

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

# GENERAL PLAN – RE-IMAGINE SANTA FE SPRINGS



Planning Commission Hearing

January 24, 2022

# Agenda

- About the General Plan
- Inputs into the Plan
- The Big Ideas and Why
- Issues Raised During Study Sessions
- Planning Commission Questions
- Public Comment
- Commission Discussion
- Recommendations

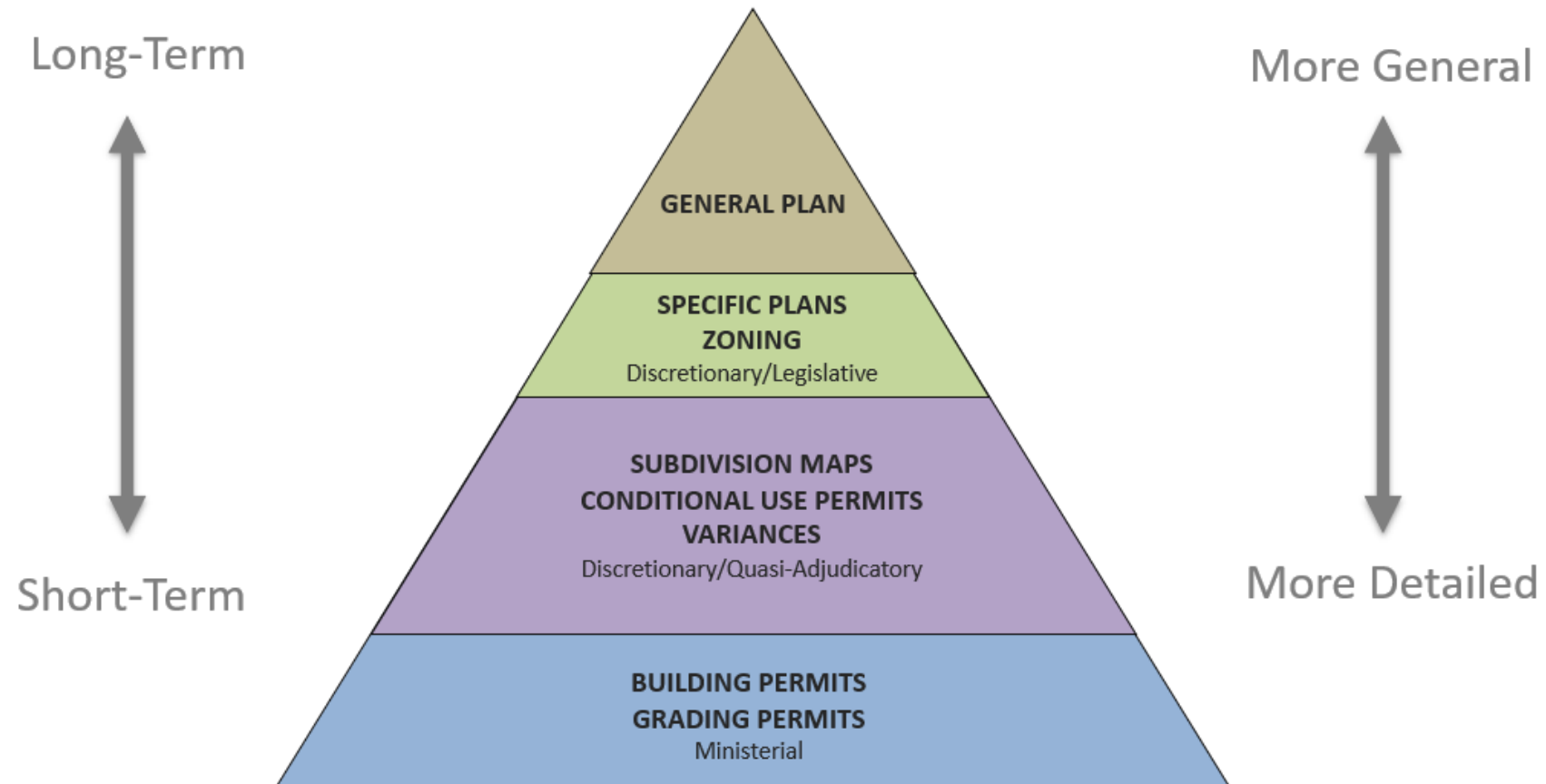
# ABOUT THE GENERAL PLAN



Planning Commission Hearing

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# General Plan: The Blueprint



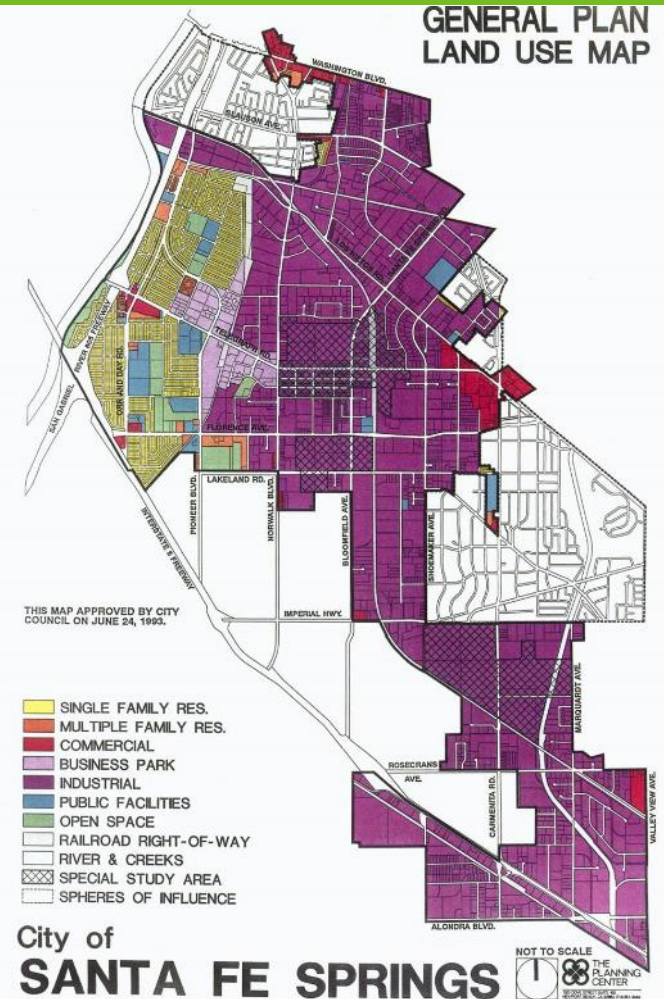
# Minimum Requirements

A General Plan must:

- Be comprehensive in scope and long-term in horizon (20-25 years)
- Address the entire city and its sphere of influence
- Be internally consistent
- Comply with State law
- Reflect community values and vision

# 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



# The New General Plan



# Inputs to the General Plan



## Planning Expertise



Land Use  
Compatibility



Regional  
Influences



Planning and  
Zoning Laws



External



## Community Voices

Stakeholder Interviews and  
Focus Group Meetings



Online and  
Paper Survey



General Plan Advisory  
Group (GPAG)



Joint Study Sessions with  
Commissions and  
Planning Commission and  
City Council Public Hearings

Project Website  
and Social Media



Community  
Workshops



## Technical Analysis



Key Site Pro  
Forma Analysis



Market Study



Traffic Study



Noise Study



CalEnviroScreen 3.0



# The Big Ideas... and Why

## The Big Ideas

Re-Imagine Santa Fe Springs 2040 General Plan presents the following big ideas.

- **Integrating Transit-Oriented Communities and Mixed Uses.**

The Land Use Element provides for transit-oriented communities around the Metro Norwalk Santa Fe Springs Metrolink Station and Metro's planned L Line station on Washington Boulevard. These mixed-use communities integrate experiential retail, commercial services, restaurants, offices, and residential uses within a pedestrian-friendly environment that encourages transit use. Additionally, first- and last-mile strategies will make it easier to walk or bike to the transit stations.

- **Economic Development.**

Santa Fe Springs benefits from a strong economic base of many forms of industrial businesses. The weekday population swells to over 55,000 people, demonstrating the strong employment foundation. The Economic Development Element identifies strategies to retain this base, court new businesses that benefit local residents in terms of well-paying jobs, attract businesses that provide sales tax revenues for the City, have limited environmental and public health impacts, and create a diversity of commercial enterprises to serve the residents and day-time workers.

- **Protecting Residential Neighborhoods from Pollution Burdens.**

The Safety Element and Environmental Justice Element identify methods to address pollution burdens that can adversely affect residents: hazardous emissions, contaminated soils and water, and the release of diesel exhaust and particulate matter from truck tailpipes. Planned strategies include developing green buffer zones of trees and landscaping, substituting light industrial uses for manufacturing industries adjacent to and near neighborhoods, encouraging cleaner industrial activities and businesses, reducing truck idling, increasing enforcement, monitoring air quality, establishing clean-up priorities for long-contaminated properties, and expanding community education.

- **Active Transportation.**

The Circulation Element builds upon the City's efforts to encourage more walking and biking in the community by creating safer environments. Recommended pedestrian improvements include enhanced crosswalks, curb treatments, new signals and crossing beacons, reducing cut-through traffic, and new transit stop amenities. Planned improvements for cyclists include a new shared use path along Orr and

Day Road and buffered bike lanes and bicycle boulevards along certain streets to better link neighborhoods and schools.

- **Digital City and Technology.**

Throughout all elements of the General Plan and within all facets of government operations, new policies will incorporate smart city strategies to improve day-to-day operations, create efficiencies and cost savings, improve sustainability, and ensure the community and businesses stay connected. New technologies can be implemented to manage traffic and parking, make public wi-fi available at community gathering spaces, and have people use apps and smart phones to learn of City events and activities.

- **Community Needs.**

Through the Environmental Justice Element, this General Plan recognizes and prioritizes community health and employment needs, especially for neighborhoods identified as disadvantaged communities. These needs include increased access to parks and open space within certain neighborhoods, improved access to healthy foods, and expanded community engagement.

- **Downtown.**

Santa Fe Springs envisions a new downtown at the center of the City that will create community gathering spaces, restaurants and entertainment venues, and hospitality uses all within a mixed-use, pedestrian-friendly environment. Commercial and office uses will be integrated with new homes and will connect with a current popular community spot: Heritage Park.

- **I-5 Freeway Corridor.**

A vision has been established for properties and businesses along the I-5 Freeway Corridor that emphasizes regional-oriented commercial and hospitality uses will benefit from freeway visibility. Design and signage themes will create aesthetics and City recognition along this heavily traveled corridor.

- **Trucking Impacts.**

New policies and land use changes are aimed to reduce the impacts of trucking uses, including limiting truck idling, types of trucking businesses near residential neighborhoods, and requiring truck businesses to pay their fair share of roadway damage. The goal is to improve air quality, reduce pollution burdens, and improve the paving of local streets.

# A Comprehensive, Integrated Plan

- Land Use, Housing, and Circulation Elements are integrated and must be adopted together – prior to February 28, 2022 grant deadline
- Open Space and Conservation, Safety, Noise, Environmental Justice, and Economic Development Elements support first three
- Comprehensive Implementation Plan addresses all elements collectively
- Zoning code updates will be used to refine and implement land use policy

# LAND USE ELEMENT













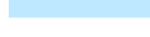


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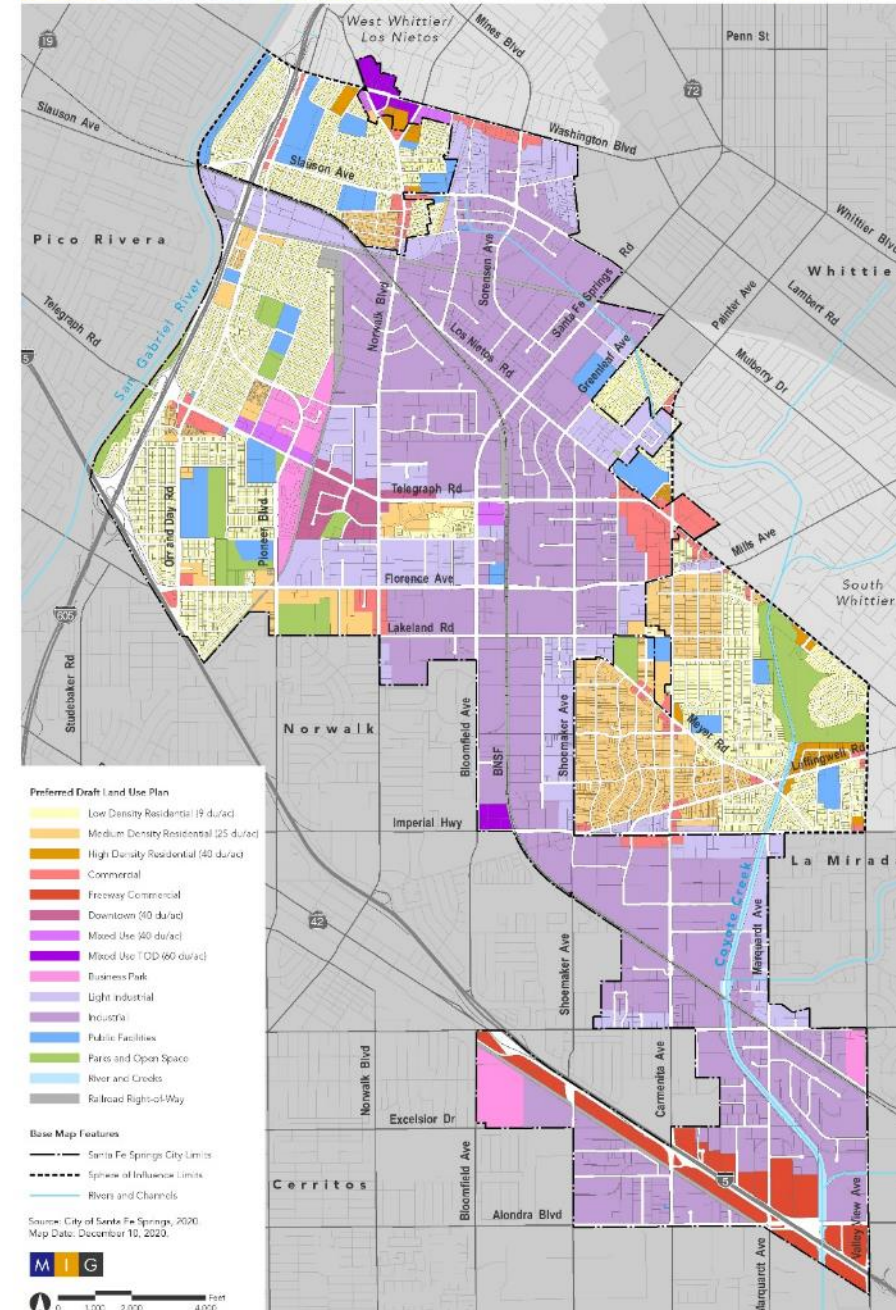
# Draft Land Use Plan

## 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

## Draft Land Use Plan

RE-IMAGINE SANTA FE SPRINGS 2040 GENERAL PLAN

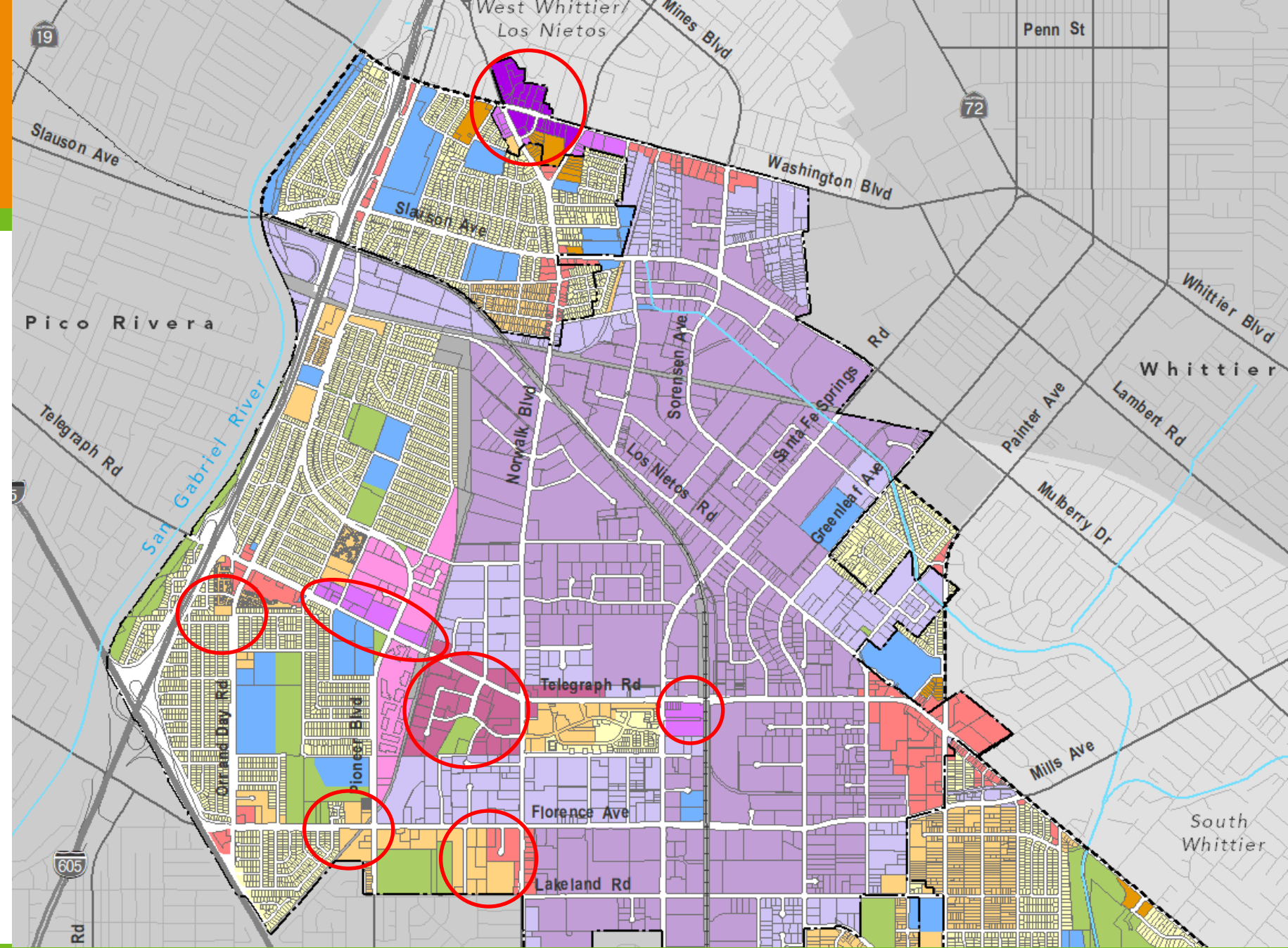


2040 GENERAL PLAN

# Accommodating New Housing

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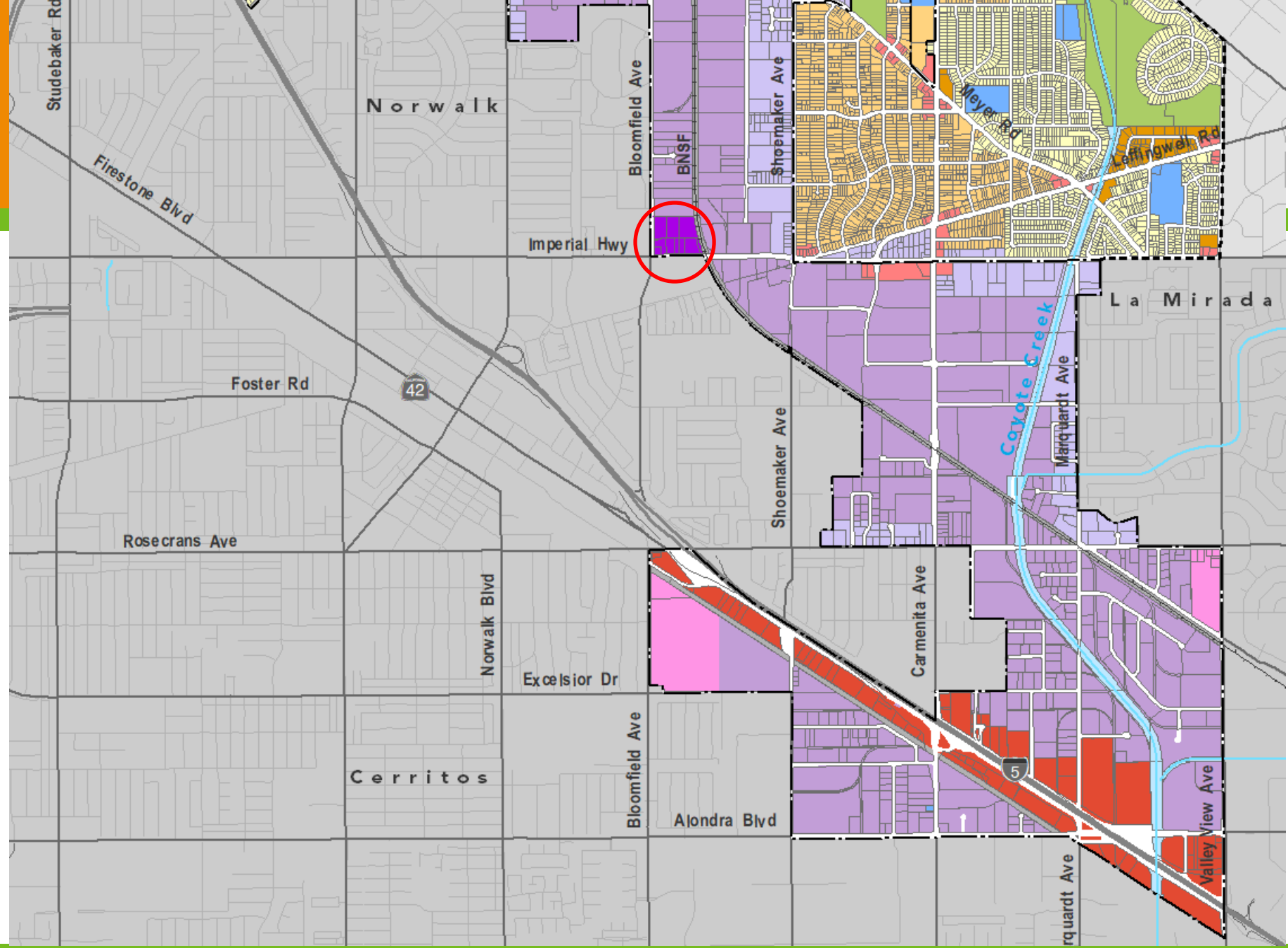
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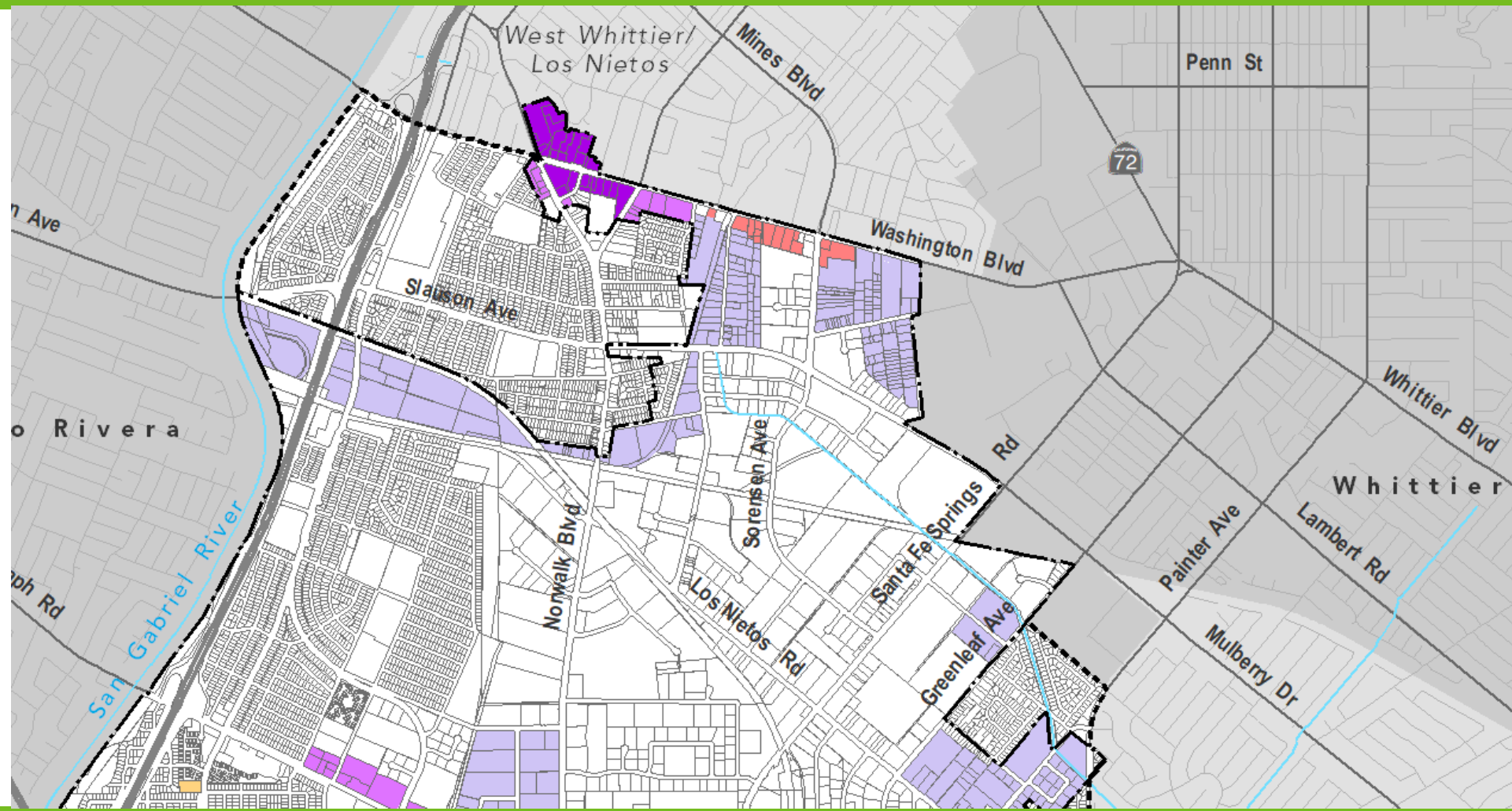
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# Change Areas

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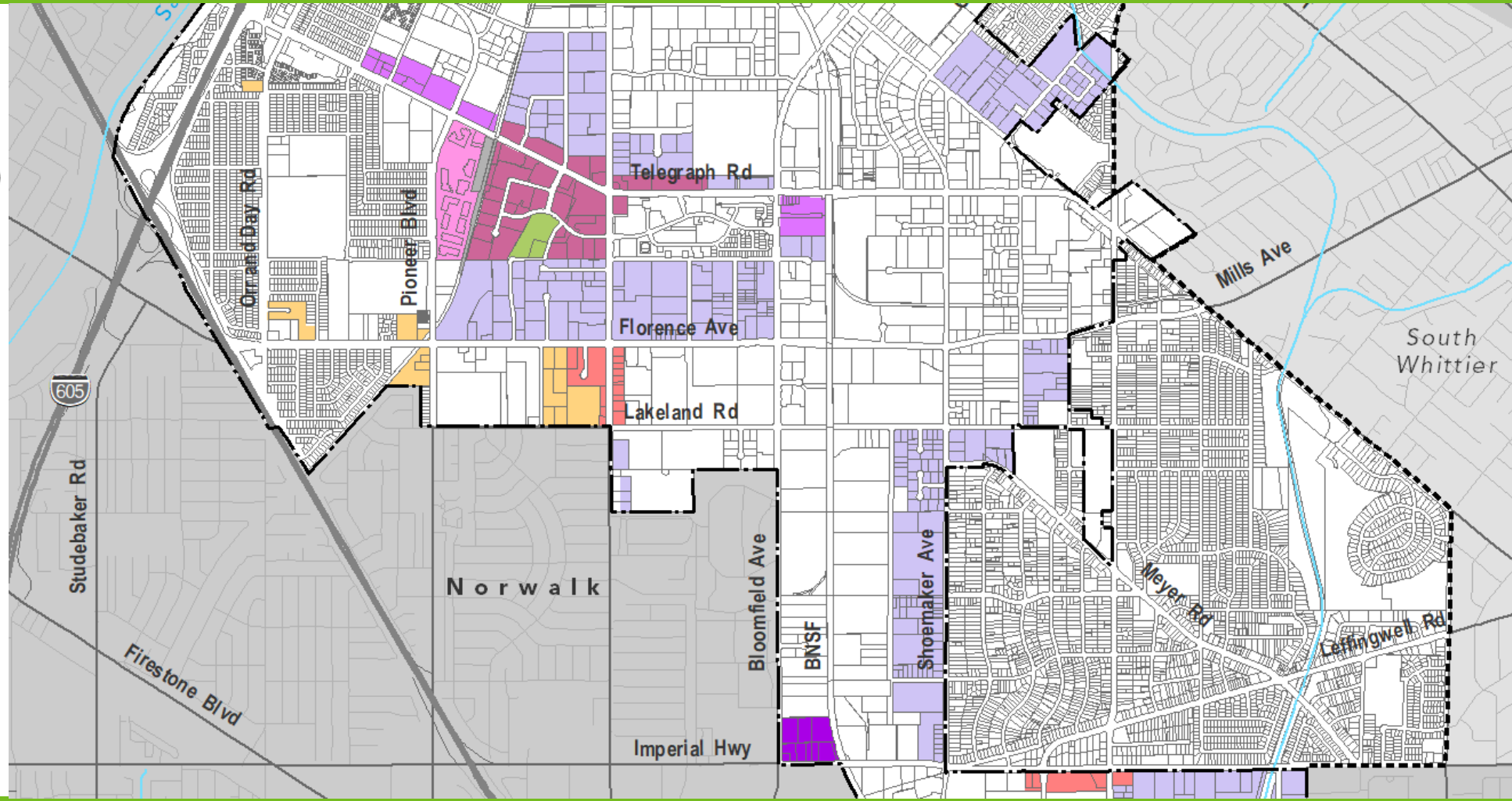
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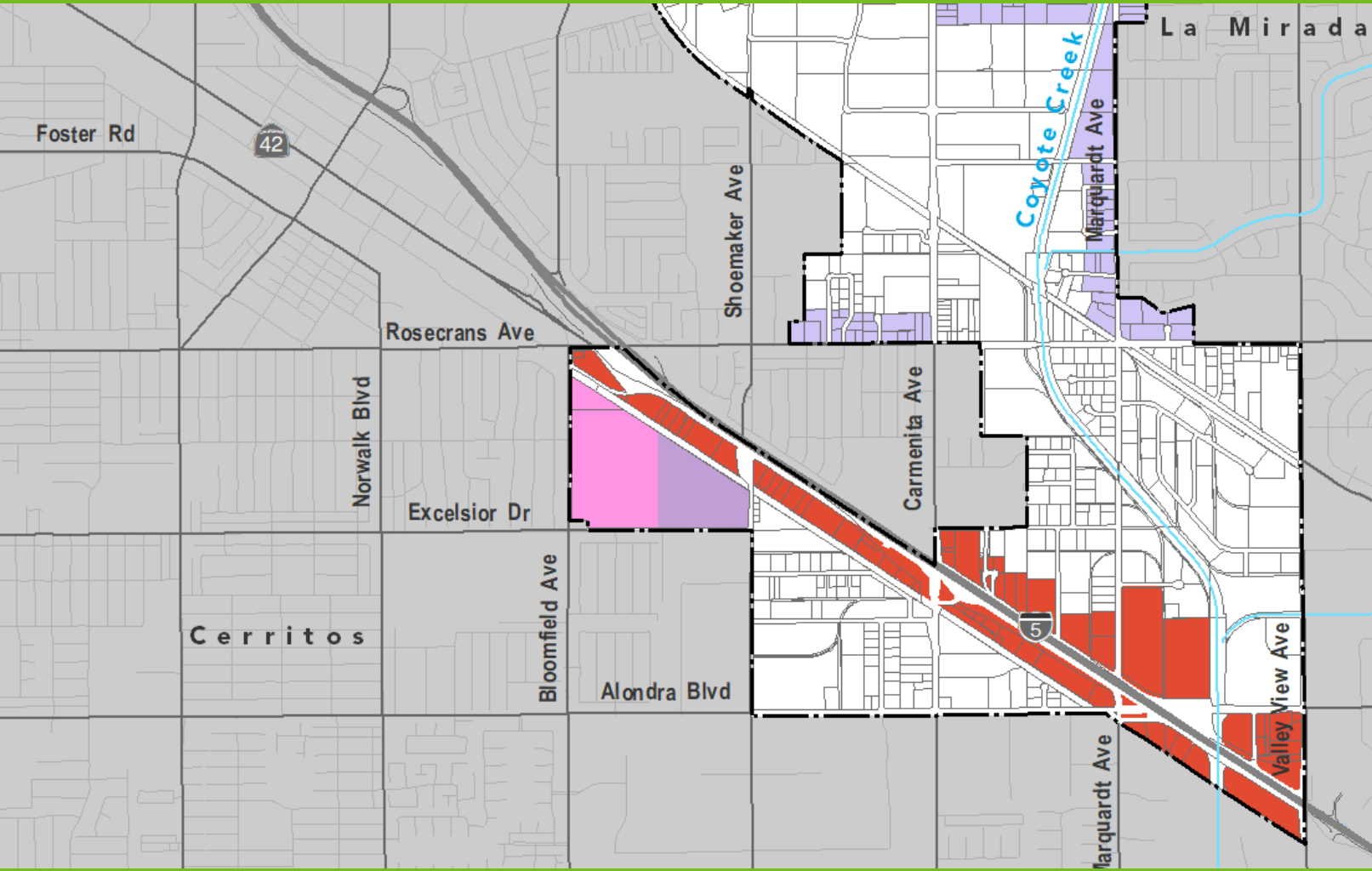




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# Key Comments Raised

- New Light Industrial designation and 500-foot buffer application
- Business Park designation on former Vons distribution facility site
- New Freeway Commercial designation

# LIGHT INDUSTRIAL DESIGNATION



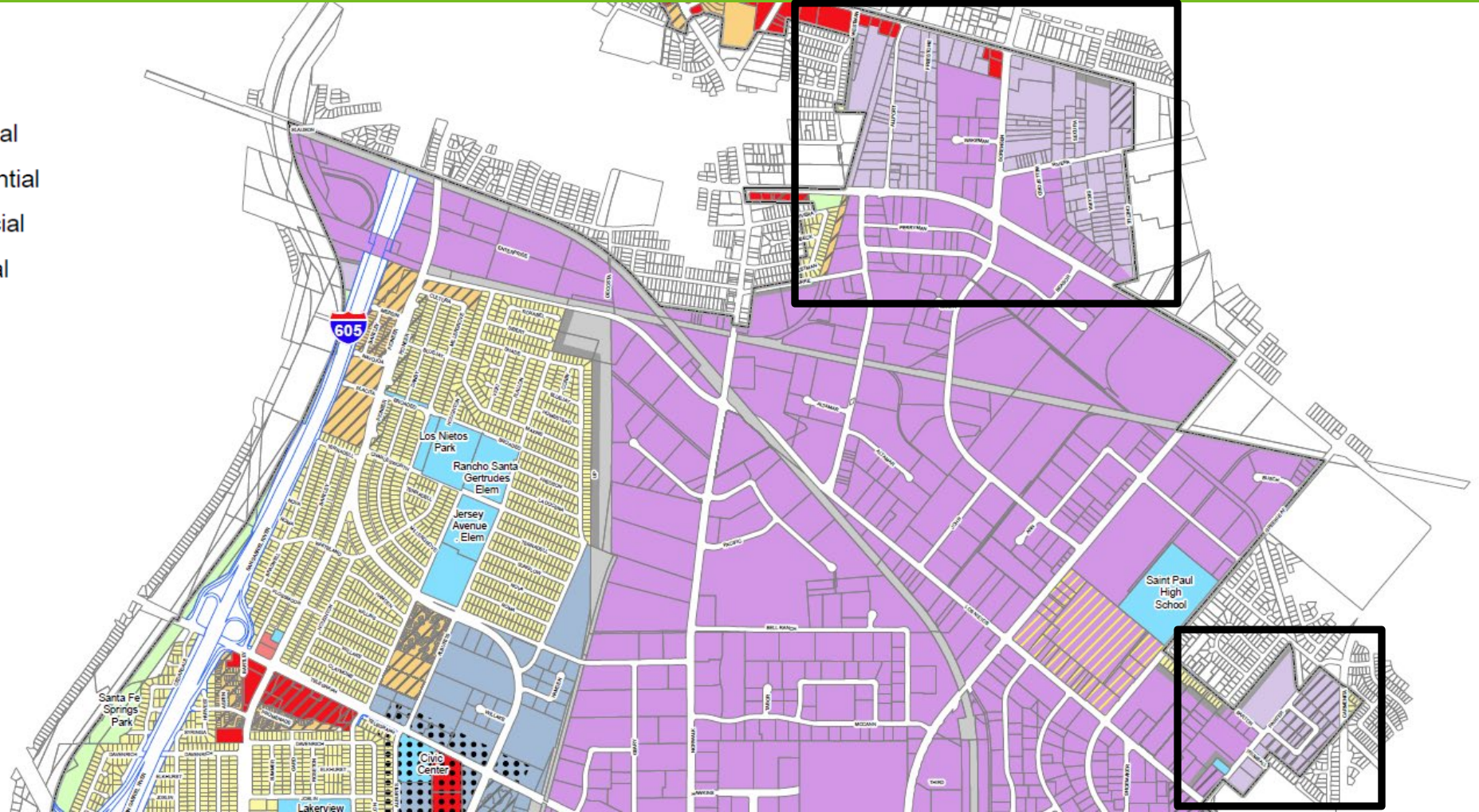
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# Zoning Map – Existing Light Industrial













## Primary Zone

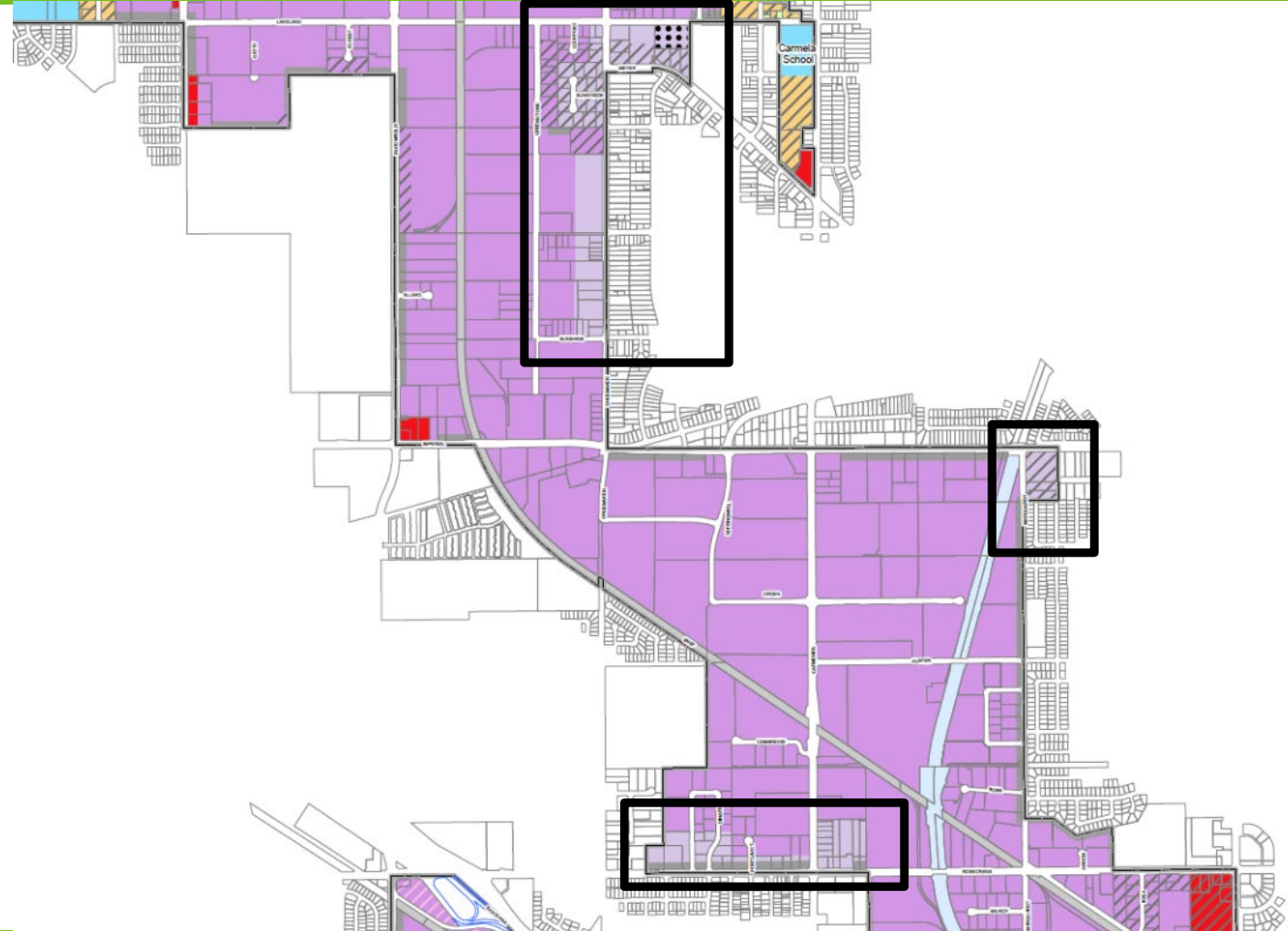
- A-1 Light Agriculture
- R-1 Single-Family Residential
- R-3 Multiple-Family Residential
- C-1 Neighborhood Commercial
- C-4 Community Commercial
- ML Limited Manufacturing
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- BP Buffer Parking
- PF Public Use Facilities
- RR Rail Road
- Creek Channels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



# Zoning Map - — Existing Light Industrial


## Primary Zone

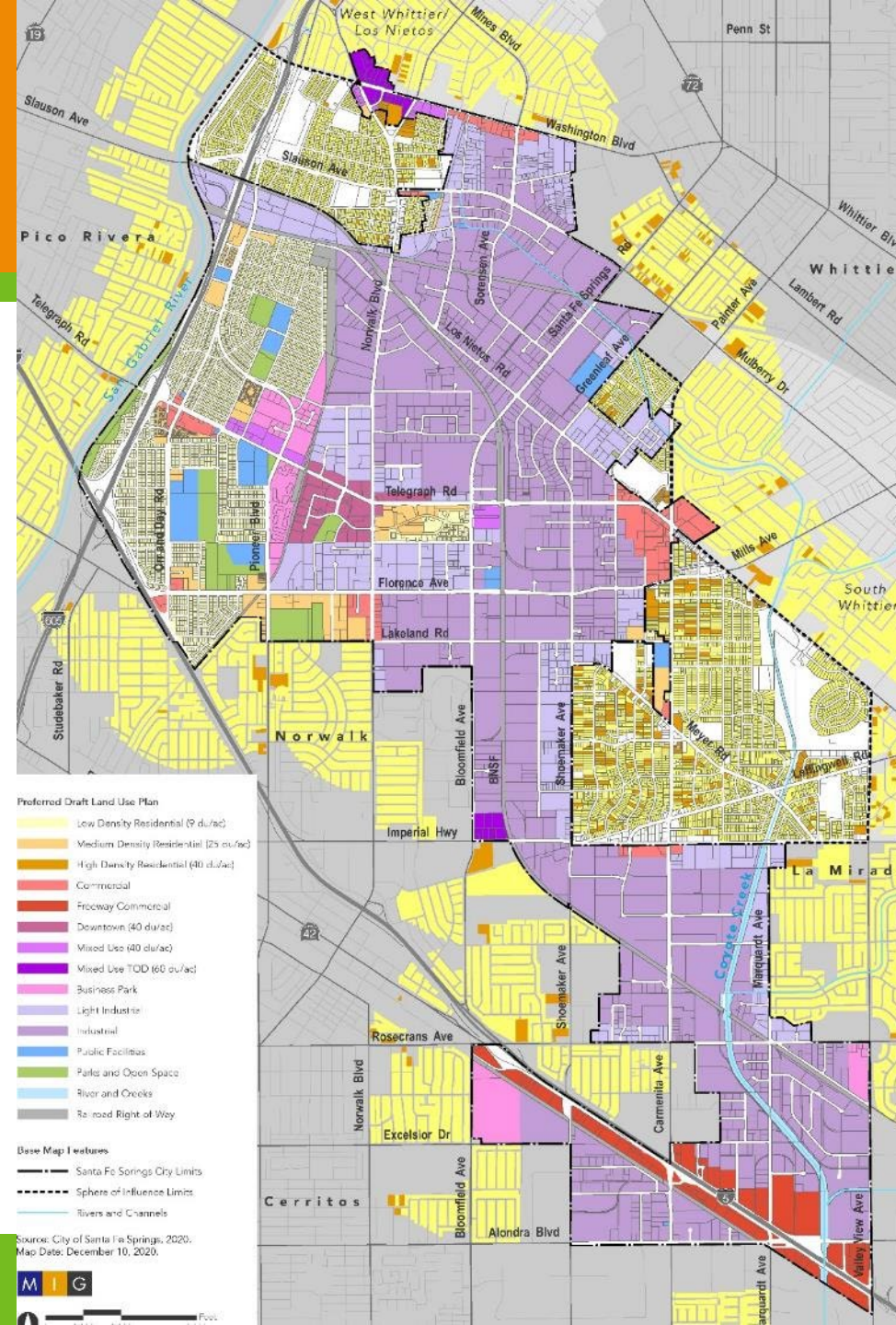
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	<b>ML</b>	Limited Manufacturing
	<b>M-1</b>	Light Manufacturing
	<b>M-2</b>	Heavy Manufacturing
	<b>BP</b>	Buffer Parking
	<b>PF</b>	Public Use Facilities
	<b>RR</b>	Rail Road
	<b>Creek</b>	Channels and Rivers



# ADJACENT TO EXISTING RESIDENTIAL: 500 FEET

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-  Industrial
-  Public Facilities
-  Parks and Open Space
-  River and Creeks
-  Railroad Right-of-Way



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



# WHY BUFFER SENSITIVE LAND USES?

- Air Quality
- Noise
- Traffic
- Hazardous Materials





# RE-IMAGINE Santa Fe Springs 2040 General Plan 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. Expand housing choices around transit stations and corridors.



## 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.



# EXAMPLES OF HEAVY INDUSTRIAL LAND USES



**Chemical manufacturing  
(ammonia, lacquer, etc.)**



**Storage of flammable &  
hazardous chemicals**



**Salvage and  
reclamation yards**

# Examples of Heavy Industrial Land Uses



**Heavy metal works  
(drop forge, foundries)**



**Concrete batch plants**



**Truck terminals and truck  
driver training schools**

# BUSINESS PARK AS A BUFFER



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# FORMER VONS DISTRIBUTION CENTER

## Former Vons Distribution Center

The Former Vons Distribution Center Focus Area is a 77-acre site visible from Interstate 5. For many years the site has been used as a regional goods distribution facility, with attendant heavy truck traffic impacting adjacent Norwalk neighborhoods which have been designated by the State as a "disadvantaged community" due to less than optimum health and socioeconomic conditions. The intent is to transition a portion of the existing industrial and warehouse uses to a mixed-use employment center with professional offices, research and development, and clean flex industrial.

## Former Vons Distribution Center Alt 1



### Business Park

- Professional office
- Research & development
- Lodging (Hotel)
- Commercial retail and restaurants
- Exclude warehousing and trucking uses
- 3,200 employees

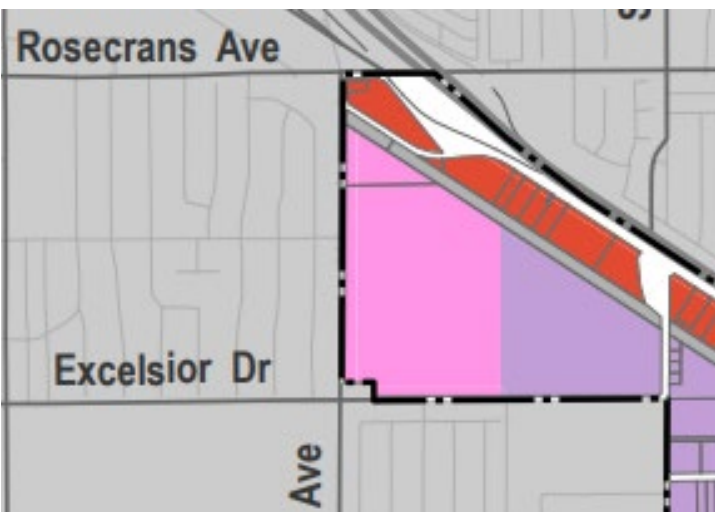
## Former Vons Distribution Center Alt 2



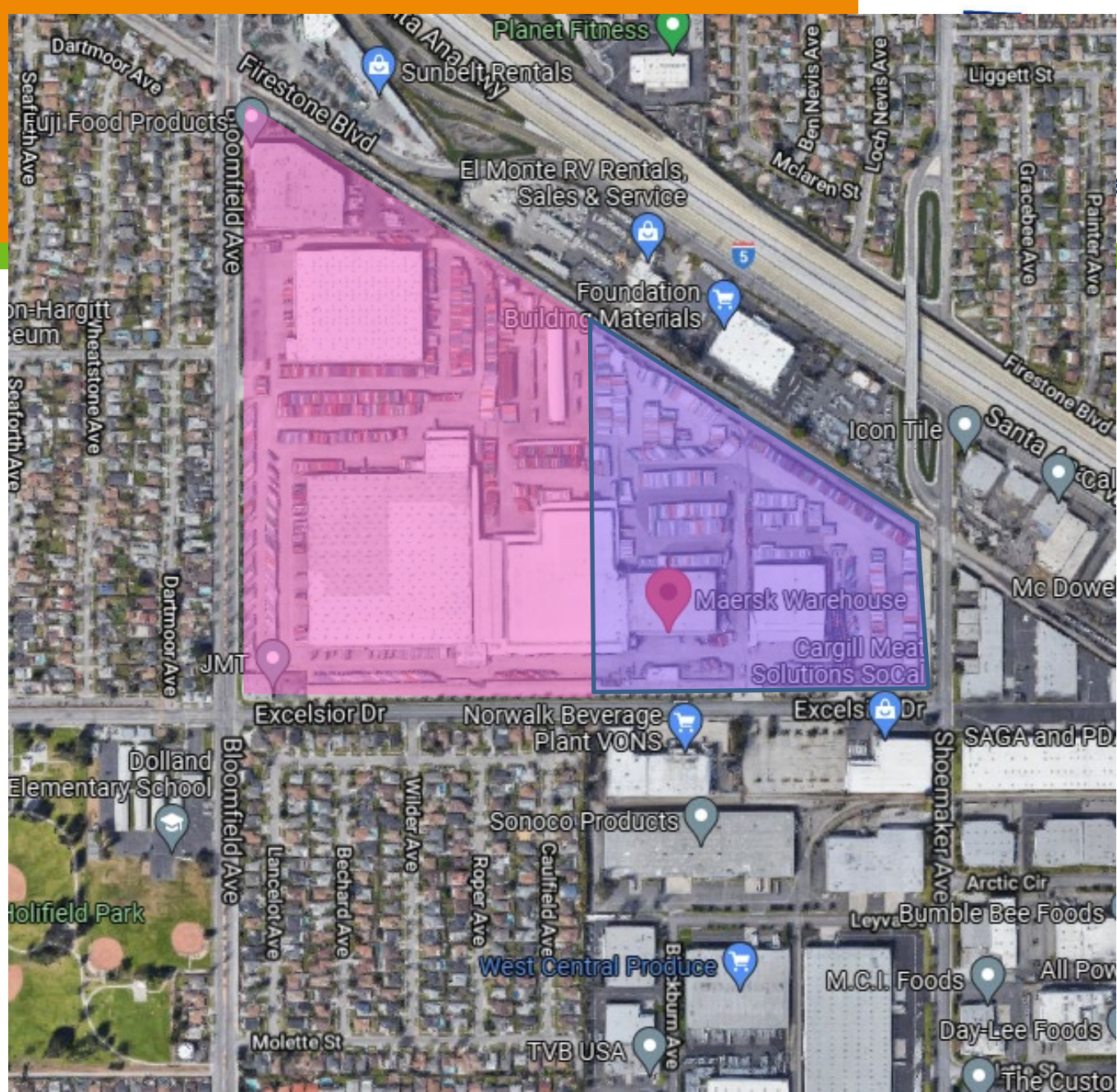
### Mixed Use Village

- Commercial, office, entertainment, lodging (hotels), and residential
- Public facilities and amenities and parks
- Diverse multifamily
  - 15 to 48 du/ac
  - 2 to 4 Stories
- 2,800 employees
- 2,000 Units

# FORMER VONS DISTRIBUTION CENTER



The former Vons Distribution Center site will balance a business park and industrial uses.



# FREEWAY COMMERCIAL DESIGNATION



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# Freeway Commercial Land Use Designation

## 1993 General Plan

This category 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. All 90 acres of development along the I-5 Freeway are classified under this land use designation. Even though this is classified under commercial for land use purposes, the current zoning is either M-1 or M-2. This type of land use is best suited for mixed commercial uses which take advantage of the exposure provided by the freeways.

## Proposed Update

The Freeway Commercial category 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.

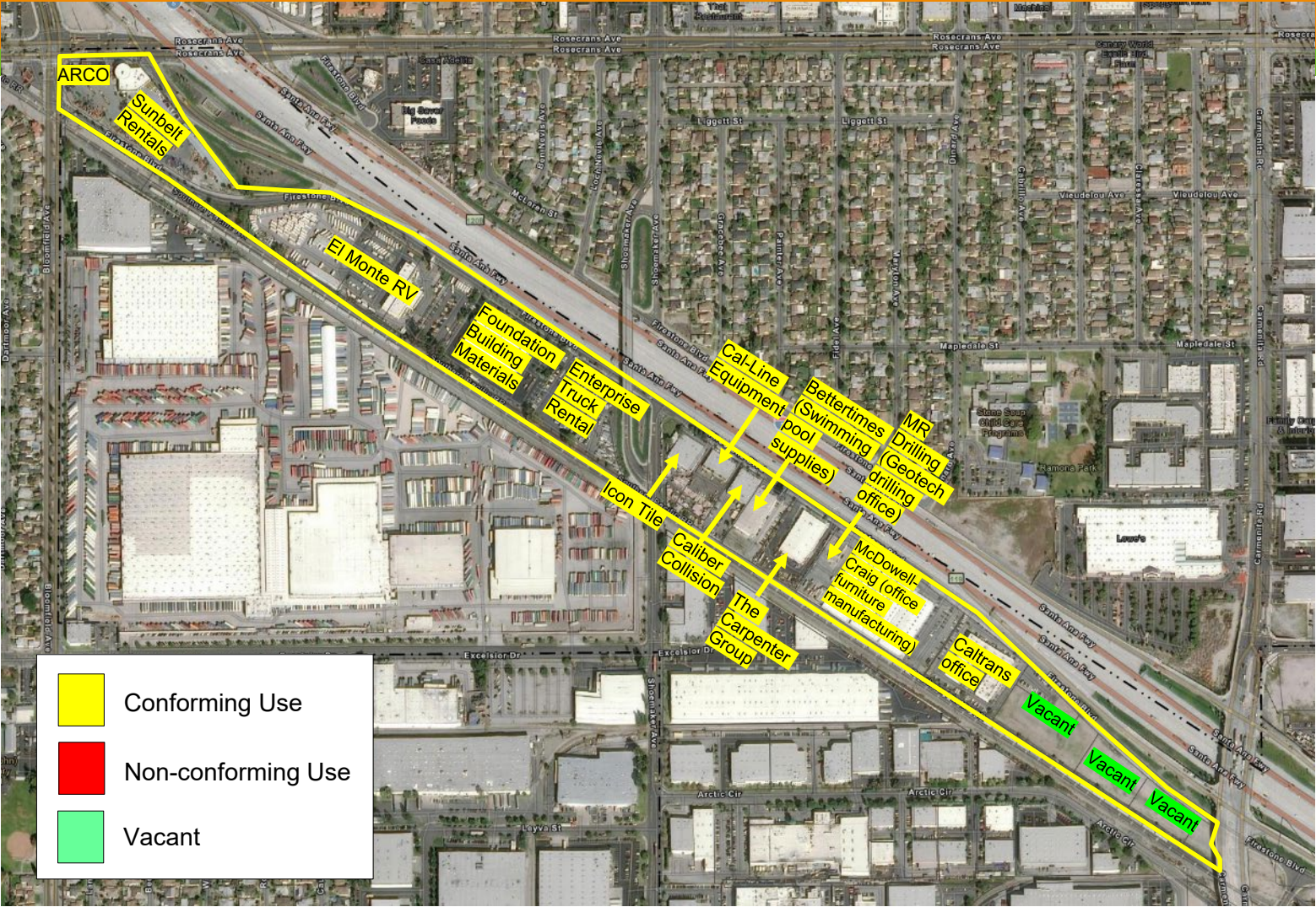
## Vision Remains Consistent

# Implementing Existing Practices

- Freeway Overlay Zone established in 2003
- Freeway Overlay Zone Preferred Uses (§ 155.377 (G)):
  - 1) The intent of the Freeway Overlay Zone is to create a vibrant hub of commercial and industrial activity that serves as an attractive window into the city.
  - 2) As such, regional commercial and industrial uses as well as freeway oriented uses are highly encouraged (preferred) for non-residential properties that are located adjacent to, or visible from the freeway.
  - 3) Single-tenant uses are also preferred in commercially and industrially zoned properties that are visible from the freeway or accessible from the on and off ramps.



# Current FOZ Businesses



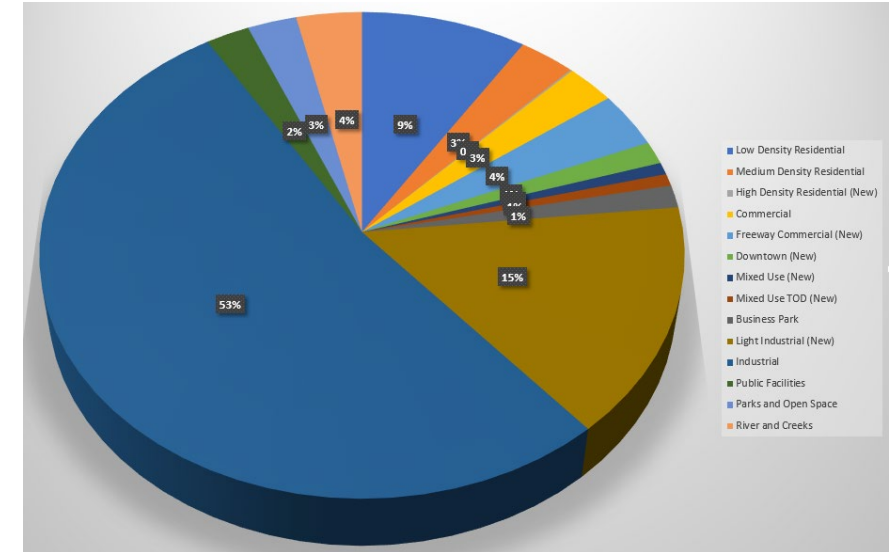


# Current FOZ Businesses



# INDUSTRIAL USES IN SANTA FE SPRINGS

General Plan Land Use Designation	Acres	
	Total	Percent of Grand Total
Low Density Residential	422.2	9.1%
Medium Density Residential	145.1	3.1%
High Density Residential (New)	6.3	0.1%
Commercial	126.2	2.7%
Freeway Commercial (New)	174.0	3.7%
Downtown (New)	71.8	1.5%
Mixed Use (New)	37.9	0.8%
Mixed Use TOD (New)	36.7	0.8%
Business Park	68.7	1.5%
Light Industrial (New)	713.0	15.3%
Industrial	2,444.5	52.5%
Public Facilities	111.6	2.4%
Parks and Open Space	127.2	2.7%
River and Creeks	167.4	3.6%
<b>Grand Total</b>	<b>4,652.5</b>	<b>100.0%</b>



## INDUSTRIAL USES

69.3%

# REQUESTED ACTIONS



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# Planning Commission Requested Action

Consider recommending to the City Council, approval of the following:

- Certification of the Final Environmental Impact Report (State Clearinghouse No. 2021050193);
- Adoption of the 2040 Comprehensive General Plan Update, including the 2021-2029 Housing Element.

# Options to Consider

## Change description of Business Park land use designation

Page LU-23 of the Land Use Element relating to the Business Park land use designation is to be revised as follows: “~~Specifically prohibited~~ Limited uses should include trucking, warehousing, logistics, oil refining and storage, and any food processing or production that has discernable exterior odors.”

# Options to Consider

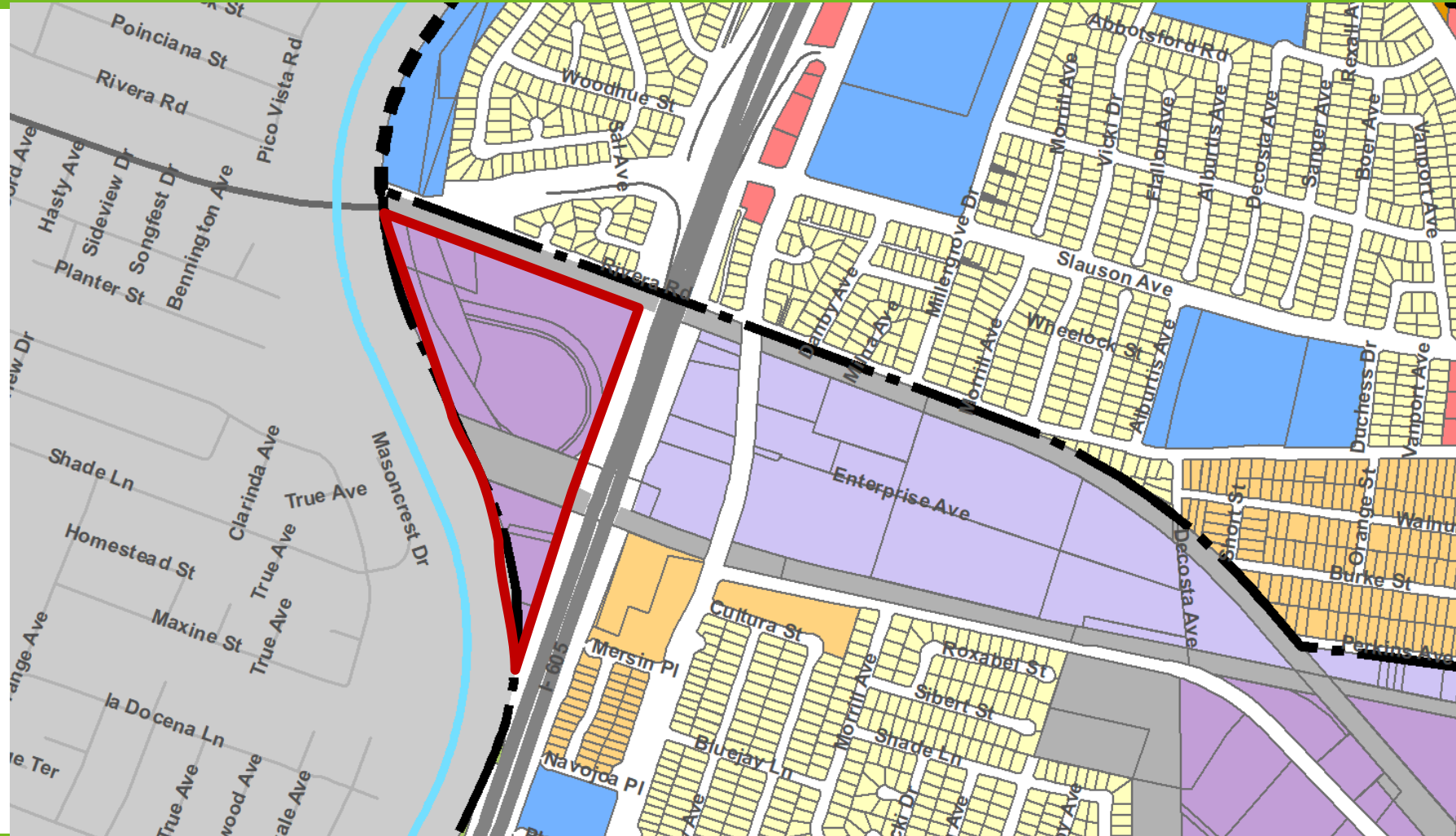
## Change description of Light Industrial land use designation

Page LU-24 of the Land Use Element related to the Light Industrial land use designation is to be revised as follows: “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~~ should be limited, ~~prohibited, or considered nonconforming uses~~. Trucking, warehousing, and large-scale logistics uses ~~are prohibited~~ should be limited due to proximity to residential neighborhoods, as should oil refining and storage. Supporting and complementary commercial retail and services are permitted.”



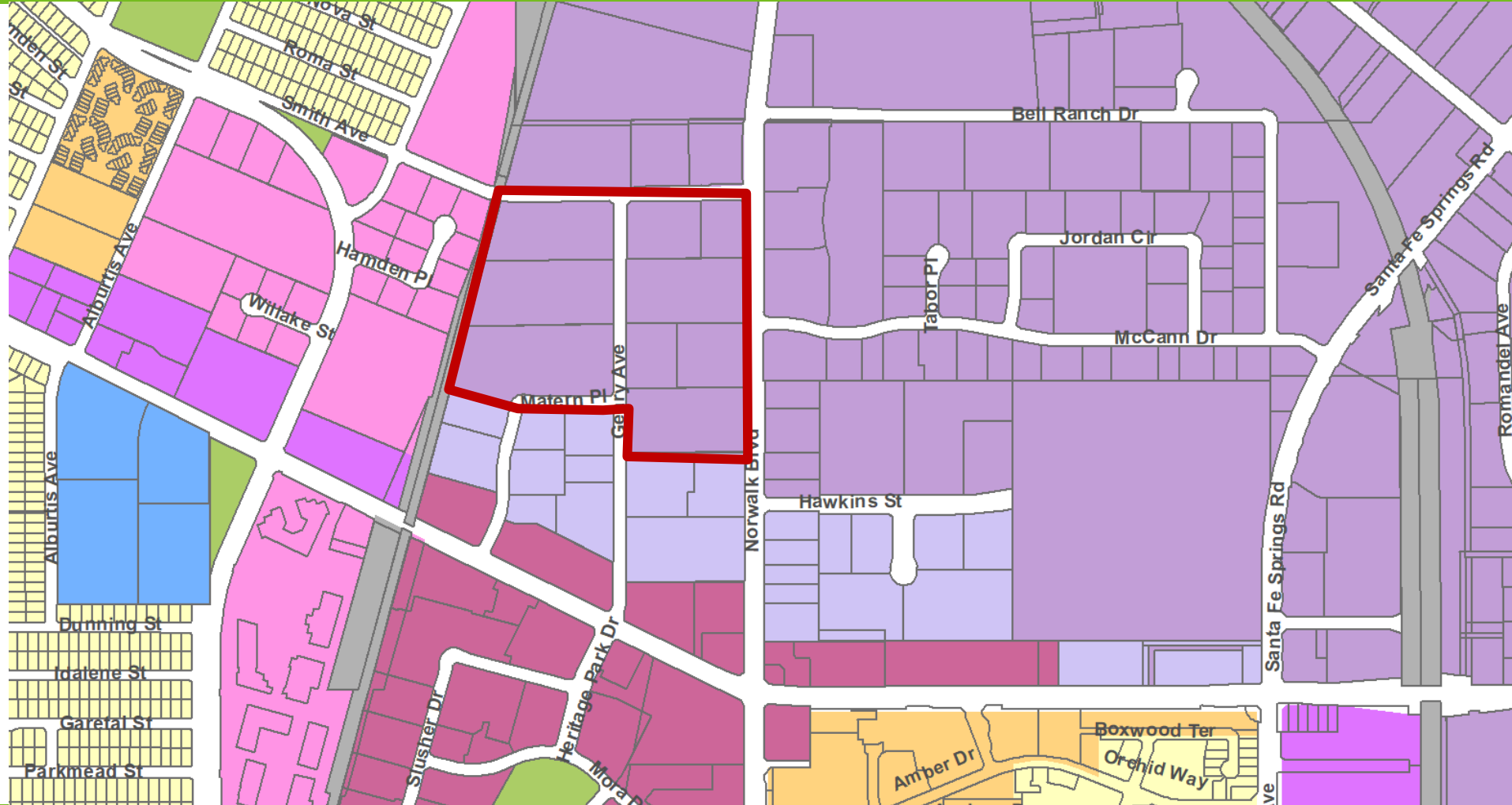
# Options to Consider

Remain as **Industrial**  
land use designation



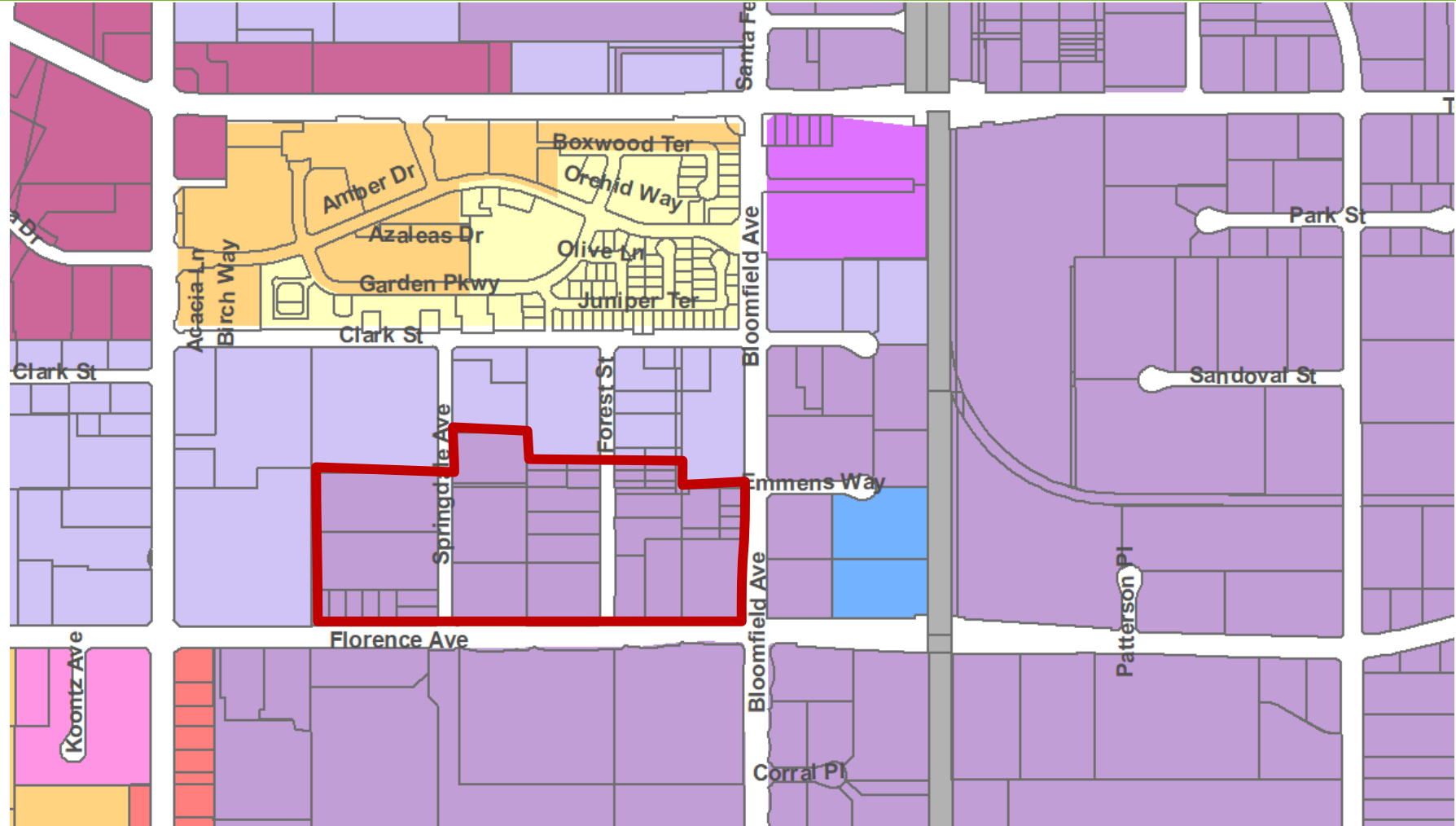
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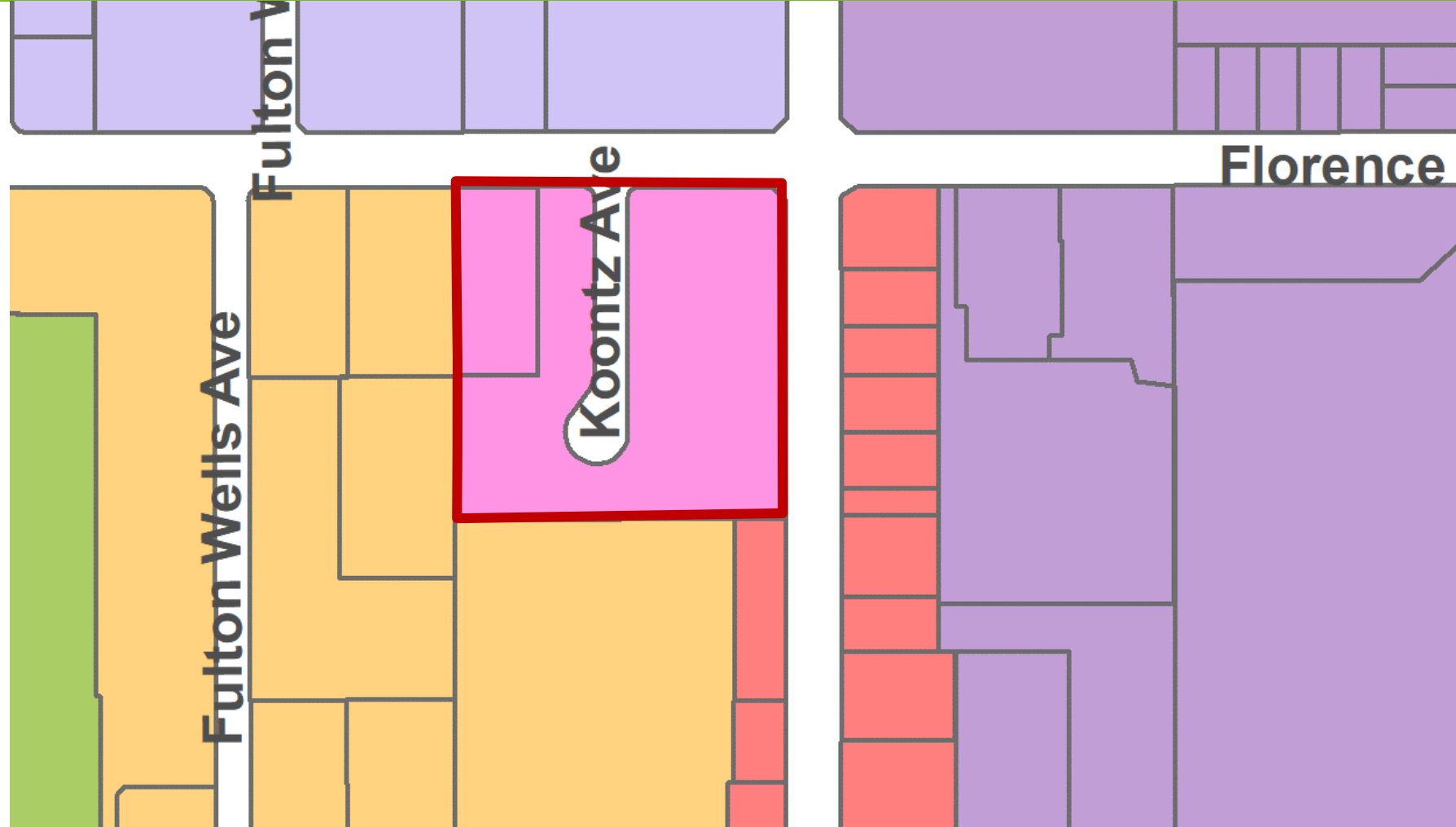
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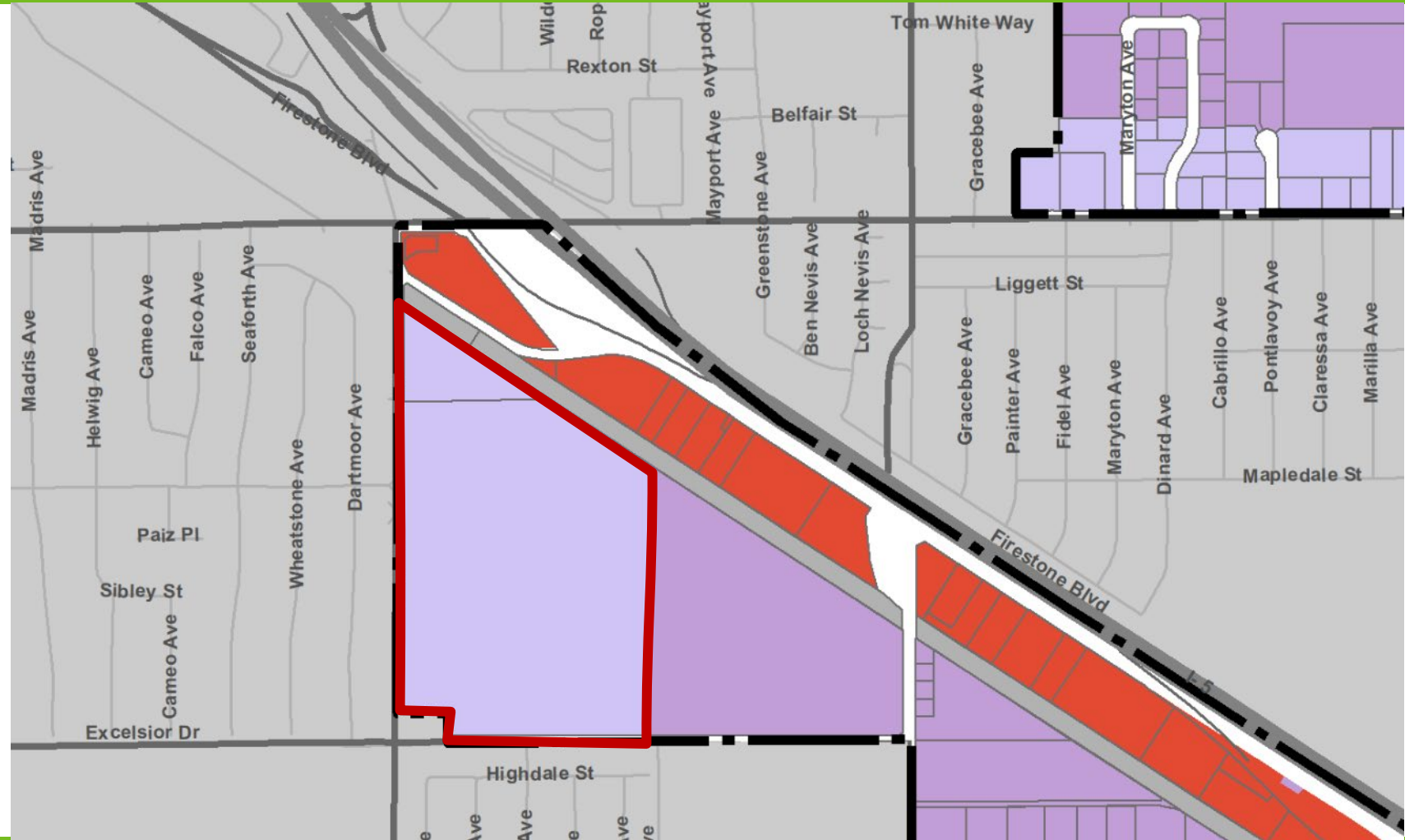
# Options to Consider

Change to **Business Park** land use designation



# Options to Consider

Change to **Light Industrial** land use designation



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



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