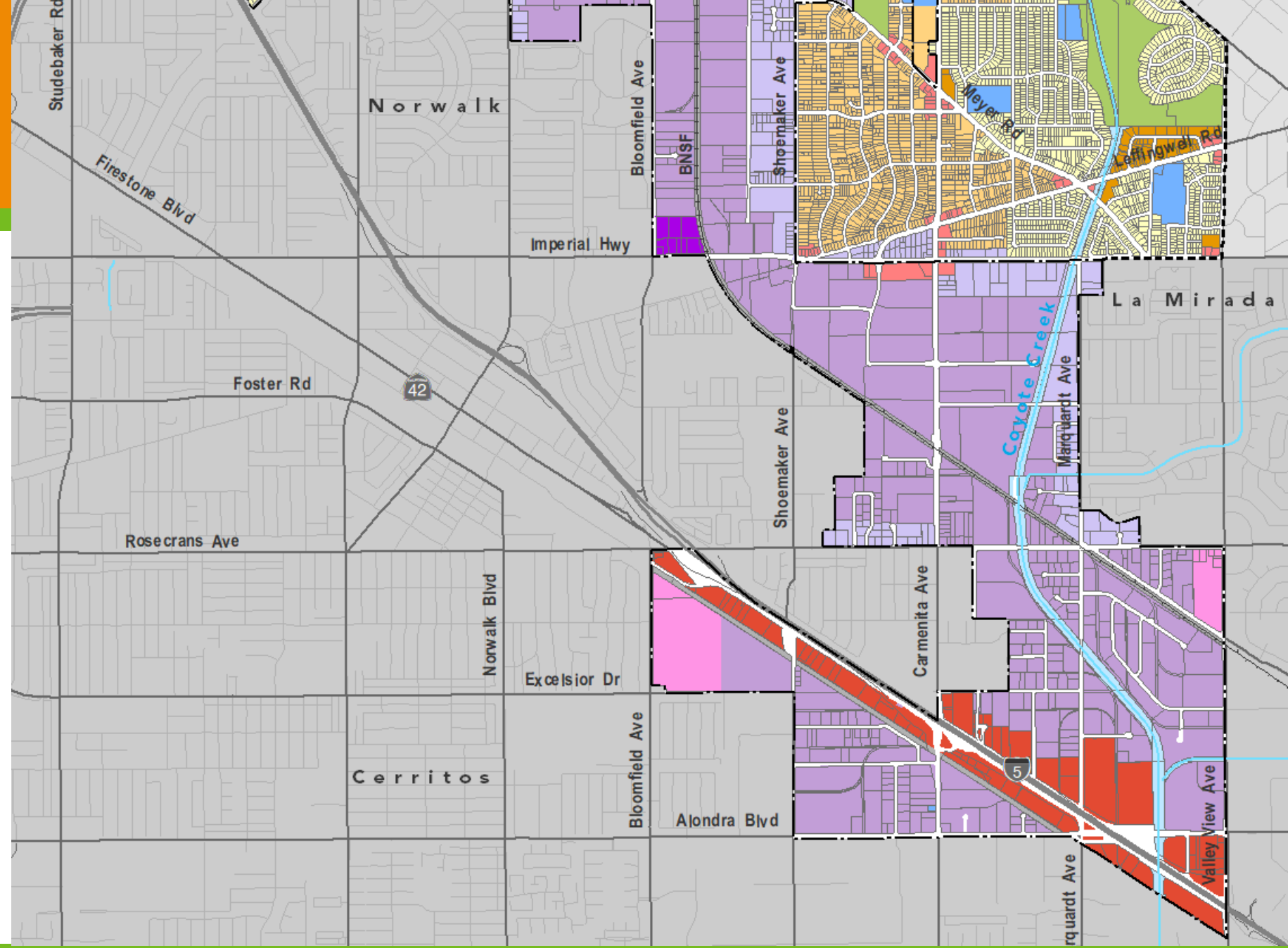
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Industrial Land Use Change: Freeway Commercial

Current General Plan: includes stores, offices and businesses having high freeway visibility and selling specialty goods such as furniture, auto parts, and auto dealerships, and providing services such as restaurants, motels, and auto repair. This type of land use is best suited for mixed commercial uses which take advantage of the exposure provided by the freeways.

Industrial Land Use Change: Freeway Commercial

General Plan Update: applies to properties along Interstate 5 and emphasizes attraction of *regional-serving commercial services that generate local tax revenues, such as hotels, vehicle dealerships, entertainment uses, and commercial destinations that benefit from high freeway visibility*. Office uses are also allowed, particularly those that provide point-of-sale benefits to the City. Uses largely are auto oriented, with responsive parking requirements and site designs.

Industrial Land Use Change: Light Industrial

Current General Plan: All development will be conducive to light industrial buildings pleasing in appearance and will foster mutually beneficial relationships with other surrounding land uses. Development involving large-scale material processing and heavy trucking should be excluded. Small and medium size warehousing and distribution may be permitted providing the volume of truck traffic is not excessive. The regulation of uses and standards of environment for the efficient and desirable use of light industrial land and to provide the property safeguards to protect nearby residential, commercial and public uses.

Industrial Land Use Change: Light Industrial

General Plan Update: The Light Industrial category allows for light industrial processes and manufacturing activities in multi-tenant, small-scale industrial developments. *Industrial uses that manufacture, store, or generate high volumes of hazardous material will be prohibited or considered nonconforming uses. Trucking, warehousing, and largescale logistics uses are prohibited due to proximity to residential neighborhoods,* as are oil refining and storage. Supporting and complementary commercial retail and services are permitted. *Businesses should have limited impact on nearby residential areas* in terms of lighting, signage, traffic, odor, noise, and hours of operation. Development should be designed to be compatible with surrounding development in terms of scale, site layout, and building design, with loading and truck parking areas to be screened to prevent noise and other impacts on adjacent sensitive uses—residences, schools, and parks.

Industrial Land Use Change: Heavy Industrial

Current General Plan: Heavy industrial uses include facilities where large items are manufactured and where a significant amount of land or building area is devoted to equipment or product storage. Major Distribution Facilities are also found in this land use. The number of employees working in this type of warehouse is often low due to mechanization. Truck activities occur most frequently during the off-peak period of the adjacent street system.

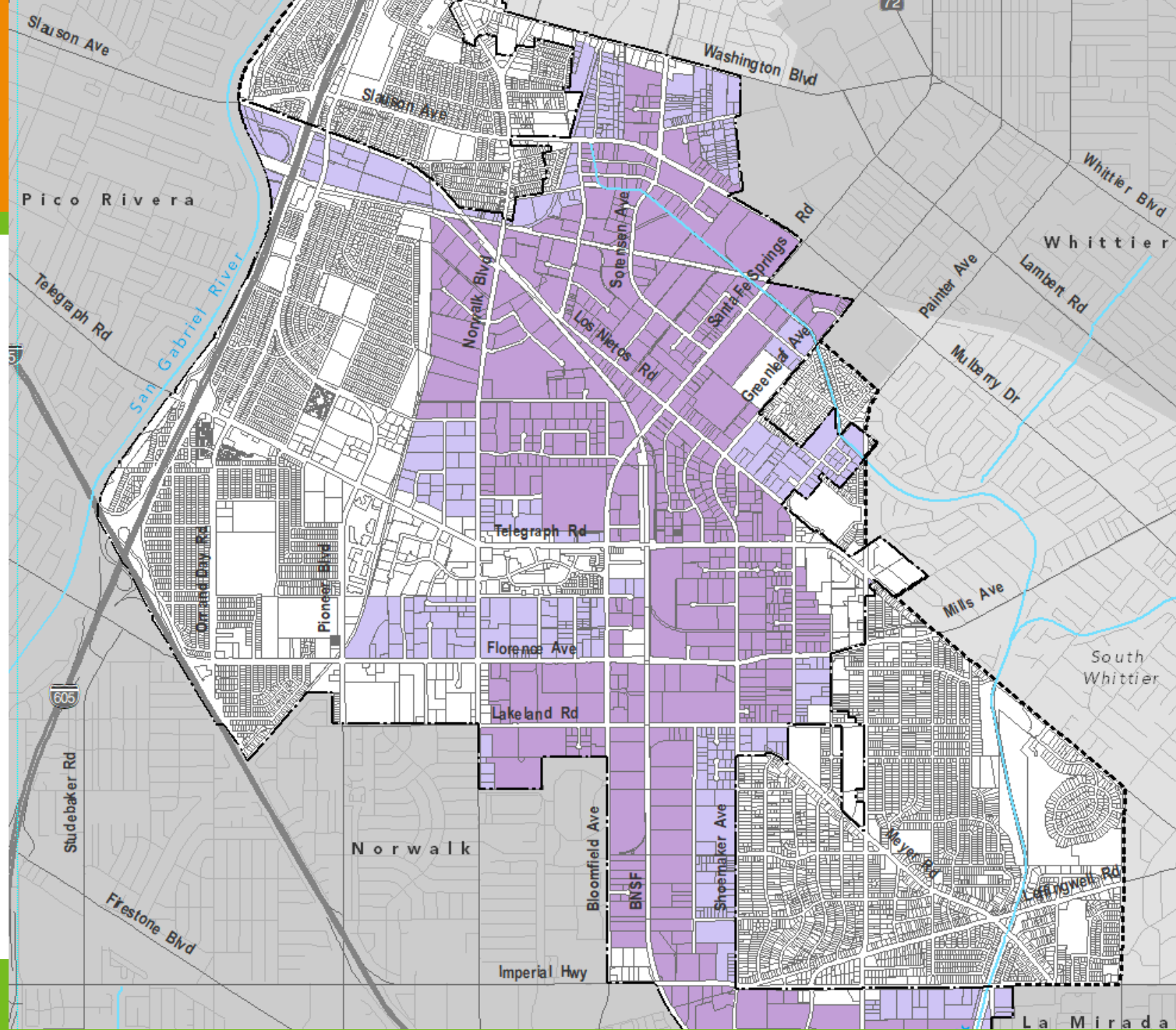
Industrial Land Use Change: Heavy Industrial

General Plan Update: The Industrial category allows for the *broadest range of industrial, manufacturing, outdoor storage, and logistic activities, generally in large buildings and on large properties. Such operations cannot be located adjacent to residential or other sensitive uses.* Supporting or complementary commercial retail and service uses are allowed as well.

Industrial Land Use

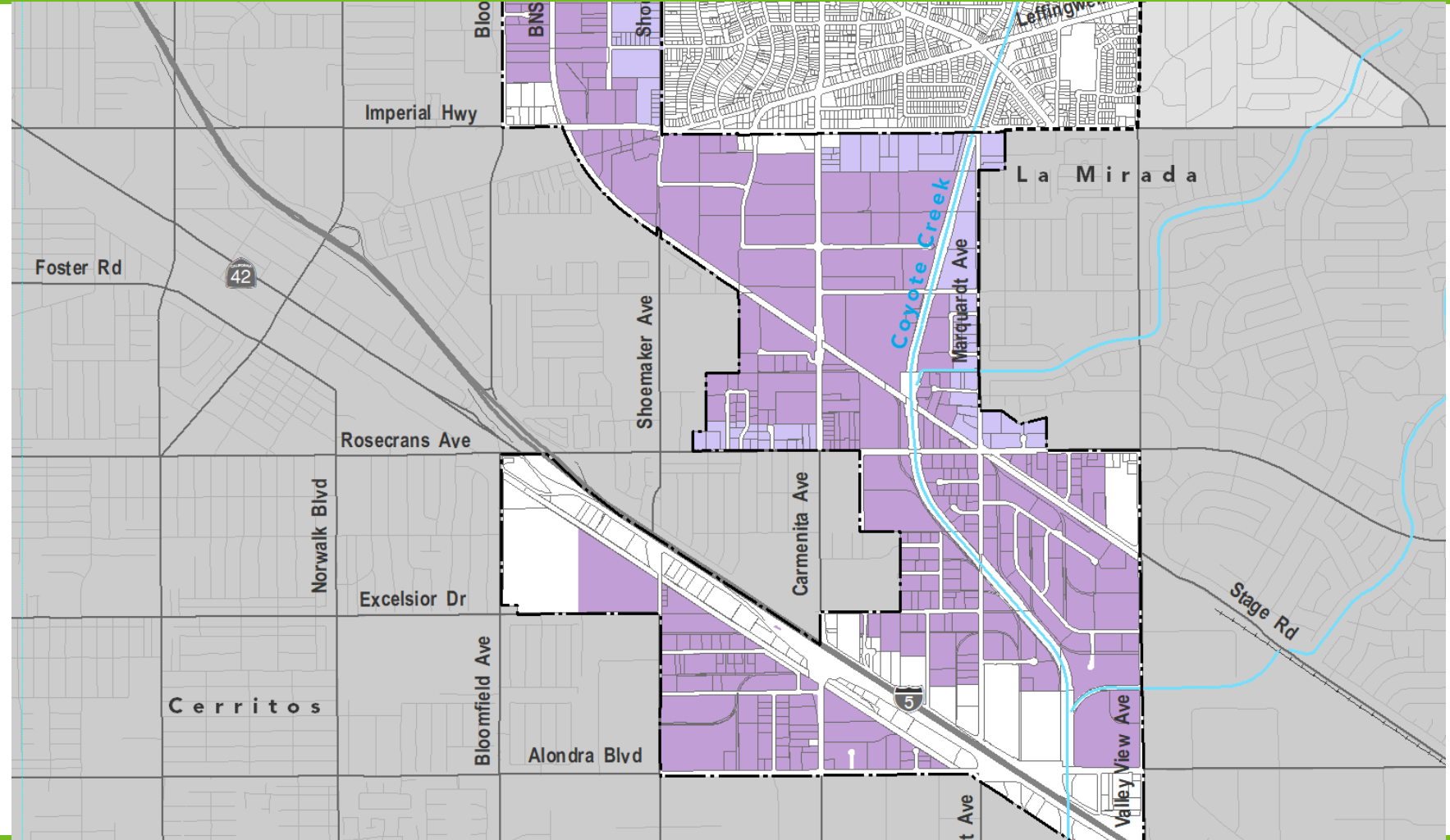
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- Railroad Right-of-Way



Industrial Land Use

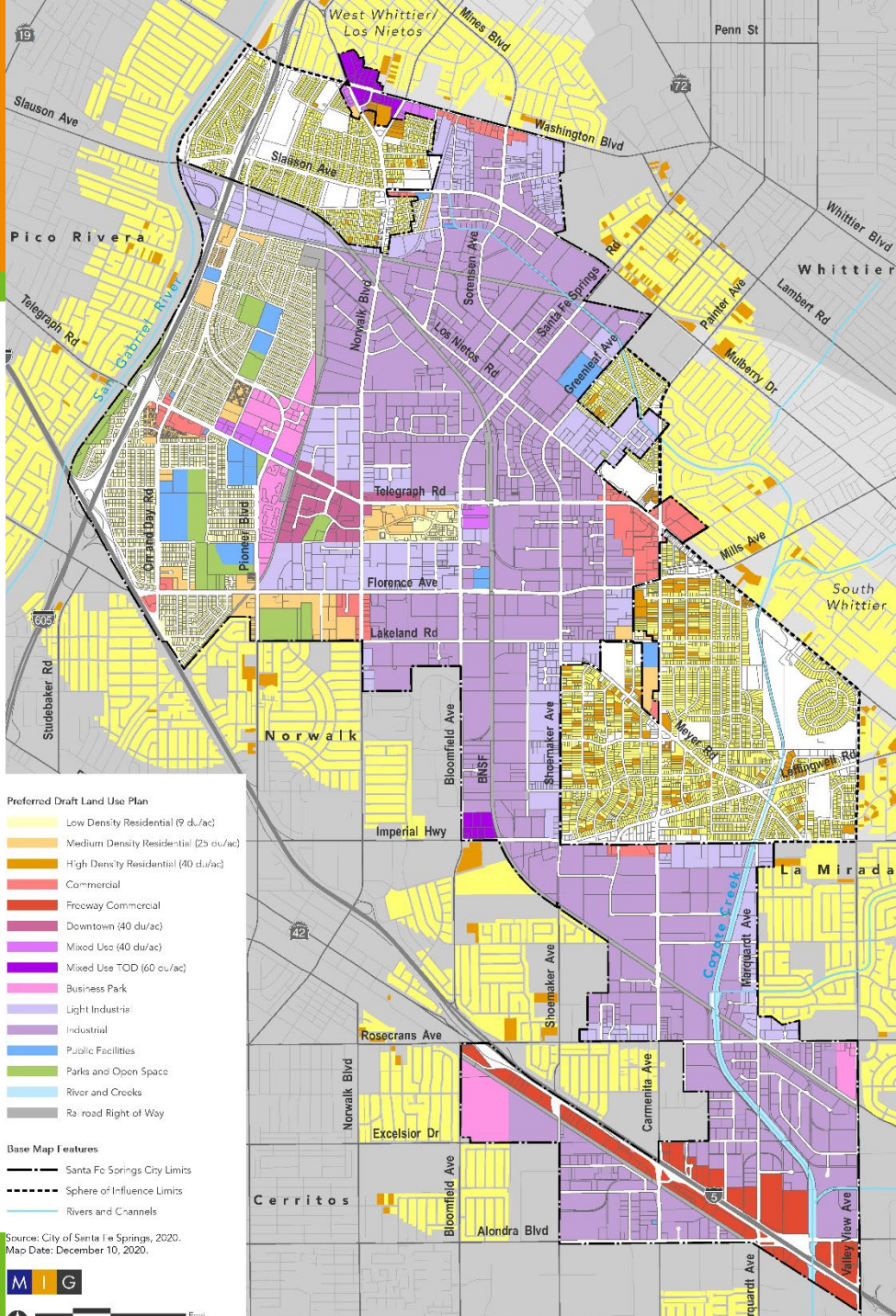
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Adjacent to Existing Residential: 500 Feet

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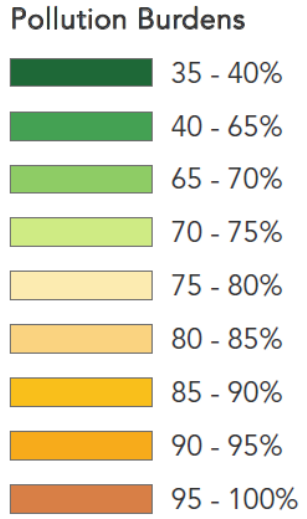


Recommendations on Siting New Sensitive Land Uses Such As Residences, Schools, Daycare Centers, Playgrounds, or Medical Facilities

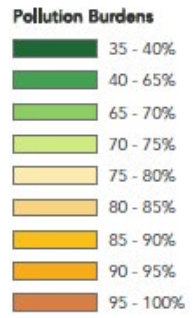
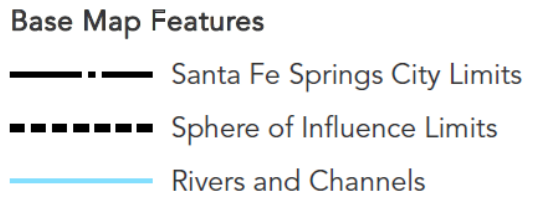
Source Category	Recommendations
Freeways and High-Traffic Roads	<ul style="list-style-type: none"> Avoid siting sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Distribution Centers	<ul style="list-style-type: none"> Avoid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

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

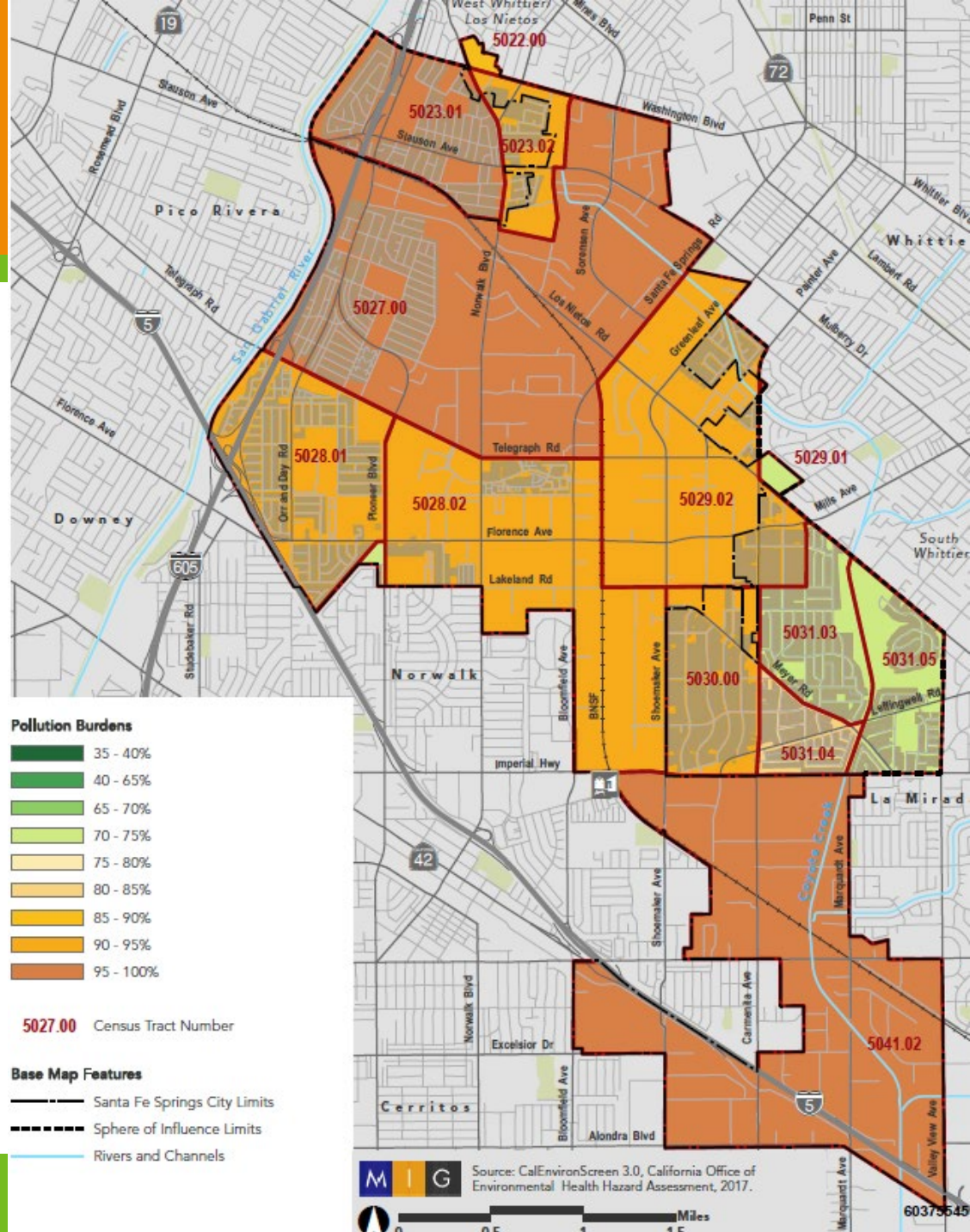
Environmental Justice Element



5027.00 Census Tract Number









5027.00 Census Tract Number


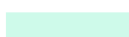


Environmental Justice Element



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

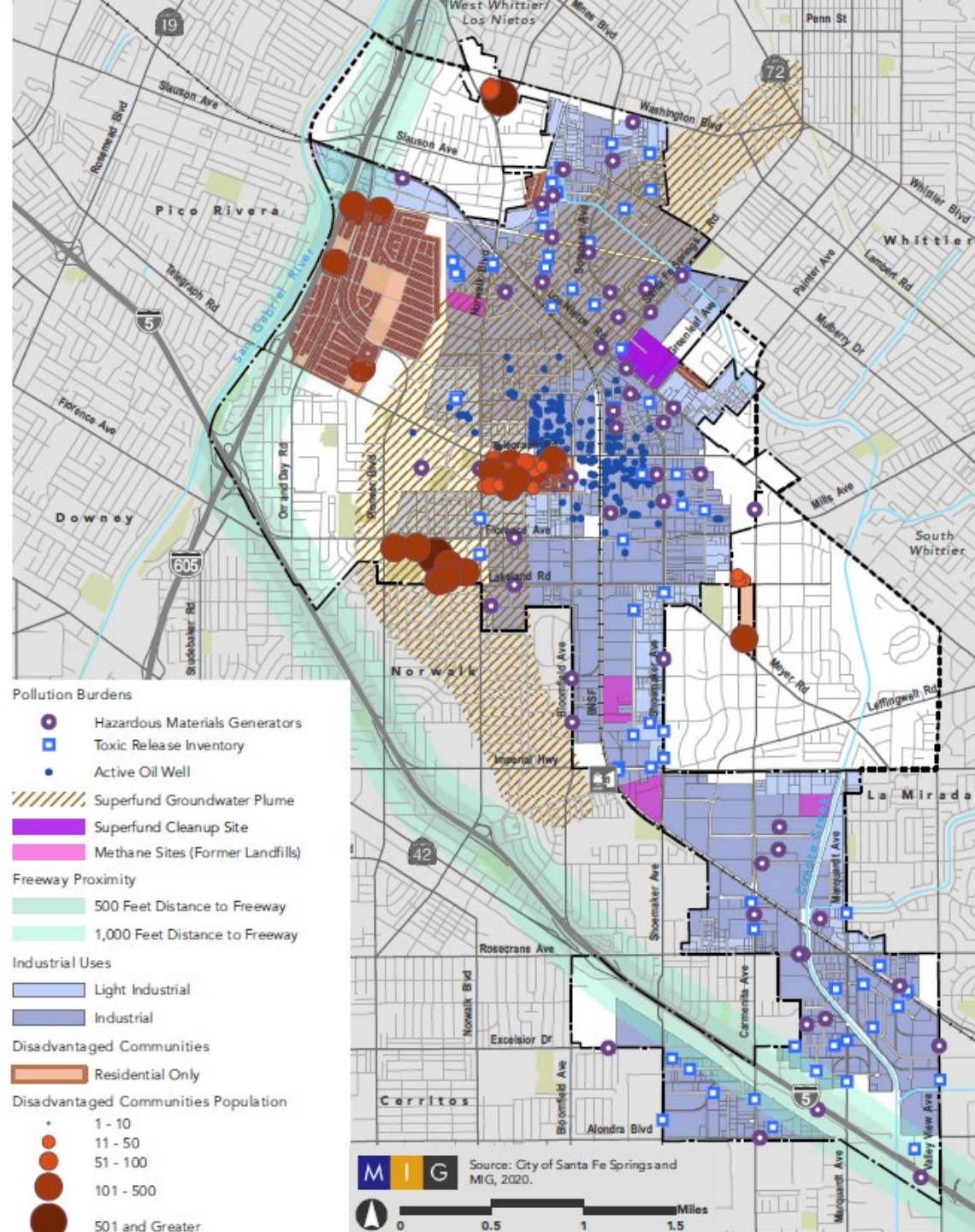
-  Light Industrial
-  Industrial

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)

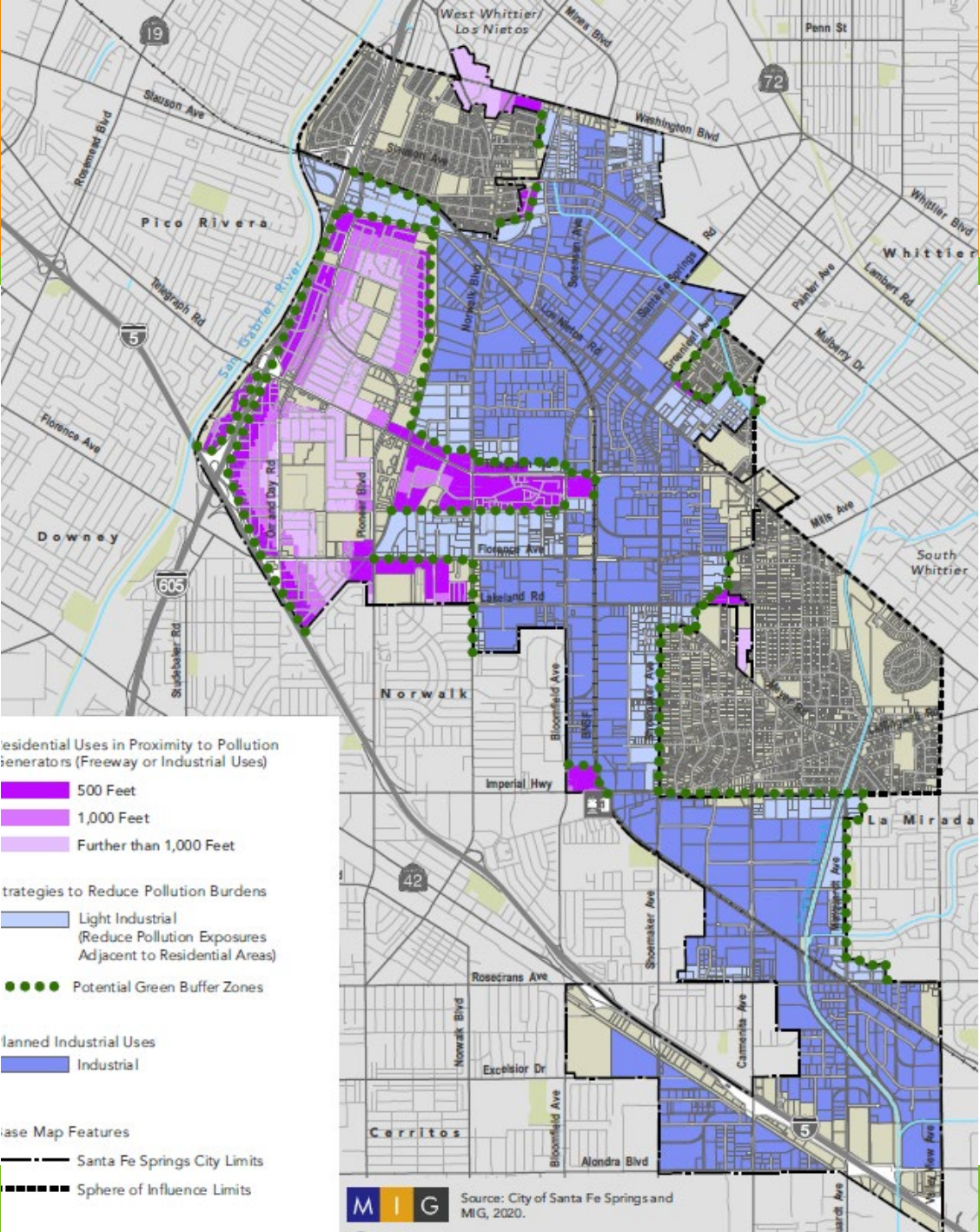
Potential Green Buffer Zones

Planned Industrial Uses

- Industrial

Base Map Features

- Santa Fe Springs City Limits
- Sphere of Influence Limits



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



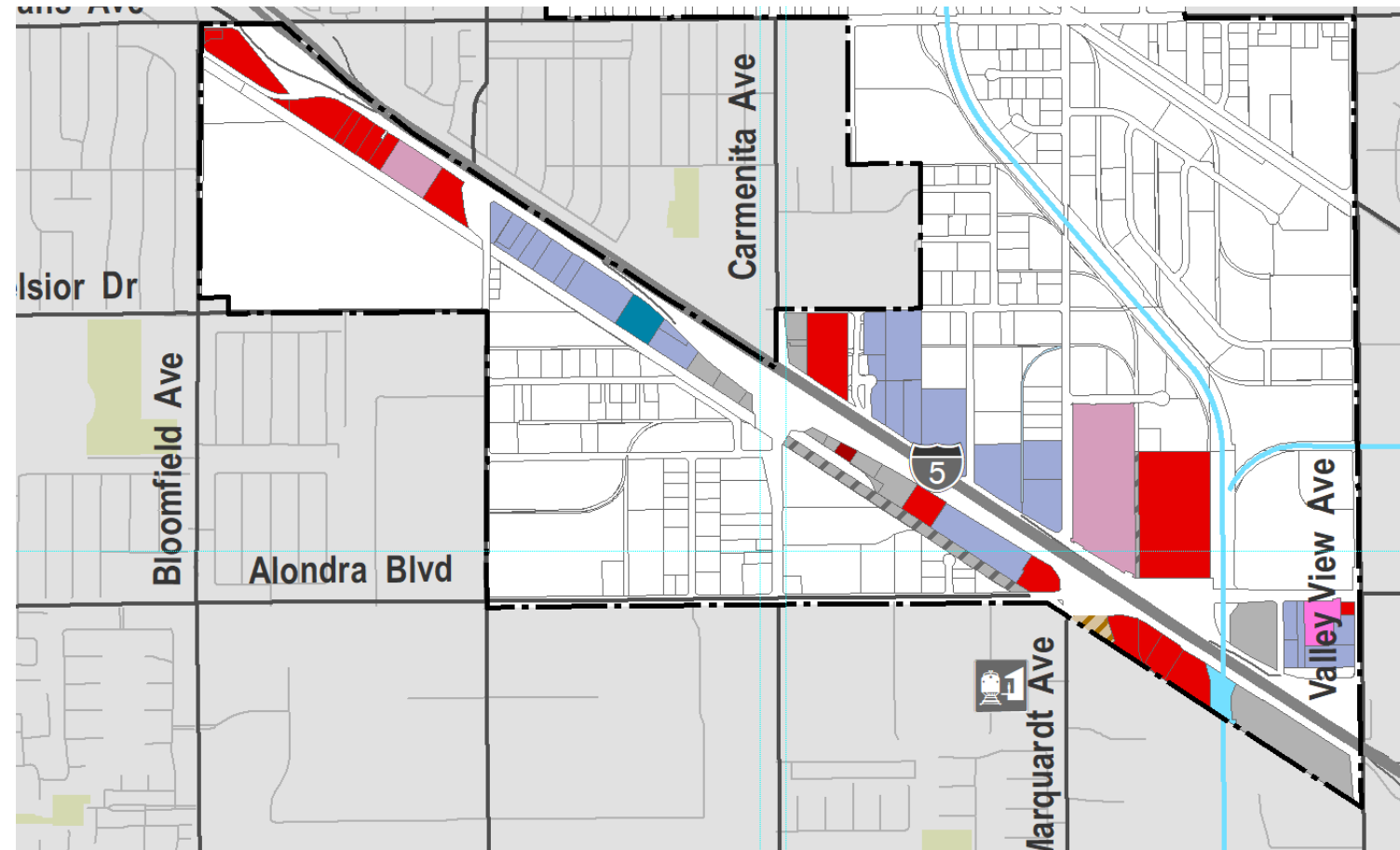
Planning Commission Study Session

January 10, 2022

I-5 Freeway Commercial: Existing Uses

Existing Land Use (2020)

- Commercial
- Hotel/Motel
- Business Park
- Light Industrial
- Warehousing/Logistics
- Aggregate
- Public Facilities
- Utilities
- Railroad
- Water
- Vacant



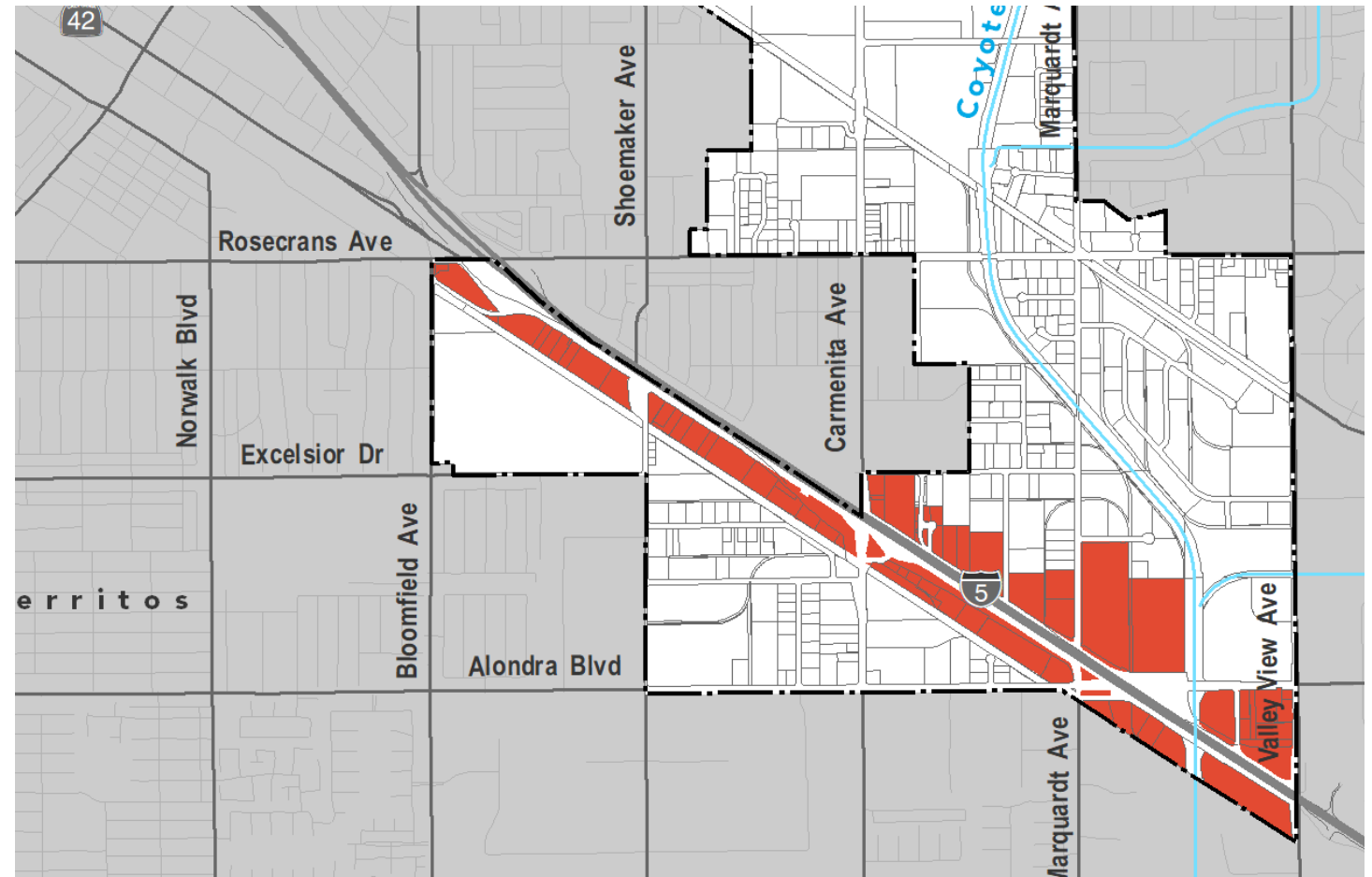
I-5 Freeway Commercial: Existing Uses

- Auto repair and rental
- Building materials sales
- Corporate offices
- Equipment sales and rental
- Furniture manufacturing
- Hotel/Motels
- Manufacturer
- Packaging manufacturer
- Ready mix concrete
- Recreational vehicle sales and rental
- Steel distribution
- Swap meet
- Truck service
- Warehouse distribution center

I-5 Freeway Commercial

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



I-5 Freeway Commercial

- **Current General Plan identifies this corridor as Freeway Commercial**
- **Zoning Map identifies a Freeway Overlay**
- **Annual Sales Tax (FY 2020 to 2021): \$1.975 million**
- **Warehousing and distribution centers with no business-to-business sales generate \$0 sales tax**

MIXED USE






Planning Commission Study Session

January 10, 2022

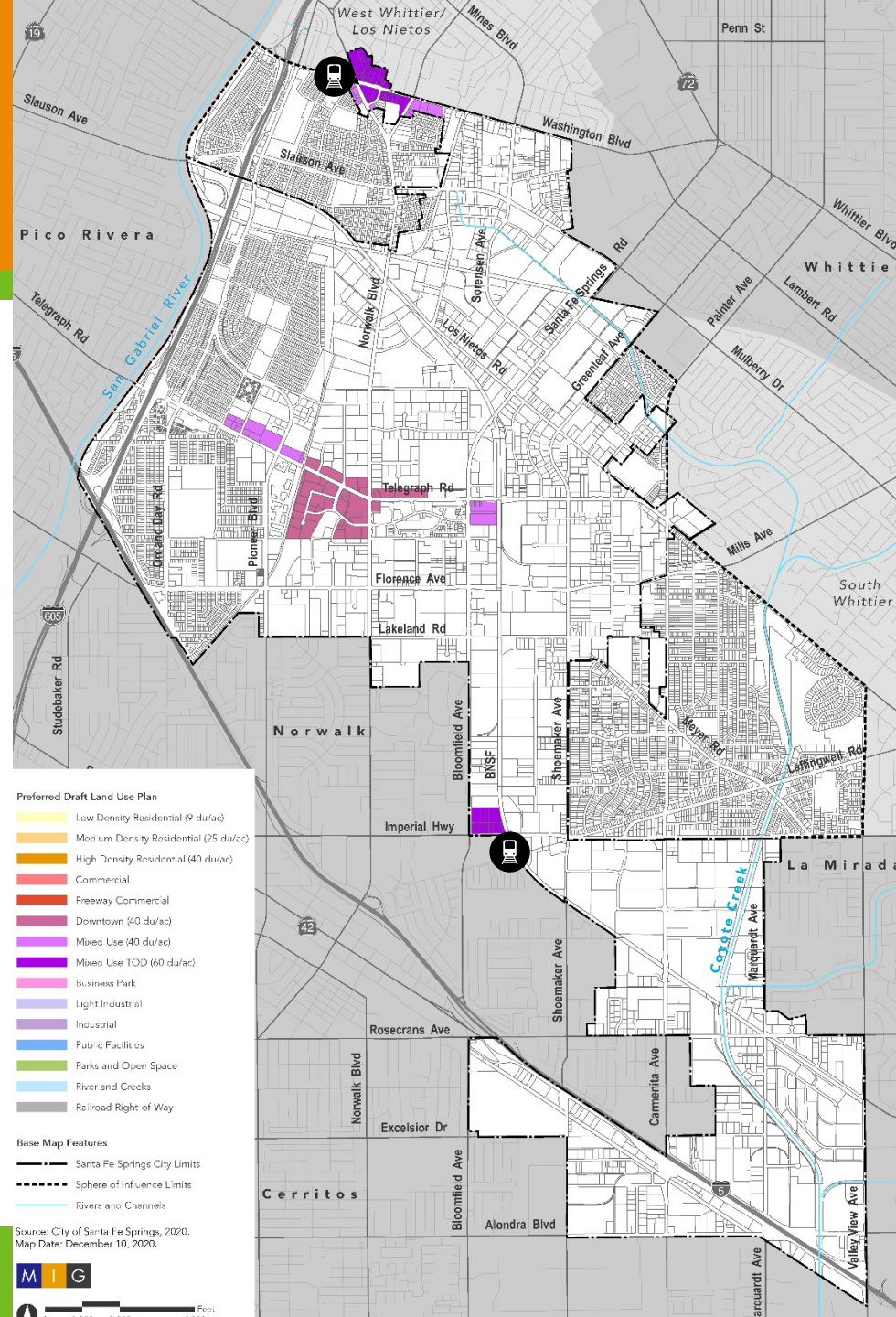
Mixed Use

Preferred Draft Land Use Plan

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



Existing/ Proposed Transit Stations



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
-  Rivers and Creeks
-  Railroad Right-of-Way

Base Map Features

-  Santa Fe Springs City Limits
-  Sphere of Influence Limits
-  Rivers and Channels

Source: City of Santa Fe Springs, 2020.
Map Date: December 10, 2020.




Mixed Use

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



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



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

- **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



Downtown



Re-Imagine
Santa Fe Springs

2040 GENERAL PLAN

Mixed Use – Transit Oriented Community

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



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 curbside drop-off areas for pedestrians



Mixed Use Transit Oriented Development



AFFORDABLE HOUSING AND FAITH-BASED ORGANIZATIONS



Planning Commission Study Session

January 10, 2022

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.

Housing Element and Faith-Based Organizations

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



Planning Commission Study Session

January 10, 2022

Next Steps

January 10, 2022

Planning
Commission
Study Session

January 24, 2022

Planning
Commission
Adoption
Hearing

February 8, 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



Planning Commission Study Session

January 10, 2022

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



Planning Commission Study Session

January 10, 2022