

Santa Fe Springs Zoning Advisory Group Meeting #1 - June 29, 2022 5:00 – 6:30 PM

Attendees – Staff

Wayne Morrell, Cuong Nguyen, Laurel Reimer, Jack Wong

Attendees - ZAG

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

Attendees - Public

- Jeff Hamilton
- Raj Thapar

Attendees – MIG

Jose Rodriguez, Laura Stetson

Planning Director Wayne Morrell opened the meeting with a welcome, followed by Jose Rodriguez of MIG leading a round of self-introductions. Mr. Rodriguez presented the purpose of the Zoning Code update; a copy of the presentation is attached.

Opening Questions by ZAG and Participants

Q: Will City just be addressing housing-related changes to the zoning code within the project time frame?

A: Housing, nonconformities, and rezoning of industrial properties. All other amendments will be addressed after October 2022.

Mixed Use Zones

ZAG members did not have any questions about the proposed mixed-use zones, which are being created to implement and parallel new General Plan land use designations.

Nonconformities

Q: What will trigger a mandate to conform to the new regulations, particularly in the mixed-use zones?

A: Not yet determined but City is open to ideas and suggestions founded on recently adopted General Plan policy. Mr. Morrell clarified that there will be some provisions that do require a nonconforming use to eventually retire.

Q: If a written, long-term lease exists, how will that be addressed in the nonconforming provisions? Will a property owner be reimbursed, but does City's police power allow it to abate a use per the conforming provisions?

A: Mr. Morrell says the City will take this concern into account when drafting the new provisions.

Mr. Rodriguez indicated that the Nonconformities provisions will be discussed in detail at the next ZAG meeting on July 13. The ZAG will have additional opportunities beyond this meeting to review more refined provisions.

Objective Design Standards

ZAG members did not have any questions about the objective design standards, which are being prepared by AECOM and will be a subsequent phase of this work program.

Additional Questions by ZAG and Participants

Q: How much time will the ZAG have to review the draft Nonconformities provisions before the next meeting?

A: The City will make sure the materials are provided in advance and can move the date for meeting #2 if more time is needed.

Q: What is the status of the Housing Element?

A: It is not yet certified. The City is still making revisions to the adopted element to respond to comments from the Department of Housing and Community Development.

Mr. Morrell encouraged ZAG members to forward specific issues of concern and interest that they may think of after the meeting.

The meeting adjourned at 6:03 PM.