

Community Meeting: Focused Zoning Amendments

August 24, 2022



Introductions

City of Santa Fe Springs

- Wayne Morrell, Director of Planning
- Cuong Nguyen, Assistant Director of Planning
- Laurel Reimer, Planning Consultant (Sagecrest Planning & Environmental)
- Jack Wong, Planning Consultant (JWA Urban Consultants)

MIG

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

Agenda

- Overview
- Mixed-Use Zones
- Industrial Zoning
- Nonconforming Situations
- Next Steps
- Questions/Comments

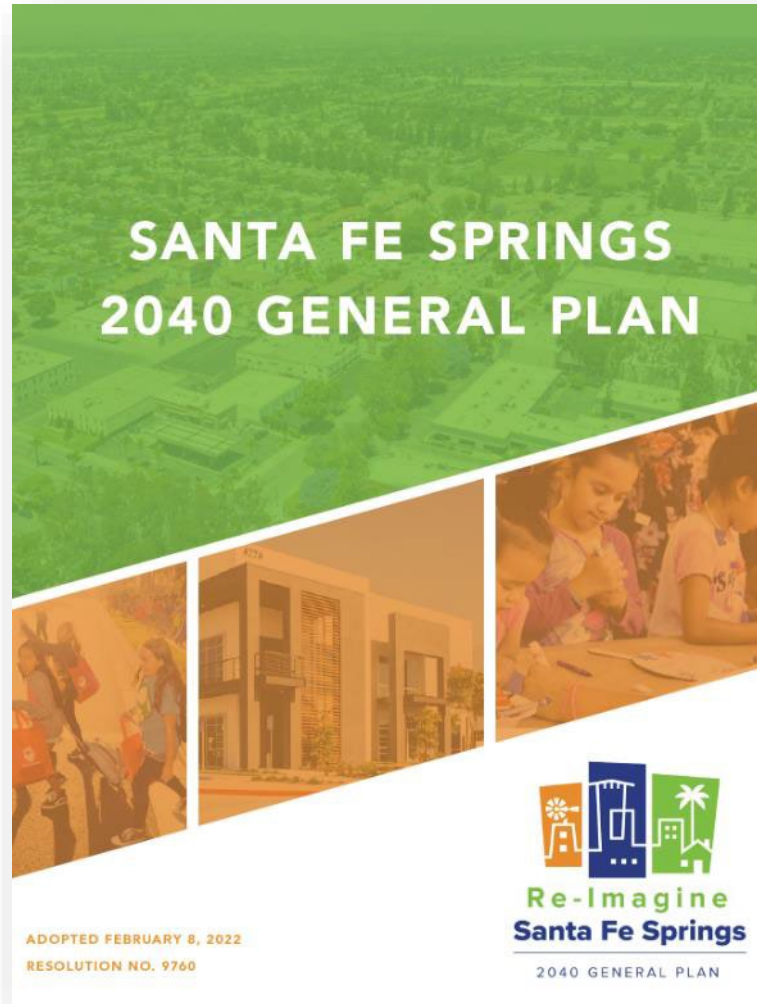
Overview

Project Overview

Focused Zoning Amendment (Text and Map)

- New High Density Residential
- New Mixed-Use Zones
 - Existing and Proposed Transit Areas
 - Downtown
- Heavy Manufacturing to Light Manufacturing
- Industrial to Commercial (along Washington Blvd)
- Freeway Commercial Land Use
- Revisions to Non-conforming Situations

General Plan



Guiding Principles

Decision-making in Santa Fe Springs—by City leaders and City staff—is guided by these planning 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.



Economic Strength and Local Businesses

Strengthen the City's industrial and office sectors while increasing and diversifying commercial businesses.



Diversified Economy

Support a diversified economy with a balance of small and large businesses across a broad range of industries that provide employment, commercial, and experiential opportunities.



Downtown

Support a downtown that showcases our rich history, celebrates local entrepreneurship, features our civic institutions, and encourages downtown living within a vibrant gathering place for the community.

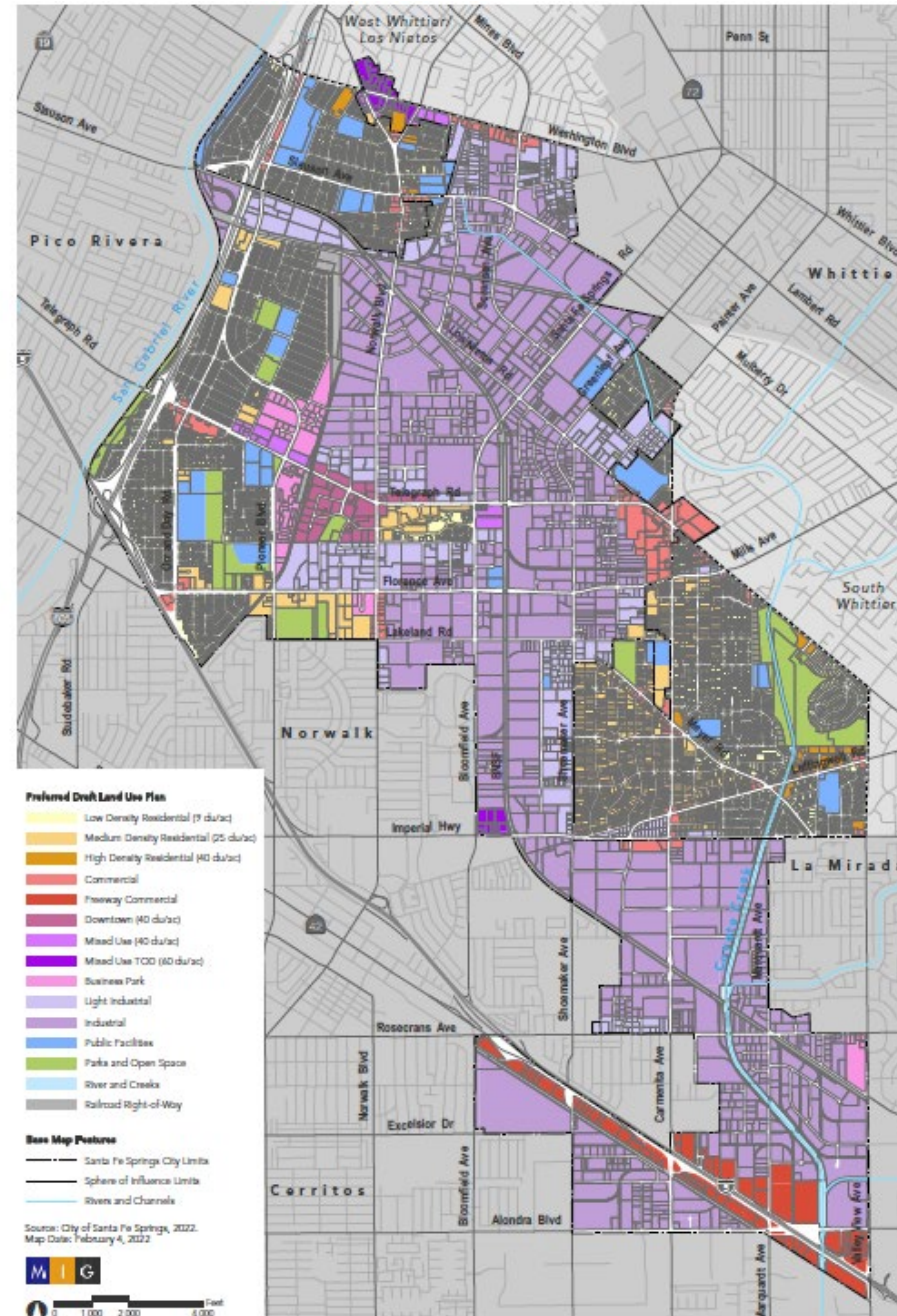


Land Use Plan

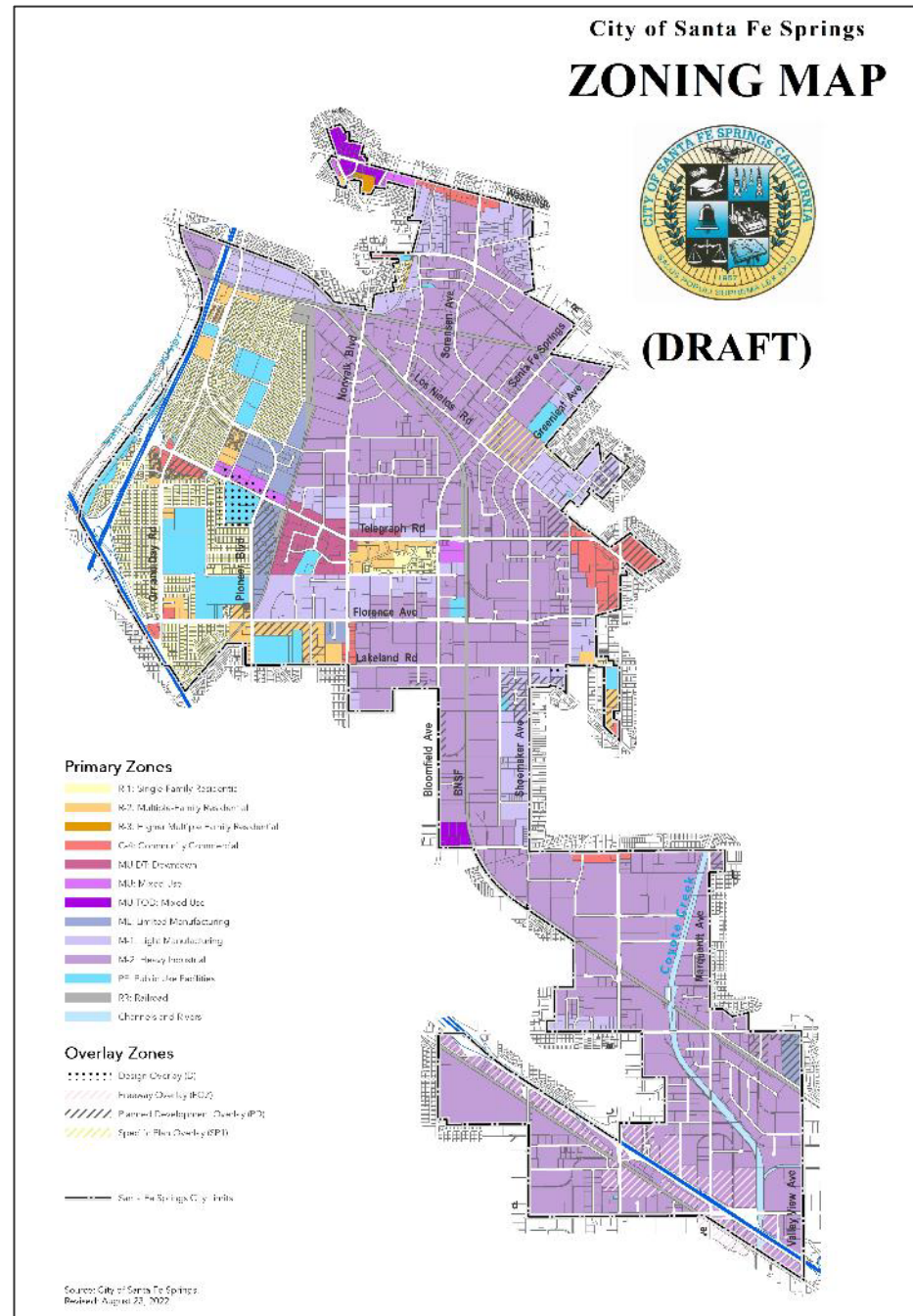
Land Use Plan

- 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



Draft Zoning Map

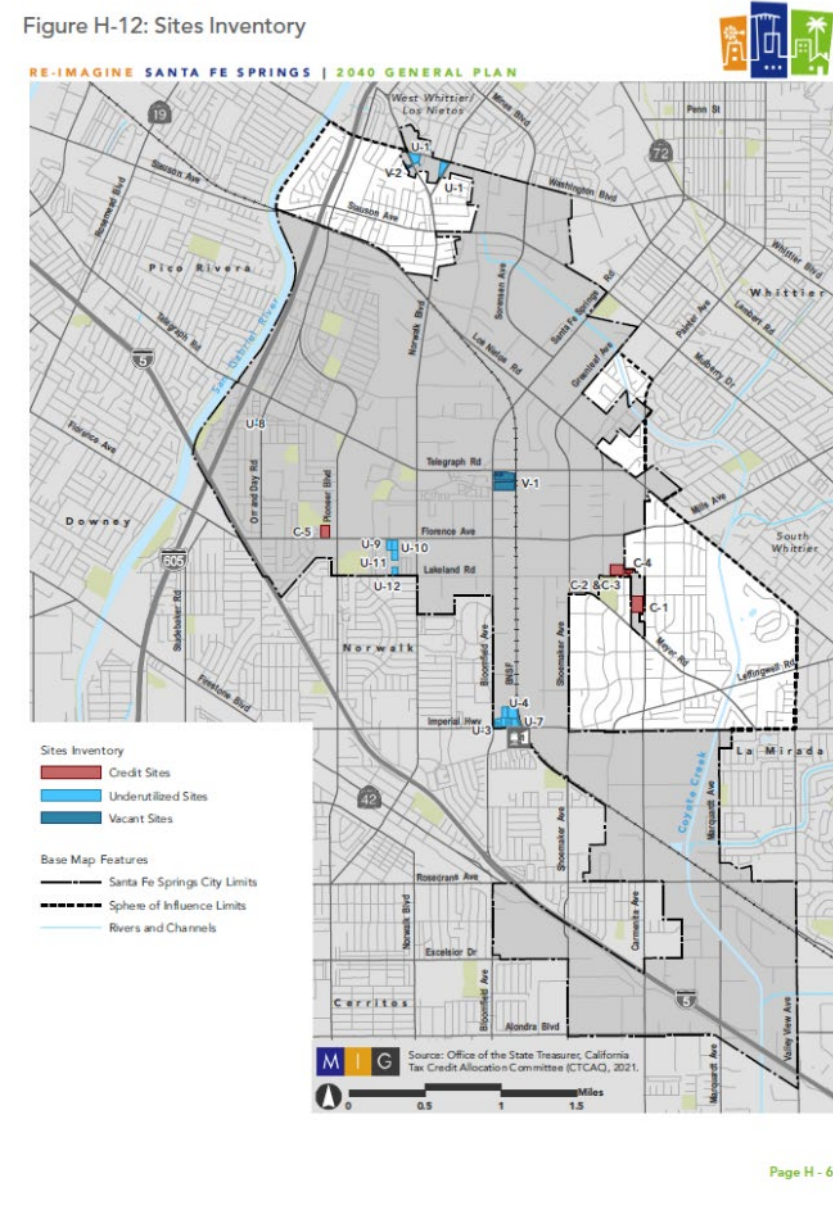


Mixed-Use Zones

Why Change?

- Consistency requirement with General Plan: Land Use Element and Housing Element
- Meet Regional Housing Needs Assessment (RHNA); General Plan and Zoning must accommodate 952 housing units




Figure H-12: Sites Inventory



Mixed Use

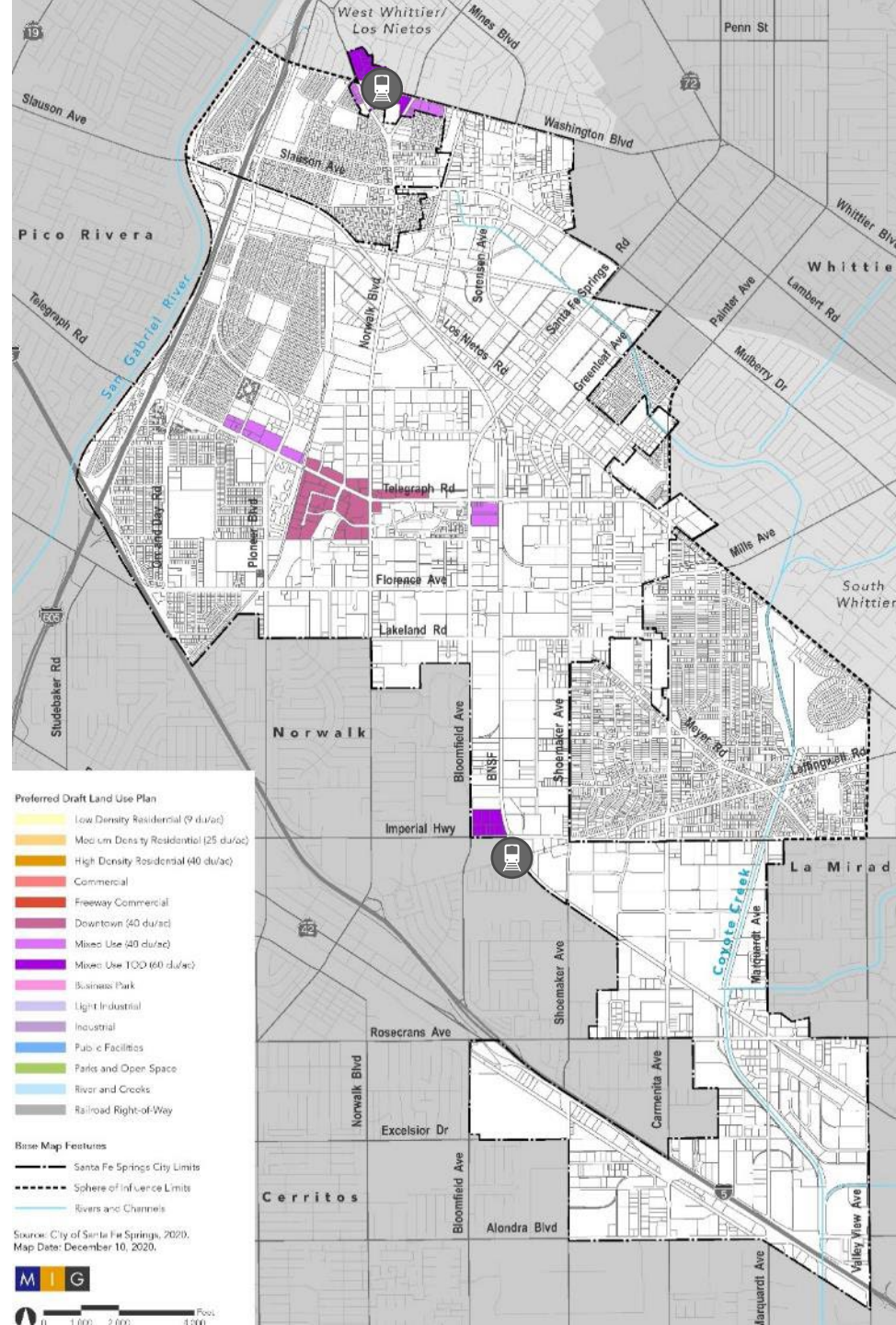
These districts provide for the compatible integration of residential, commercial, office, and/or industrial uses on a single project site.

Land Use Plan

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





Existing/Proposed Transit Stations



- 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.

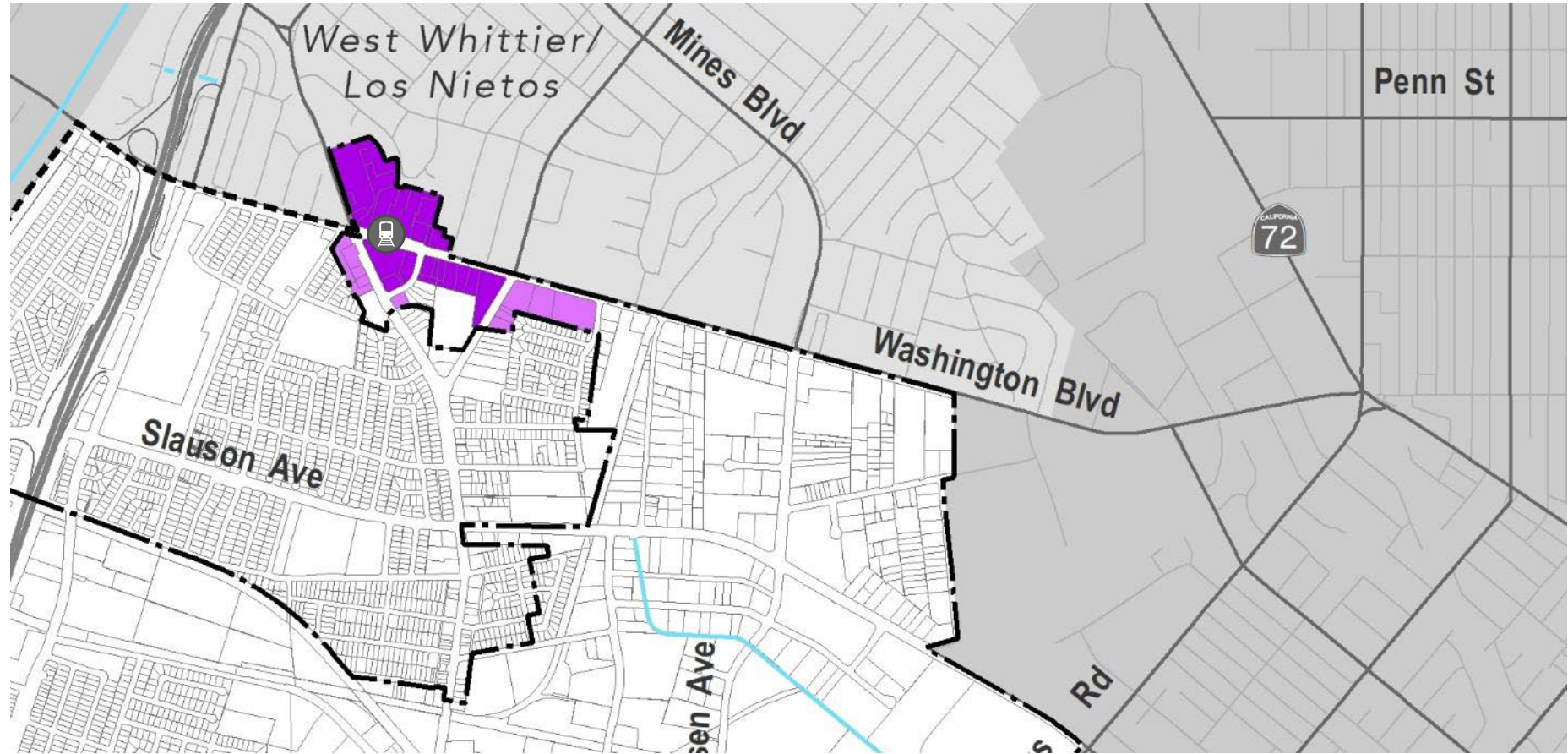
Mixed Use

Land Use Plan

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



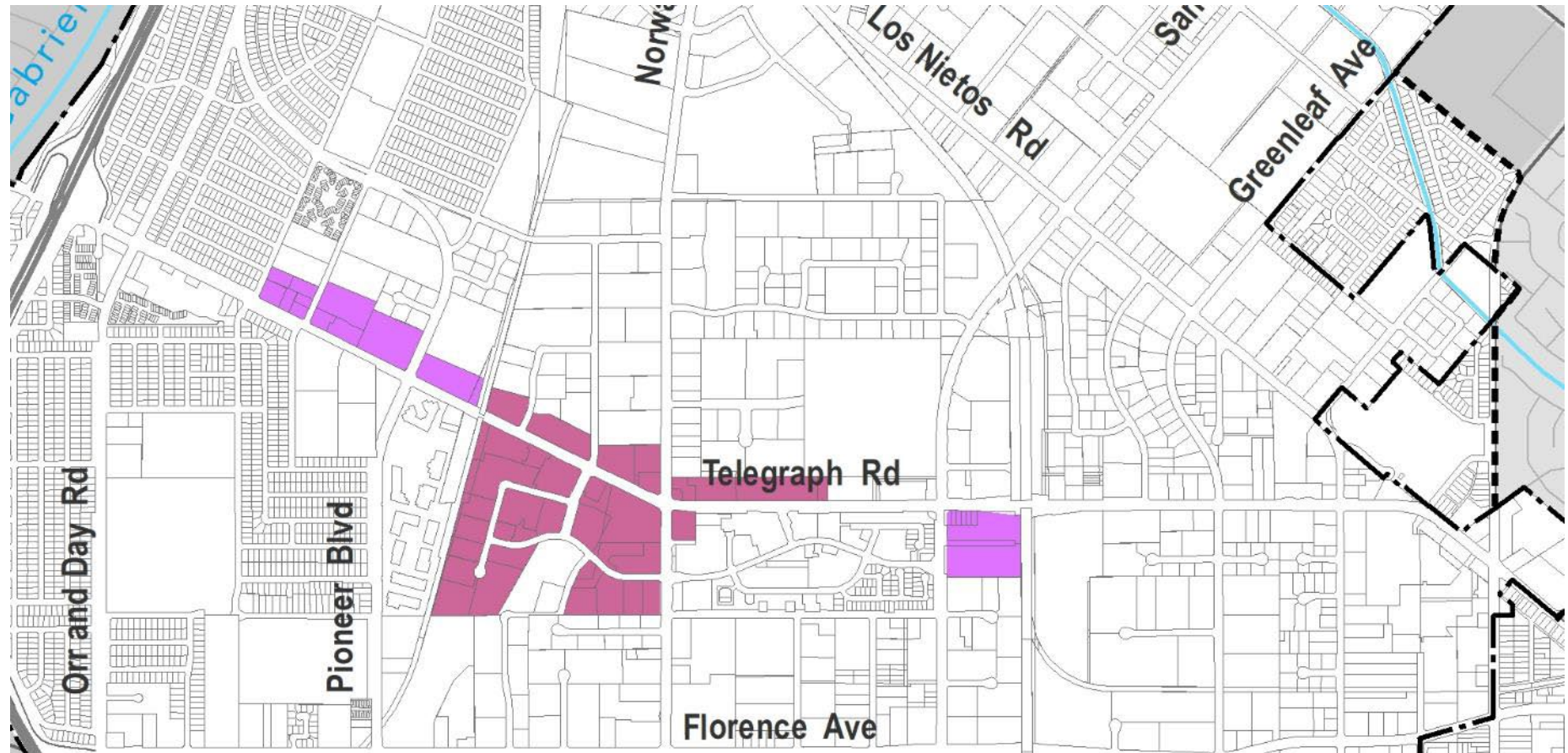
Existing/Proposed Transit Stations



Mixed Use



Land Use Plan

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

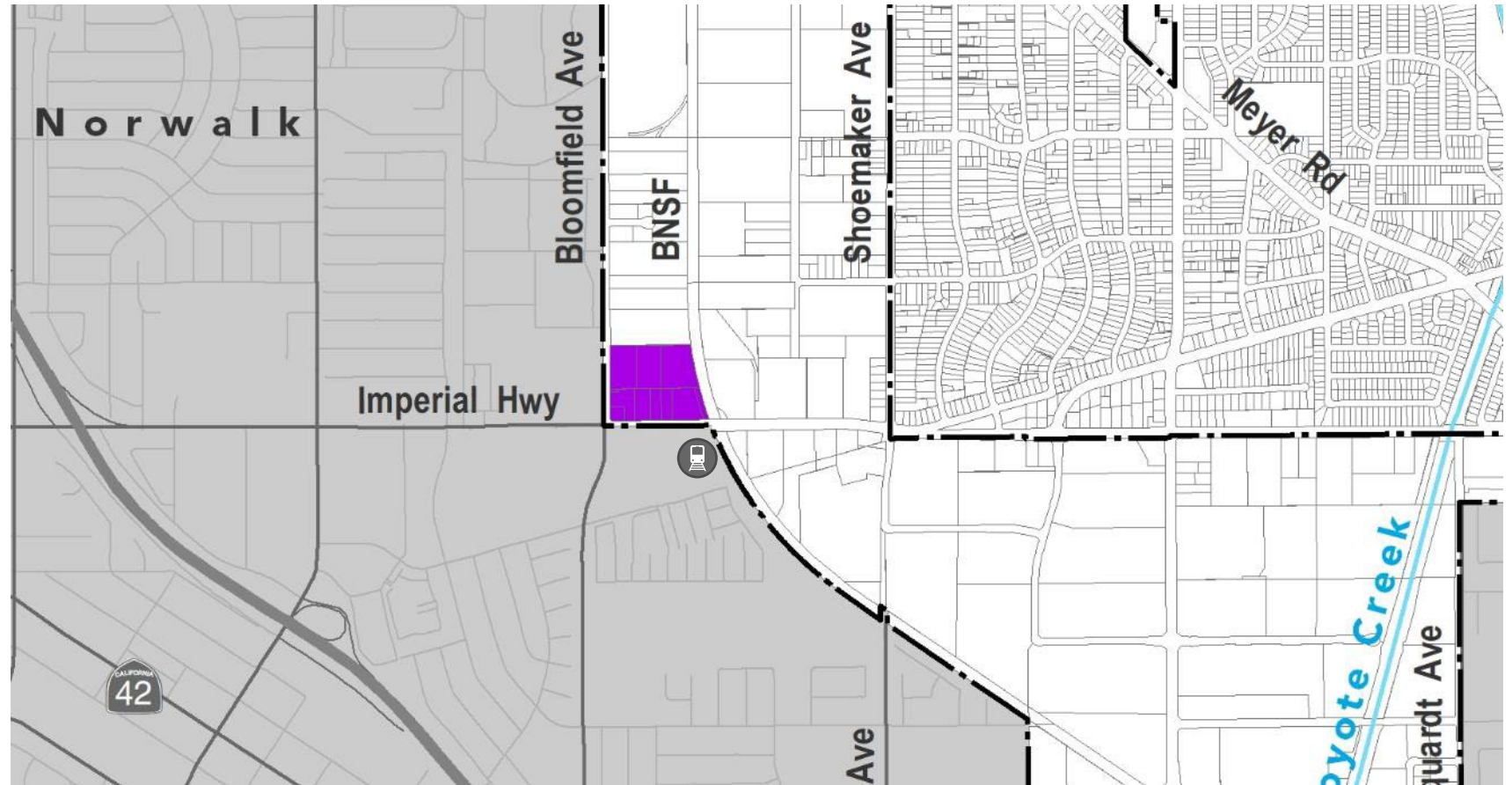


Mixed Use

Land Use Plan

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

Existing/Proposed Transit Stations



Mixed Use Zones - Uses



Table XX: Mixed Use Allowed Uses and Permit Requirements				
	P: Permitted Use Blank: Use Not Allowed		CUP: Conditional Use Permit	
Use	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Multi-Unit Dwelling	P	P	P	Subject to regulations in Section XXX and Section XXX
<i>Special Residential Uses</i>				
Boarding House	CUP	CUP	CUP	
Live/Work Unit		P	P	Subject to the regulations in Section XXX
Resident Manager's Unit/Employee Housing (small)	P	P	P	
Single Room Occupancy Units	P	P	P	
Supportive Housing	P	P	P	Subject to regulations in Section XXX
Transitional Housing	P	P	P	Subject to regulations in Section XXX
CARE SERVICES AND FACILITIES				
<i>Community Care Facilities</i>				
Large	CUP	CUP	CUP	

Mixed Use Zones – Development Standards

B. Facade



	Primary	Side
TRANSPARENCY	<i>Div. 3C.4.</i>	
A Ground story (min)	70%	50%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	15'	25'
ENTRANCES	<i>Div. 3C.5.</i>	
D Street-facing entrance	Required	Required

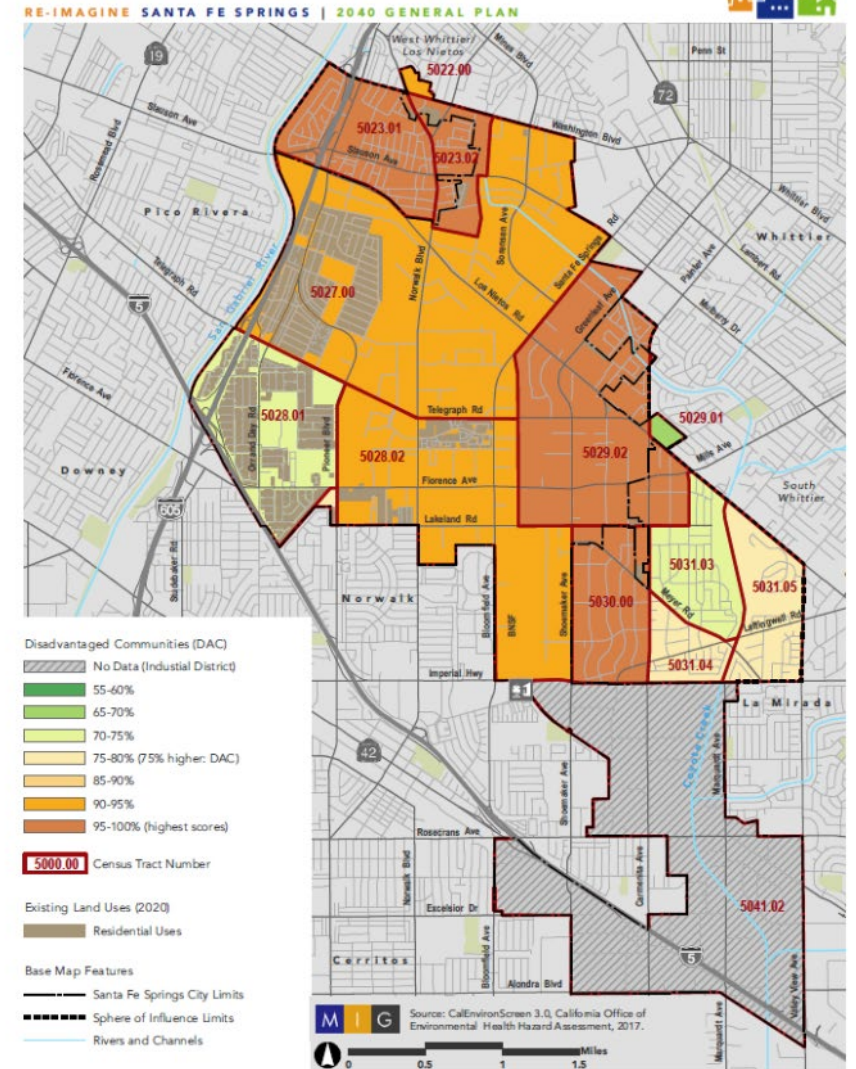
Standards	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Minimum lot area	20,000 sf	20,000 sf	20,000 sf	
Minimum lot width	None	None	None	
Minimum lot width	None	None	None	
Maximum FAR	1.50	1.50	2.00	
Bonus FAR	TBD	TBD	TBD	See Section XXX
Maximum lot coverage	TBD	TBD	TBD	
Minimum setback	0 ft / 10 ft	0 ft / 10 ft	0 ft / 10 ft	See Section XXX, Ped-Friendly Des. Stnds
Maximum setback	Yes	Yes	Yes	See Section XXX, Ped-Friendly Des. Stnds
Maximum height	4 stories; 60 ft	4 stories; 60 ft	6 stories; 80 ft	
Bonus height	TBD	TBD	TBD	See Section XXX
Maximum density	40 du/ac	40 du/ac	60 du/ac	
Bonus density	TBD	TBD	TBD	See Section XXX

Industrial Zoning

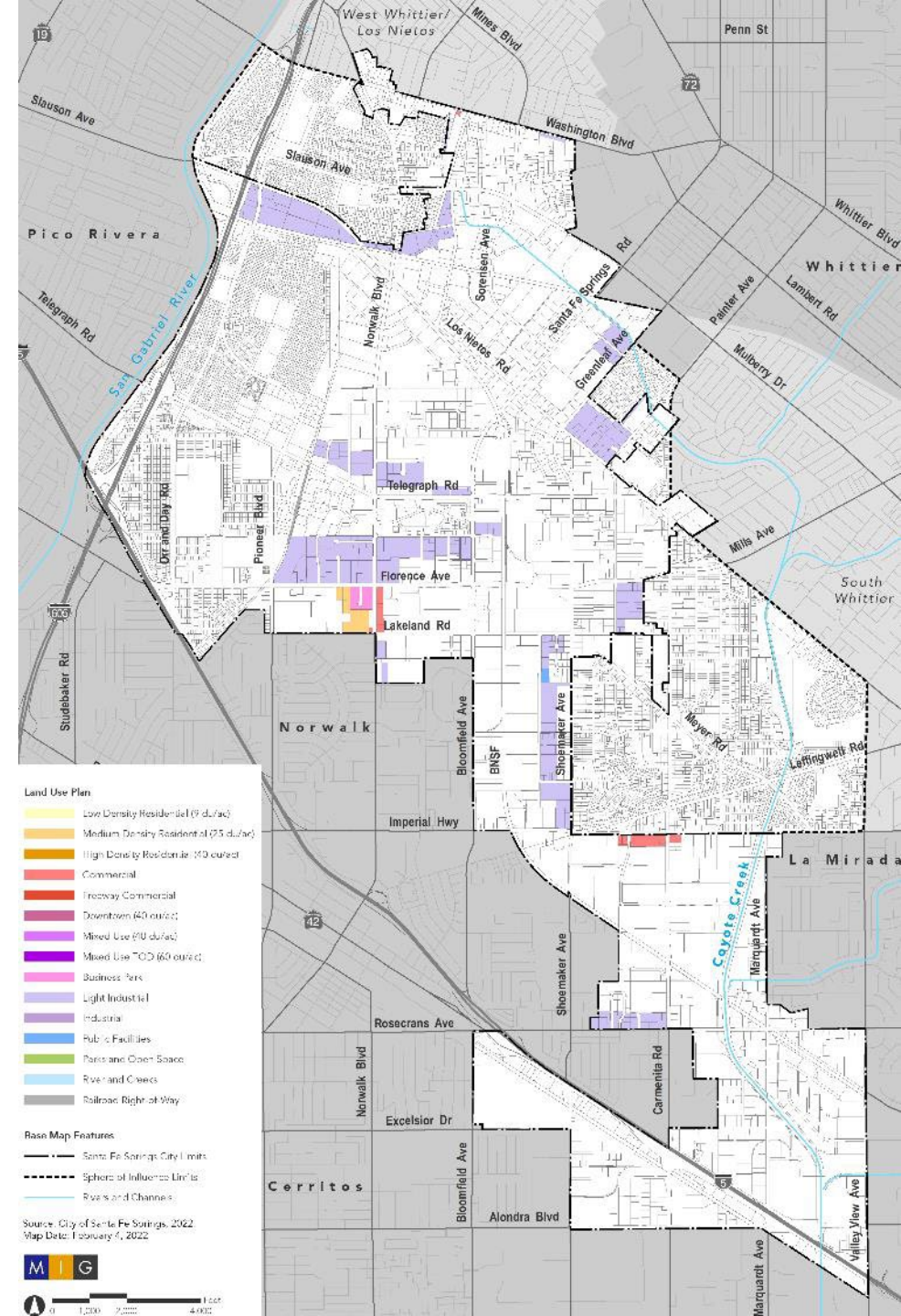
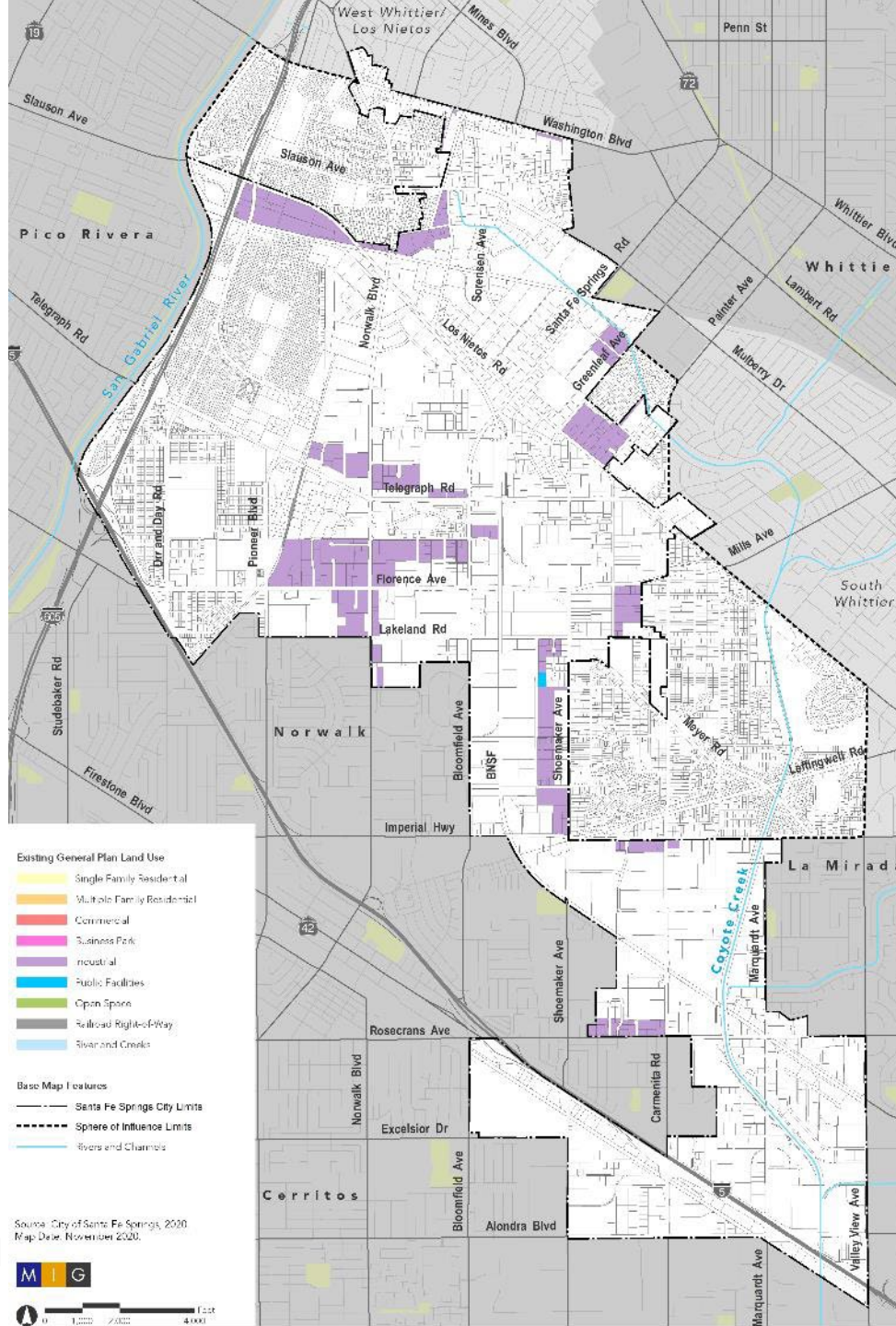
Why Change?

- Consistency requirement with General Plan: Land Use Element and Environmental Justice Element
- Minimize impacts and pollution burdens to Disadvantaged Communities within proximity to industrial uses

Figure EJ-1: Disadvantaged Communities



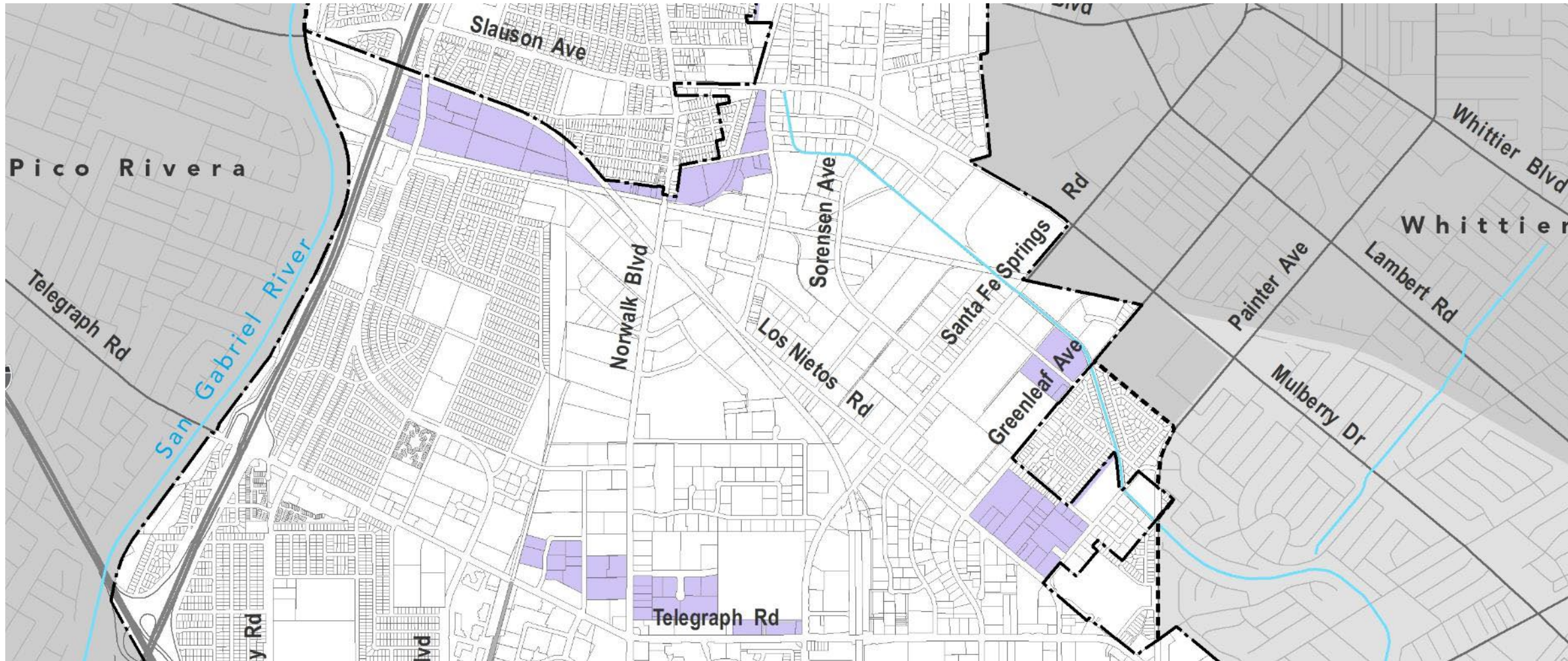
Change Areas



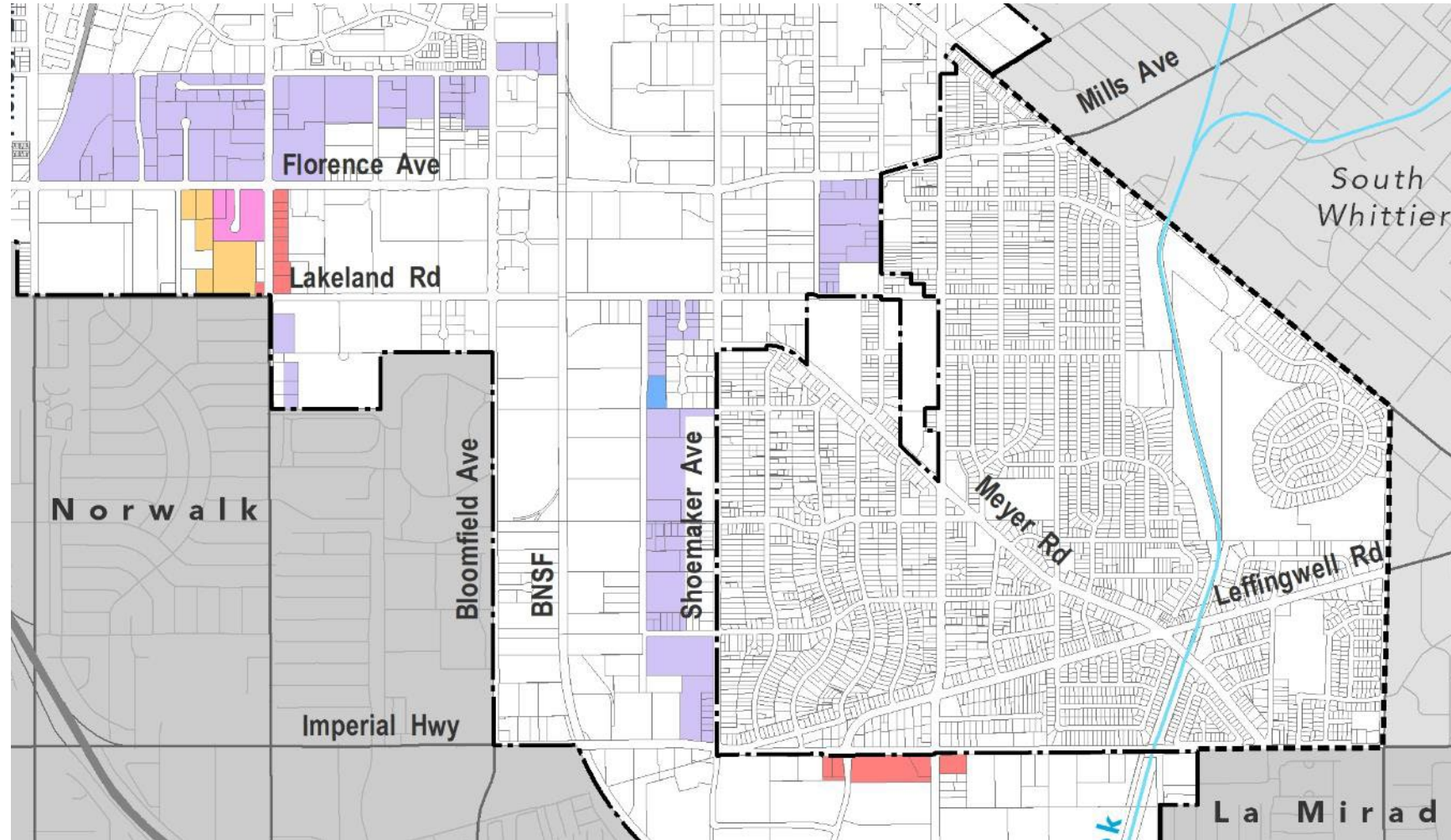
Heavy Manufacturing Uses

- (B) Oil and gas drilling, production or storage when located 300 feet or more from any residential zone, school or park.
- (C) Oil field equipment manufacture, repair, supply and exchange.
- (D) The manufacturing and processing of the following:
 - (1) Abrasives.
 - (2) Aircraft and aircraft accessories.
 - (3) Aluminum products.
 - (4) Asbestos.
 - (5) Automobiles, trucks and trailers.
 - (6) Automotive accessories and parts.
 - (7) Boats.
 - (8) Bricks.
 - (9) Burial vaults and caskets.
 - (10) Candles.
 - (11) Canvas.
 - (12) Carpets and rugs.
 - (13) Cement products.
 - (14) Chalk.
 - (15) Clay pipe and clay products.
 - (16) Cleaning compounds.
 - (17) Composition wallboard.
 - (18) Glass, but excluding blast furnaces.
 - (19) Glazed tile.
 - (20) Graphite and graphite products.
 - (21) Hemp products.
 - (22) Industrial burners.
 - (23) Ink.
 - (24) Jute products.
 - (25) Linter.
 - (26) Metal foil.
 - (27) Metal products.
 - (28) Missiles and missile components, excluding explosive fuels.
 - (29) Motors and generators.
 - (30) Oakum products.
 - (31) Paraffin products.
 - (32) Plastics.
 - (33) Porcelain products.
 - (34) Pumice.
 - (35) Putty.
 - (36) Railroad equipment.
 - (37) Rubber products.
 - (38) Sand and lime products.
 - (39) Sisal products.
 - (40) Starch and dextrine.
 - (41) Steel products.
 - (42) Stone products.
 - (43) Structural steel products.
 - (44) Tile.
 - (45) Wire and wire products.
- (E) Machinery manufacture, including electrical, agricultural, construction, mining, air conditioning equipment, dishwashers, dryers, furnaces, heaters, stoves and washing machines.
- (F) Metal fabricating, heat treating, pickling and stamping.
- (G) Cold rolled reduction of steel and the annealing of steel.
- (H) Manufacture of lead shot by shot tower process.
- (I) Sterilizing and refurbishing of used bedding and upholstered furniture.
- (J) Truck driver training schools and automotive equipment training schools.
- (K) Machine tool manufacture, including metal lathes, presses and stamping machines, and woodworking machines.
- (L) Manufacture of chemicals and chemical products, except those requiring a conditional use permit.
- (M) Food products manufacture, including such processes as cooking, roasting, refining and extraction involved in the preparation of such products as cereal, chocolate, cider, coffee, glucose, rice, flour, feed and grain, vegetable oils and yeast, but not including fish or meat products.
- (N) Lumber yards, lumber processing and woodworking, including sawmills, planing mills, plywood, veneering, wood-preserving and laminating.
- (O) Contractors shops, including building, masonry, painting, concrete, electrical, plumbing, refrigeration, roofing, heating and air conditioning, but excluding open storage yards.
- (P) Manufacture of cans, containers, boxes, barrels, bottles and bags.
- (Q) Motor vehicle inspection/testing station.
- (R) The parking, storage, rental, leasing and sale of boats, recreational trailers and vehicles, mobile homes and office trailers.
- (S) Truck service or repair; provided that the suite utilized does not exceed one acre in size.
- (T) Repair garages, body and fender works and auto painting, providing all work is conducted within a completely enclosed structure.
- (U) Foundries with furnaces not exceeding a capacity of 500 pounds per furnace or with a total combined capacity not in excess of 1,000 pounds.
- (V) Public truck scales.
- (W) Manufacturing of liquid detergents.
- (X) Public utility service yards.
- (Y) Other similar uses which the Commission after study and deliberation, finds not to be inconsistent with the purpose of this section, and which would be similar to the uses listed as permitted uses and would be compatible to those uses.

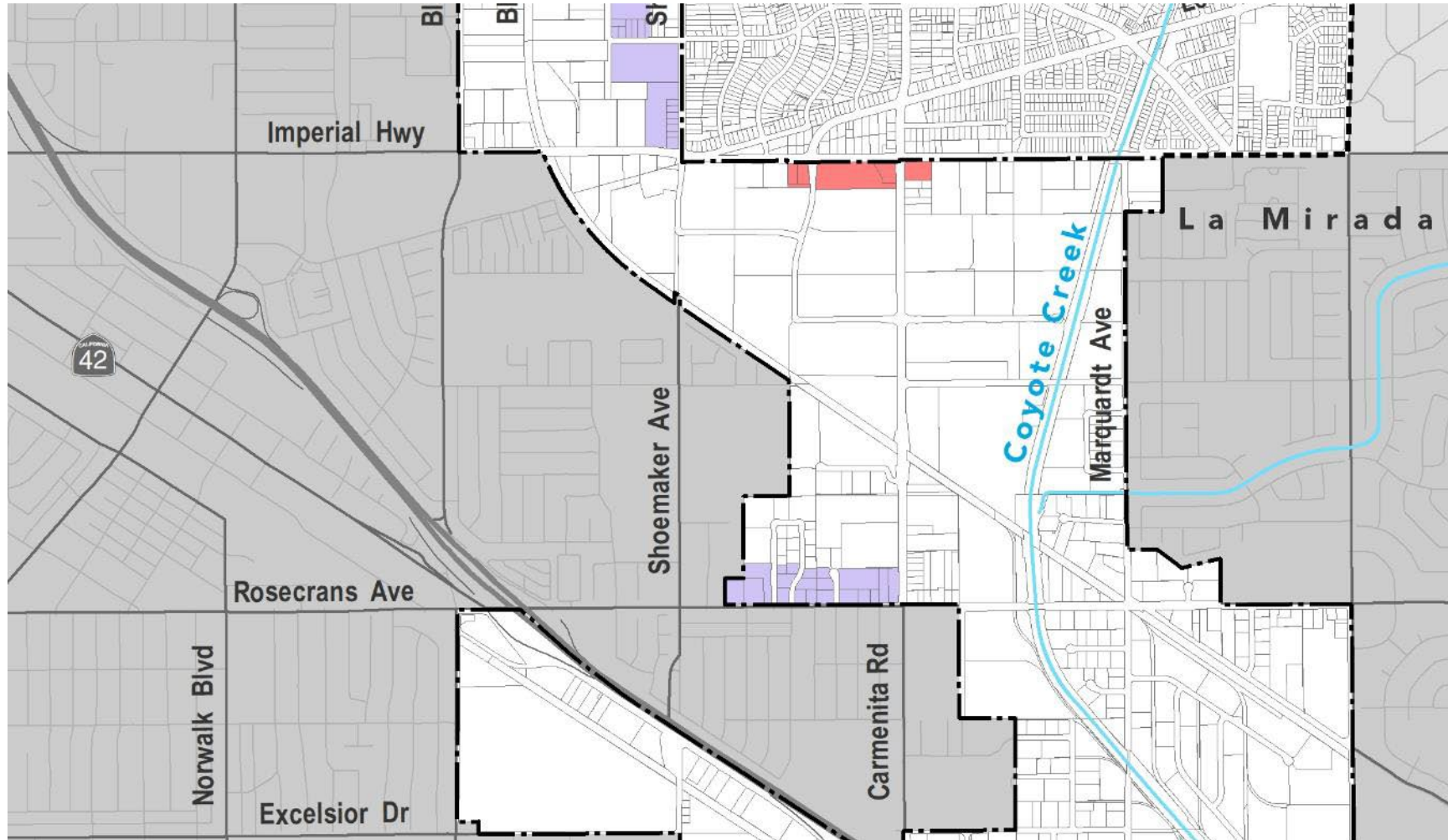
Change to Light Manufacturing



Change to Light Manufacturing/Other Zones



Change to Light Manufacturing



Nonconforming Situations

Nonconforming

Any use of property and/or structure that was legally established but does not meet the current standards of the zoning district in which it is located.

What Are Nonconforming Situations?

Nonconforming Lot	A <u>lot</u> created before the City adopted land division standards which is smaller than the current minimum lot size for the zoning district
Nonconforming Use	A <u>use</u> such as a bar (nightclub) located in an area that has since been rezoned to residential
Nonconforming Development	A <u>physical development</u> of land, such as a parking lot built at a time when interior landscaping was not required or a building set back 30 feet from the street in a zoning district where the maximum setback is now 10 feet

Why Change?

- Implement General Plan policy foundation
- Better facilitate the reuse of existing buildings and improvements and recognize the different potential for offsite impacts between nonconforming lots, development and uses.
- Recognize the investments owners have made into their properties and businesses
- Make regulations easier to understand, thus improving implementation
- Provide more options to property owners impacted by fires or other disasters

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.

Draft Nonconforming Text

Re-Imagine Santa Fe Springs Website

<https://www.reimaginesantafesprings.org/zag>

Meeting #2 (Completed)

Wednesday, July 27, 2022; 5:00pm - 6:30pm

The **Zoning Advisory Group (ZAG)** held a second meeting on July 27, 2022, from 5:00 pm to 6:30 pm. The meeting was held on Zoom (video conferencing) and the public was invited to attend. City staff and consultants discussed revisions to the Nonconforming sections of the Zoning Ordinance.

Meeting #2 PowerPoint Presentation

[Meeting #2 Preliminary Draft ZAG Review Nonconforming Sections](#)

Next Steps

Tentative Project Schedule

June 2022	July 2022	August 2022	September 2022	October 2022
<p>29 ZAG Meeting #1 (Zoning and Objective Design Standards [ODS])</p>	<p>13 ZAG Meeting #2 (Zoning: Zones and Nonconforming)</p> <p>19 CC/PC Study Session (ODS)</p> <p>20 Community Forum (Zoning and ODS)</p>	<p>2 CC/PC Study Sessions (Zoning: Zones and Nonconforming)</p> <p>24 Community Meeting (Zoning: Nonconforming)</p> <p>TBD Business Working Group Meeting (Zoning: Nonconforming)</p> <p>31 ZAG Meeting #3 (Zoning: Mixed Use)</p>	<p>TBD Planning Commission Public Hearing (Zoning)</p>	<p>TBD City Council Public Hearing (Zoning)</p>

Updated Events and Comment Forms

Re-Imagine Santa Fe Springs Website



<https://www.reimaginesantafesprings.org/>

Questions/Comments

Contact City Staff

Cuong Nguyen, Assistant Director of Planning

Phone: (562) 868-0511 Ext. 7359

E-mail: cuongnguyen@santafesprings.org

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