

# Zoning Advisory Group

Meeting #1

June 29, 2022



**AECOM**

# Agenda

- Welcome and Introductions
- Overview
- Mixed-Use Zones
- Nonconforming Situations
- Objective Design Standards
- Next Steps

# **Welcome and Introductions**

# Welcome and Introductions

## City of Santa Fe Springs

- Wayne Morrell, Director of Planning
- Cuong Nguyen, Assistant Director of Planning
- Laurel Reimer, Planning Consultant
- Jack Wong, Planning Consultant

## MIG

- Laura R. Stetson, Principal
- Jose M. Rodriguez, Project Manager

## AECOM

- Ashley Hoang, Project Manager
- Lorena Córdova, Planner

# Zoning Advisory Committee

- Jeannette Lizarraga
- Dalila Sotelo
- John Moore
- Kathie Fink
- Mike Foley
- Ralph Aranda
- Steven Hillgren
- Chris Ehrlich
- Dan Haskins

# Meeting Guidelines

- One person speaks at a time and 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

# Overview

# Project Overview

**\*Today's Meeting Focus**

## Focused Zoning Amendment

- **Mixed-Use Zones (Transit-Oriented Development and Downtown)\***
- New High Density Residential Zone
- **Revise all nonconforming and amortization sections\***
- **Objective Design Standards\***
- Evaluate and revise the zoning regulations to include multifamily parking standards and policies that reflect the actual parking needs of different types of affordable housing and transit-oriented and downtown developments.



# Project Overview

## Focused Zoning Amendment (Continued)

- Modify R-3 Zoning District (allow up to 25 dwelling units per acre)
- Update Zoning Map for General Plan consistency
- Modify the Zoning Code definition of “family”
- Ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers).
- Review the Development Plan Approval process and adjust as necessary to allow for ministerial approval for projects consistent with future codified objective design standards.

# General Plan



# General Plan Engagement

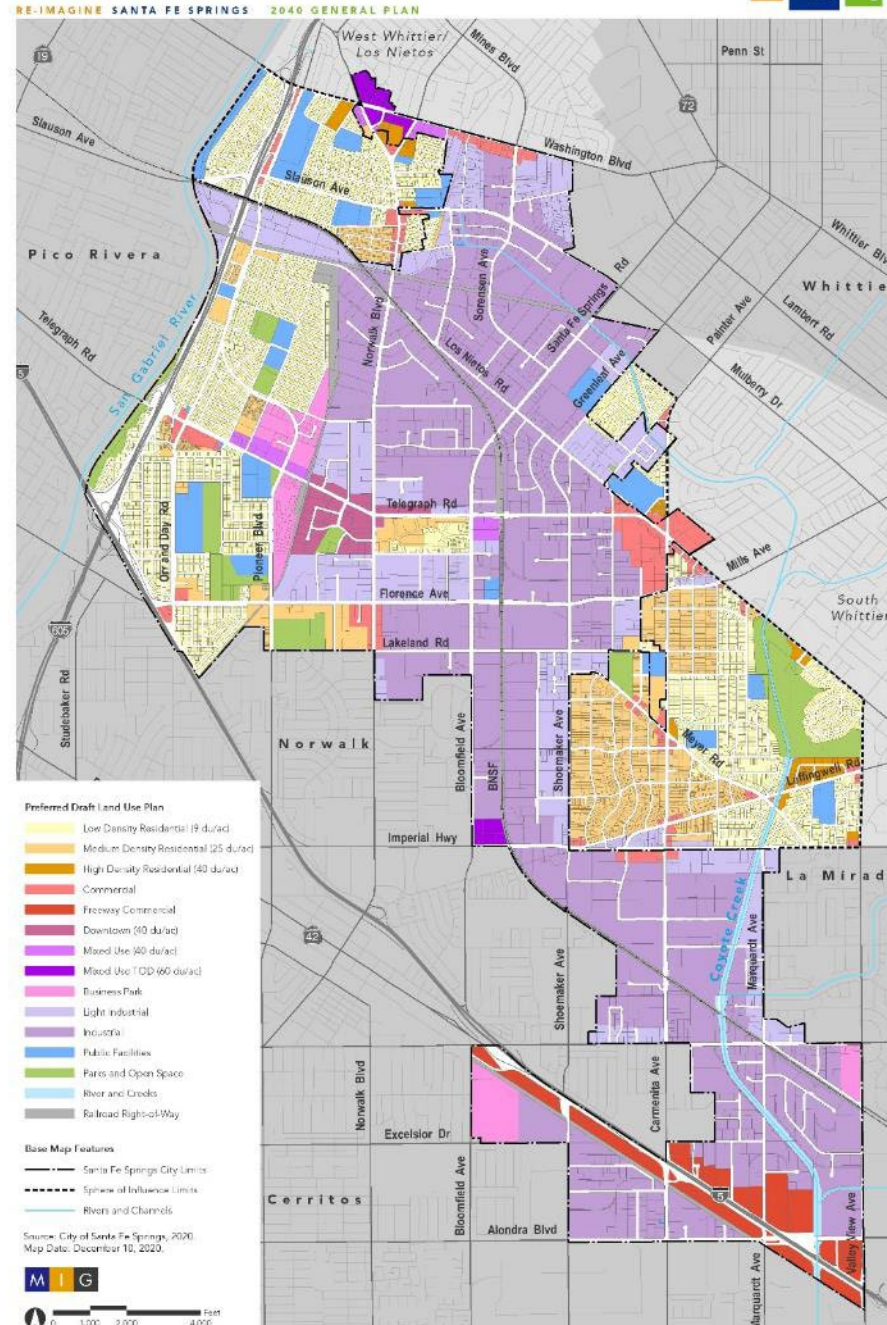
- Website, Social Media, Fact Sheets, Flyers, Banners, E-Blasts, Utility Bill Inserts, Bilingual Materials, Newspaper Publications
- Interviews and Focus Groups
- General Plan Advisory Group - GPAG (5 meetings)
- Community Workshops (4 completed)
- Community Survey (paper and online; hand delivered to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

# Land Use Plan

## 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

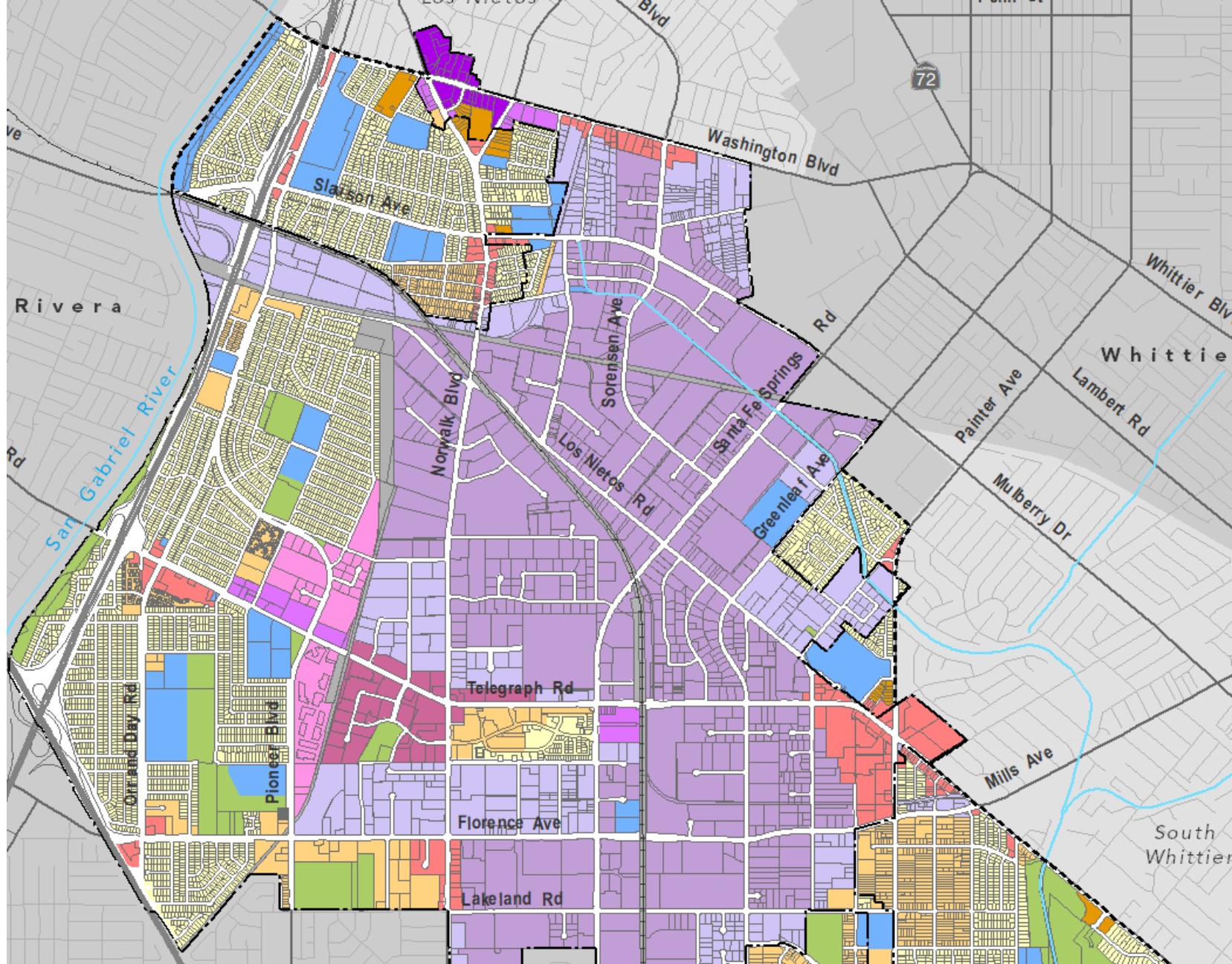
## Land Use Plan



# Land Use Plan

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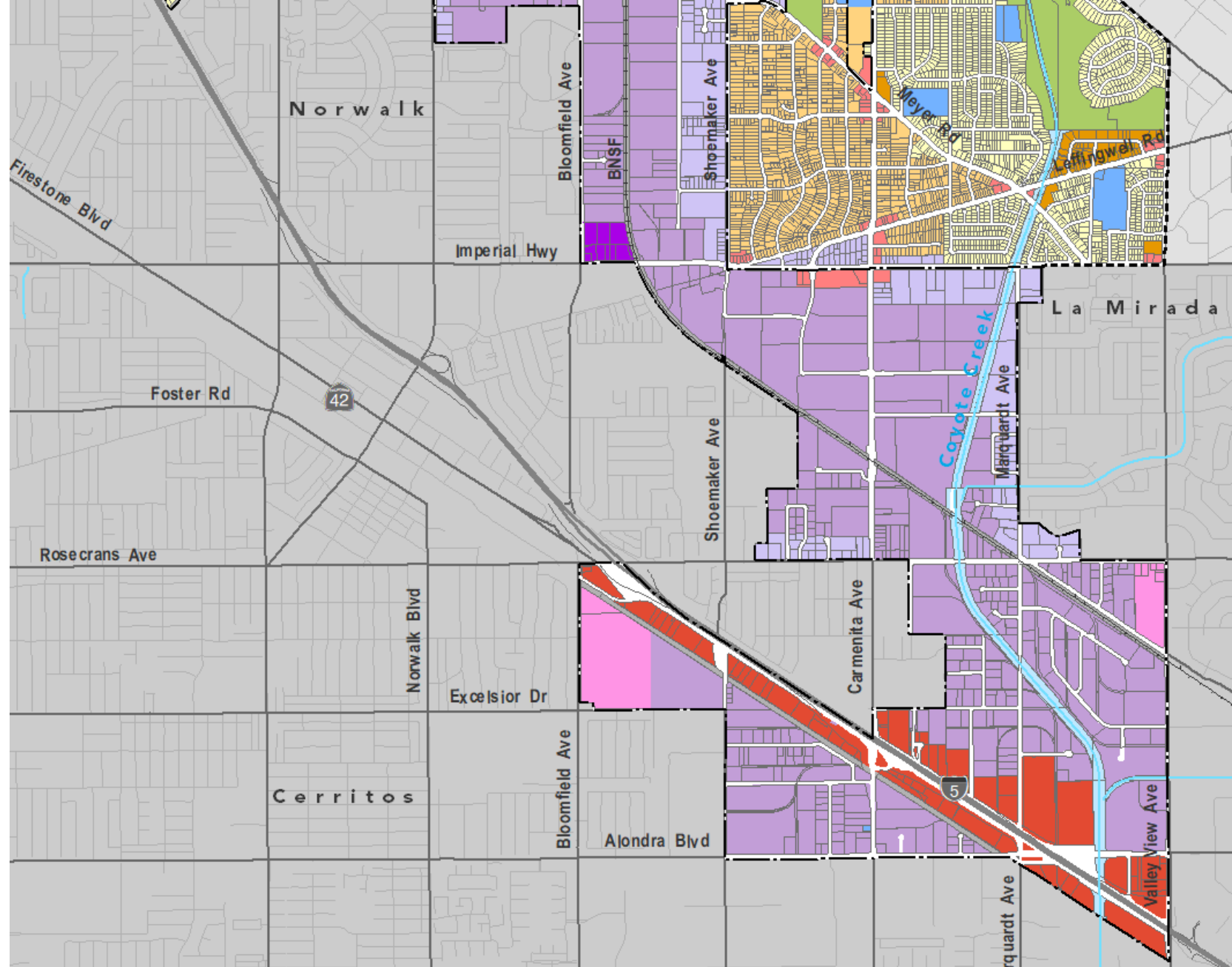
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# Mixed-Use Zones








# Mixed Use

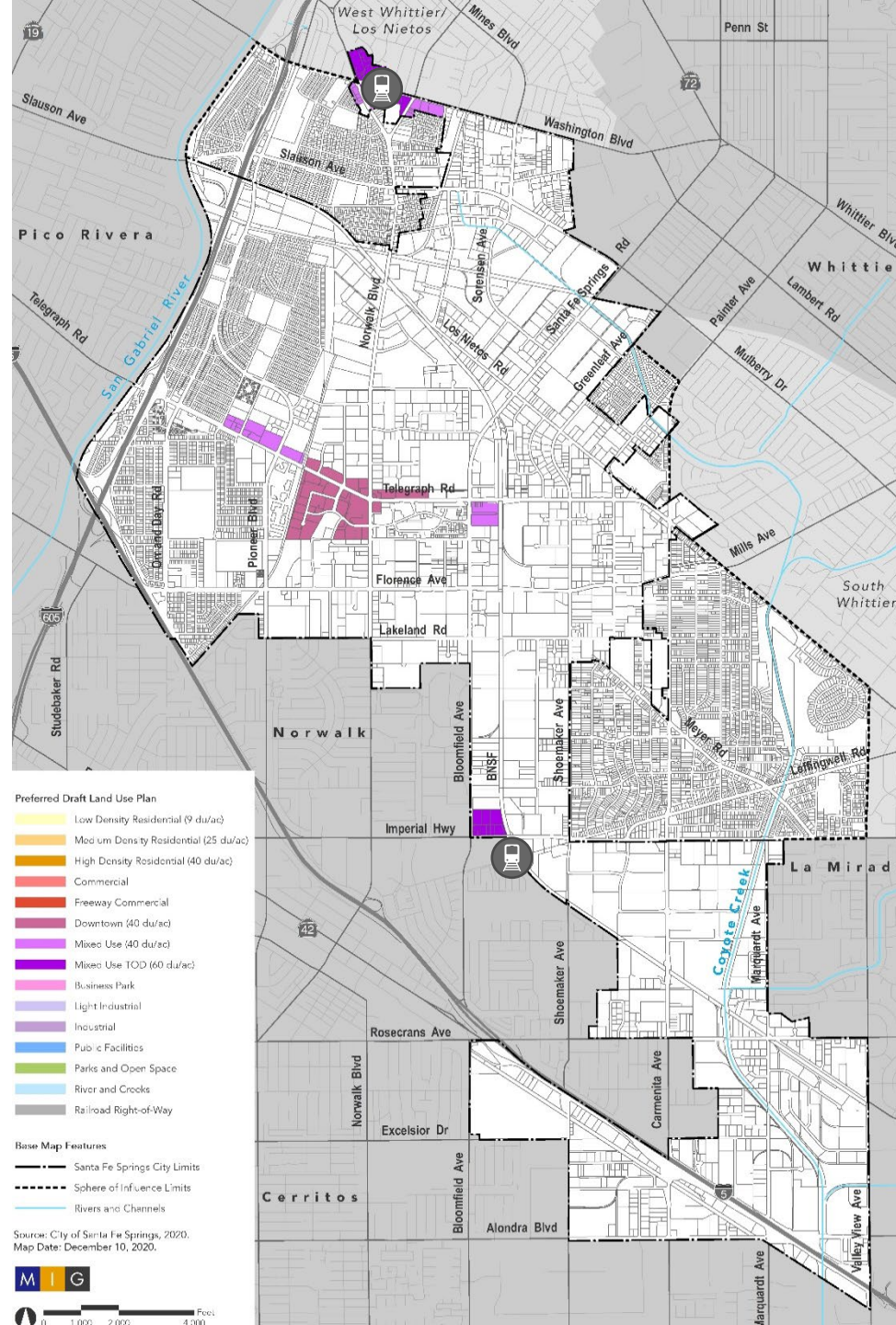
These districts provide for the compatible integration of residential, commercial, office, and/or industrial uses on a single project site.

## 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
- 3.0 Floor-area ratio (FAR)
- 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
- 3.0 Floor-area ratio (FAR)
- 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

# Mixed Use - TOD

- 20 to 60 Dwelling Units per Acre
- 4.0 Floor-area ratio (FAR)
- 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

# Mixed Use Zones - Uses

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

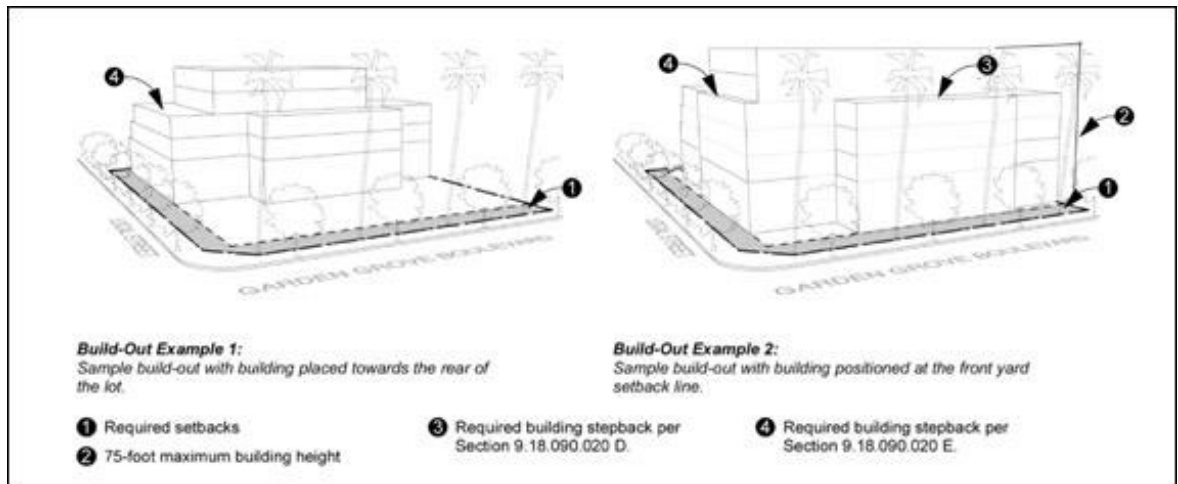
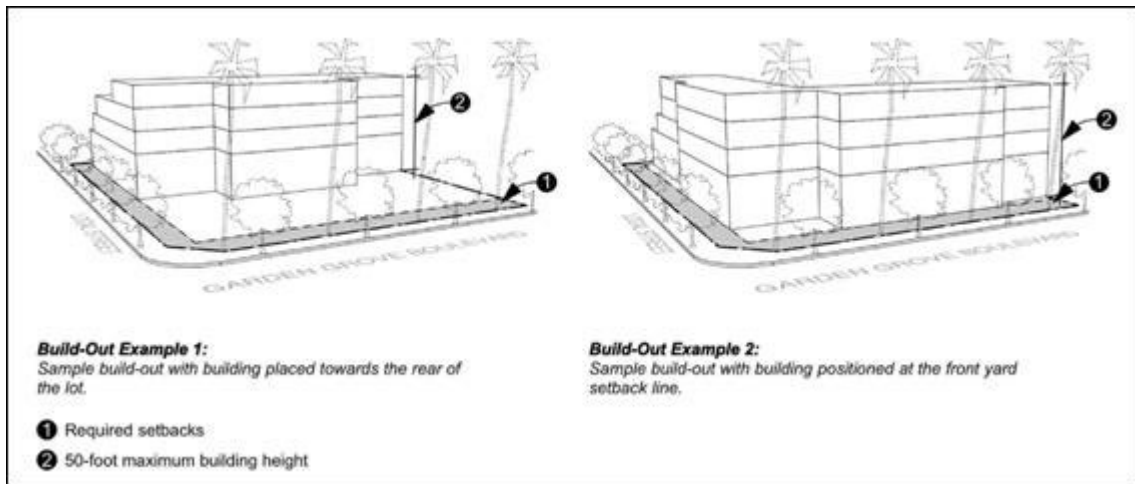
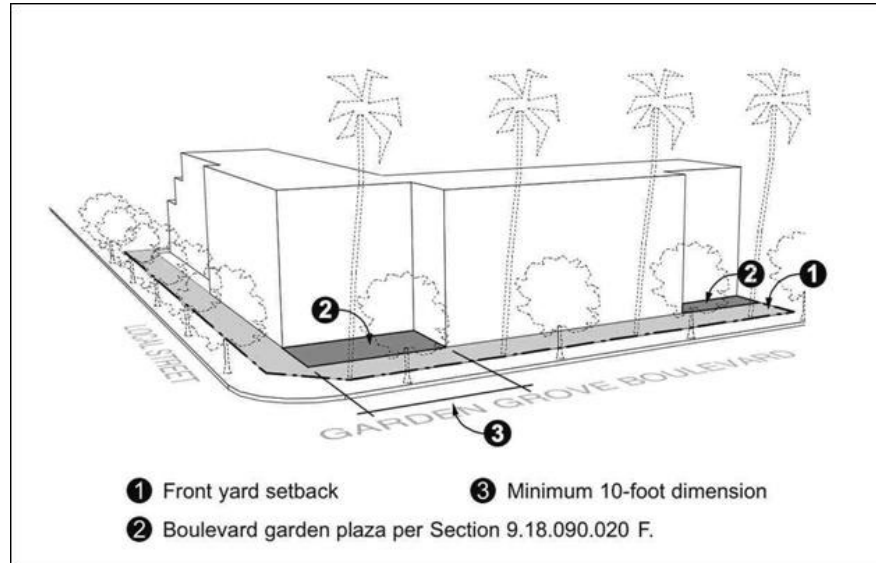
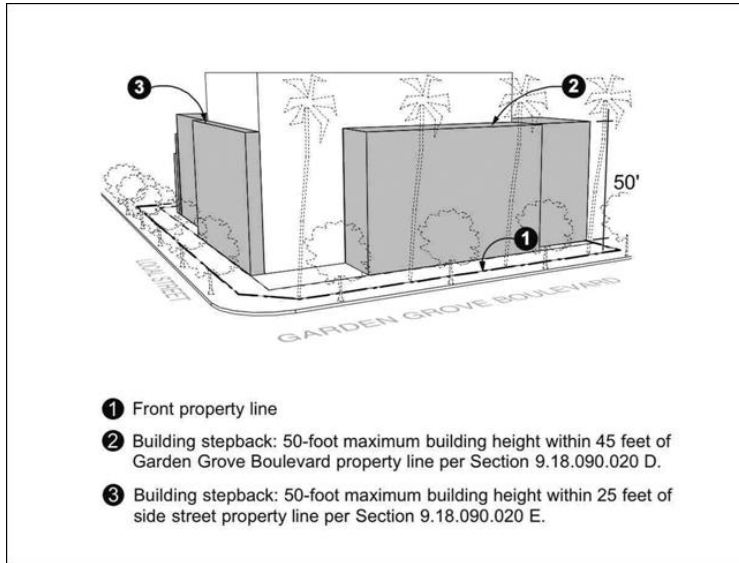
Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
<b>Residential Uses</b>									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC <a href="#">23.901.020</a>
Dwelling, Multifamily	p <sup>1</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>	N	N	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC <a href="#">23.901.060</a>
Dwelling, Single-Family	p <sup>1</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>	N	N	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	
Dwelling, Two-Family	p <sup>1</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>	N	N	p <sup>1</sup>	p <sup>1</sup>	p <sup>1</sup>	
Emergency Shelter	C	C	C	C	N	N	N	N	

# Mixed Use Zones – Development Standards

## Development Standards for the Garden Grove Boulevard Mixed Use Zones

Development Standards	Garden Grove Boulevard Mixed Use Zones		
	GGMU-1	GGMU-2	GGMU-3
Minimum Lot Size	<i>Minimum area and width for new lots. When a lot has less than the minimum required area or width as set forth in the development standards for the zone in which it is located and was of record on November 12, 1960, the lot shall be deemed to have complied with the current minimum required lot area or width.</i>		
Minimum Area	22,500 sf	15,000 sf	15,000 sf
Minimum Width	125 ft	75 ft	75 ft
Minimum Width (Corner Lot)	125 ft	75 ft	75 ft
Maximum Density/Intensity			
Maximum Commercial Floor Area Ratio (FAR)	1.0	0.5	0.5
Maximum Residential Density (units/acre)	60 units/acre Residential development requires an on-site commercial development component of a minimum 0.3 FAR unless a project consists of 100% affordable units, in which case no commercial	24 units/acre No commercial component required.	48 units/acre No commercial component required.

# Mixed Use Zones – Development Standards



# Conceptual Draft Outline

## Mixed Use Zone Districts (MU-DT, MU, and MU-TOD)

- § 155.XXX Purpose of Chapter
- § 155.XXX Uses
- § 155.XXX Accessory Uses
- § 155.XXX Development Standards
- § 155.XXX Permitted Fences, Hedges, and Walls
- § 155.XXX Required Walls
- § 155.XXX Required Off-Street Parking Loading



# Conceptual Draft Outline

§ 155.XXX Required Access

§ 155.XXX Signs

§ 155.XXX Pedestrian-Oriented Standards

§ 155.XXX Design Exceptions

§ 155.XXX Setbacks

§ 155.XXX Building Entries

§ 155.XXX Window and Weather Protection Requirements

§ 155.XXX Architectural Design Standards

§ 155.XXX Streetscape Requirements

**Questions/Comments**

# Nonconforming Situations

# Nonconforming General Plan Policy

## Nonconforming Uses

Existing legally established land uses or structures that are made nonconforming by this General Plan or related zoning amendments **may continue operating until a site is redeveloped**; however, any material expansion in square footage of a nonconforming building or use shall require a conditional use permit.

Repairs and maintenance may be made to keep nonconforming buildings or structures in a safe condition.

# Nonconforming

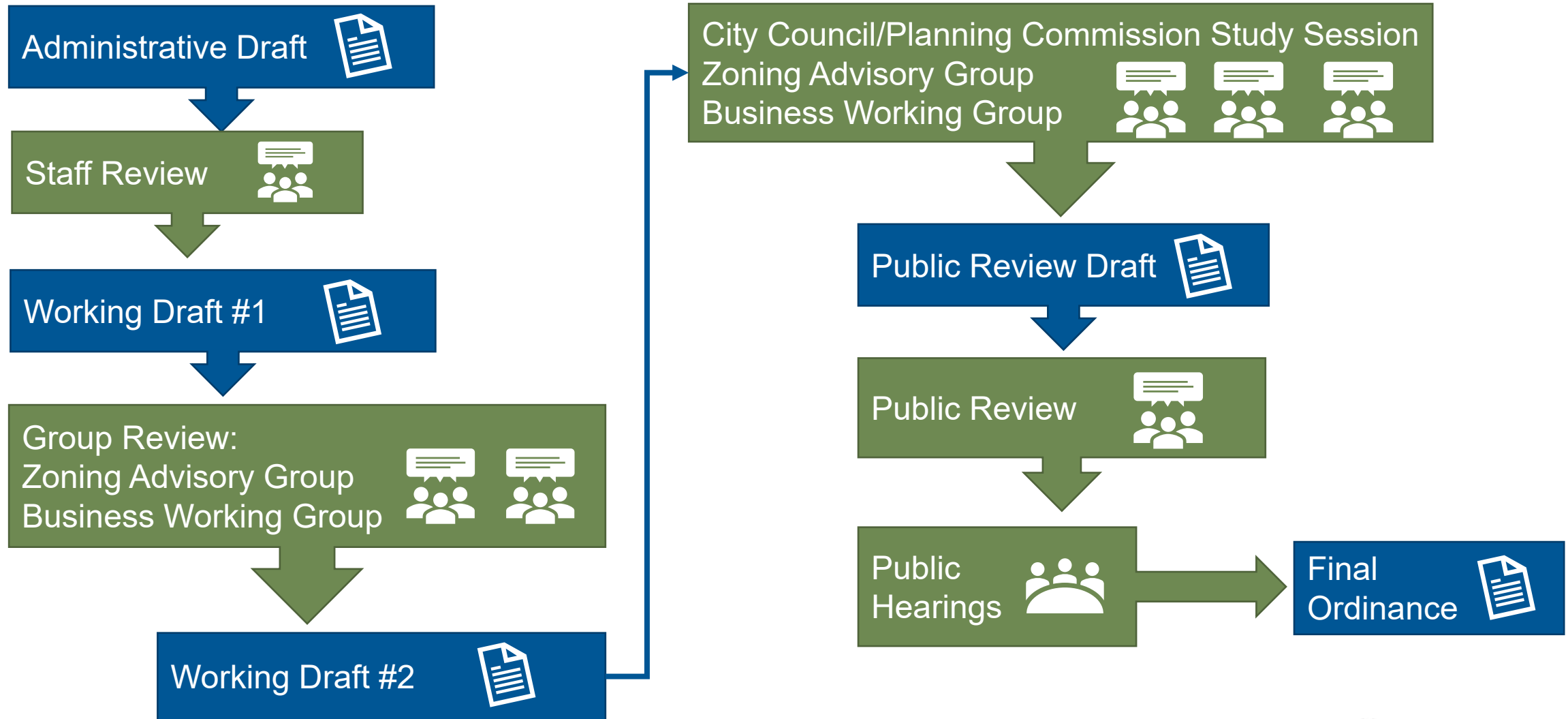
- Nonconforming Situations
  - Land Uses
  - Lots
  - Structures or Buildings
- Existing Nonconforming Sections
  - §155.385 to 155.404 (Nonconforming Uses)
  - §155.354 (Design Zone Nonconforming Status)
  - §155.463 (Nonconforming on-site utility lines)
  - §155.478 (Nonconforming parking and loading facilities)
  - §155.535 (Nonconforming signs)

# Existing Definitions

**Nonconforming Use.** Any use of land or property that was lawfully established and in compliance with all applicable ordinances and laws at the time this chapter or any amendment thereto became effective, but which, due to the application of this chapter or any amendment thereto, no longer complies with all of the applicable regulations and standards of the zone in which the use is located.

**Nonconforming Structure.** Any structure or improvement, or portion thereof, that was lawfully established and in compliance with all applicable ordinances and laws at the time this chapter or any amendment thereto became effective, but which, due to the application of this chapter or any amendment thereto, no longer complies with all of the applicable regulations and standards of the zone in which the structure or improvement is located.

# Nonconforming/Zoning Revision Process



**Questions/Comments**



# Objective Design Standards

# Why do we have Objective Design Standards?

- Housing Accountability Act, SB 35: Streamline Approval Process, and SB 330: Housing Crisis Act of 2019
- Remove challenges created by discretionary processes and thus streamline development of multi-family housing
- Address supply shortage of affordable and rental units
- Allow local jurisdictions to create tailored standards



## Building Opportunities For All 2021 California Senate Housing Package

Learn more at  
[focus.senate.ca.gov/housing](https://focus.senate.ca.gov/housing)

**Senate Bill 5 Affordable Housing Bond Measure**  
Would be a Proposition on the ballot.

**Senate Bill 6 Housing in Commercial Zones**  
Allowing homes in retail and office zones.

**Senate Bill 7 Faster Approvals for Green Buildings**  
Faster approvals for buildings that exceed green building standards.

**Senate Bill 8 Density Bonus**  
Update to bonus in exchange for affordable housing. Details to be announced.

**Senate Bill 9 Duplexes & Lot Splits**  
Allows duplexes and dividing a lot into two lots.

**Senate Bill 10 Small Apartments**  
Simplifies the process for cities that want to upzone land to allow up to 10 apartments per lot.

# How will they work?

## Sample Guideline and Standards

### Subjective

- The arrangement of doors, windows and other architectural elements should provide visual interest without the appearance of being overly busy;
- Proportion, spacing and pattern should be considered in the arrangement of architectural



### Objective (Sample)

- Building facades along primary frontages shall include a min. 2' articulating extrusion with a 10' horizontal length at a min. of every 15 linear feet.
- Each articulating extrusion shall include at least one window and one door if accessing front yard or private open space.

Extrusions of 2' in depth and 10' in length

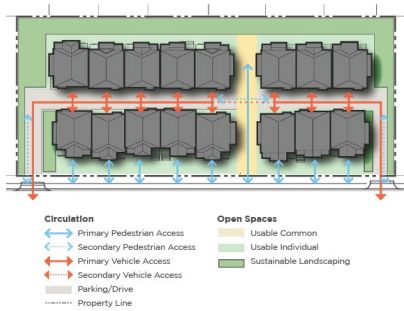


# Elements of Multi-Family Residential Design

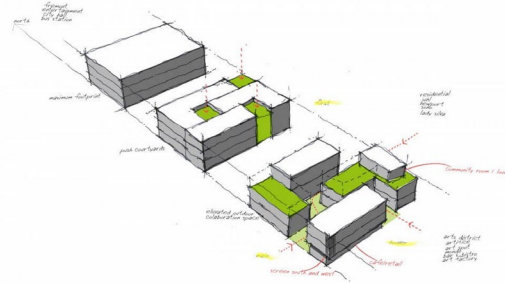


# Design Elements

## Multi-family and Mixed-use Design



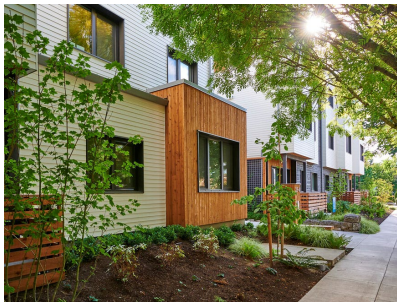
Site Design



Massing



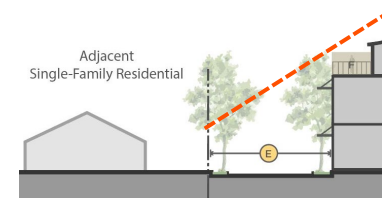
Articulation



Streetscape Relationship



Open Space



Transitional Design

**Questions/Comments**

# Next Steps



# Project Schedule

June 2022	July 2022	August 2022	September 2022	October 2022
<p><b>29</b> ZAG Meeting #1 (Zoning and Objective Design Standards [ODS])</p>	<p><b>13</b> ZAG Meeting #2 (Zoning: Zones and Nonconforming)</p> <p><b>19</b> CC/PC Study Session (ODS)</p> <p><b>20</b> Community Forum (Zoning and ODS)</p> <p><b>TBD</b> Business Working Group Meeting (Zoning: Nonconforming)</p>	<p><b>2</b> CC/PC Study Sessions (Zoning: Zones and Nonconforming)</p> <p><b>8</b> Public Review (Zoning: Zones and Nonconforming)</p> <p><b>17</b> ZAG Meeting #3 (Zoning)</p> <p><b>TBD</b> Business Working Group Meeting (Zoning: Nonconforming)</p>	<p><b>12</b> Planning Commission Public Hearing (Zoning)</p>	<p>City Council Public Hearing (Zoning)</p> <p><b>4</b> 1<sup>st</sup> Reading</p> <p><b>18</b> 2<sup>nd</sup> Readings)</p> <p>ODS and other targeted zoning revisions are anticipated to be adopted in early 2023</p>

# Zoning Advisory Group

- **1<sup>st</sup> Meeting: June 29, 2022**
- **2<sup>nd</sup> Meeting: July 13, 2022**
- **3<sup>rd</sup> Meeting: July/August 2022**

# Zoning Advisory Group

Meeting #1

June 29, 2022



**AECOM**