City of Santa Fe Springs

2040 General Plan Update and Targeted Zoning Code Amendment

General Plan Advisory Group #2

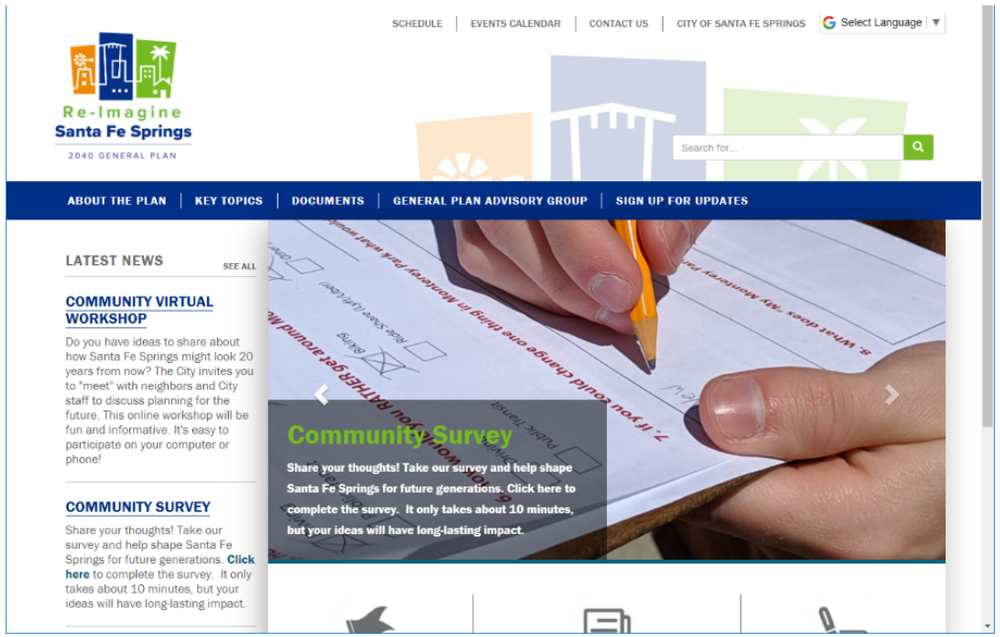
August 26, 2020 | Zoom Video Conferencing

Meeting Agenda

1. Welcome
2. Ongoing Survey and Virtual Community Meeting
3. Presentation: Existing Conditions Technical Report
4. Discussion: Preliminary Land Use Focus Areas
5. Next Steps: Upcoming GPAG Meetings
6. Public Comments

Community Survey

www.ReimagineSantaFeSprings.org
www.surveymonkey.com/r/ReimagineSFS



We need more survey participation. Please send link to someone you know in Santa Fe Springs.

Virtual Community Workshop

- September 16, 2020
- Wednesday: 6pm to 8pm
- Register: www.ReimagineSantaFeSprings.org

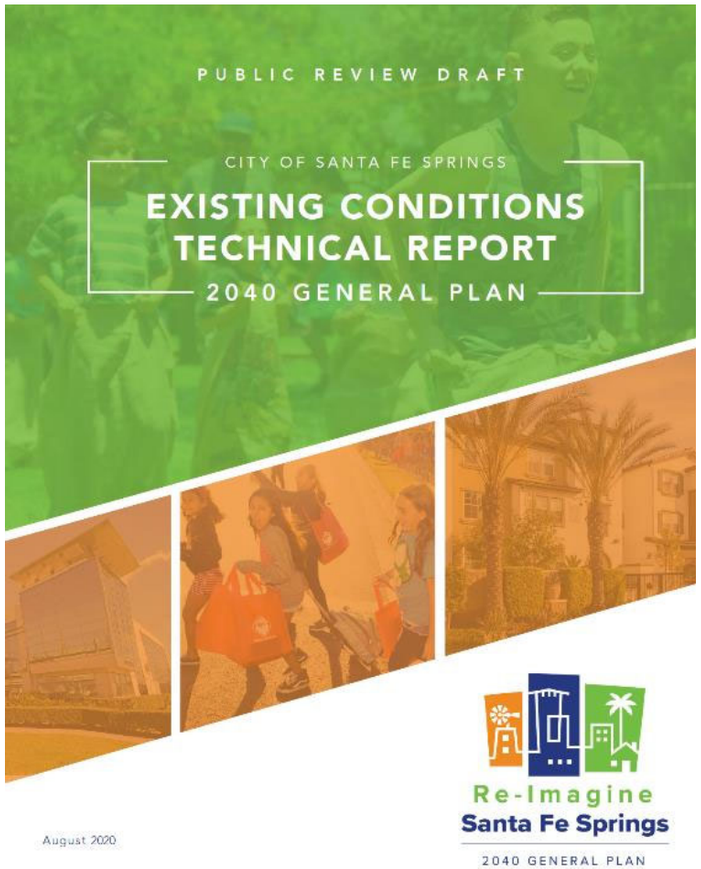
2040 General Plan Update and Targeted Zoning Code Amendment

EXISTING CONDITIONS TECHNICAL REPORT

General Plan Advisory Group #2

August 26, 2020 | Zoom Video Conferencing

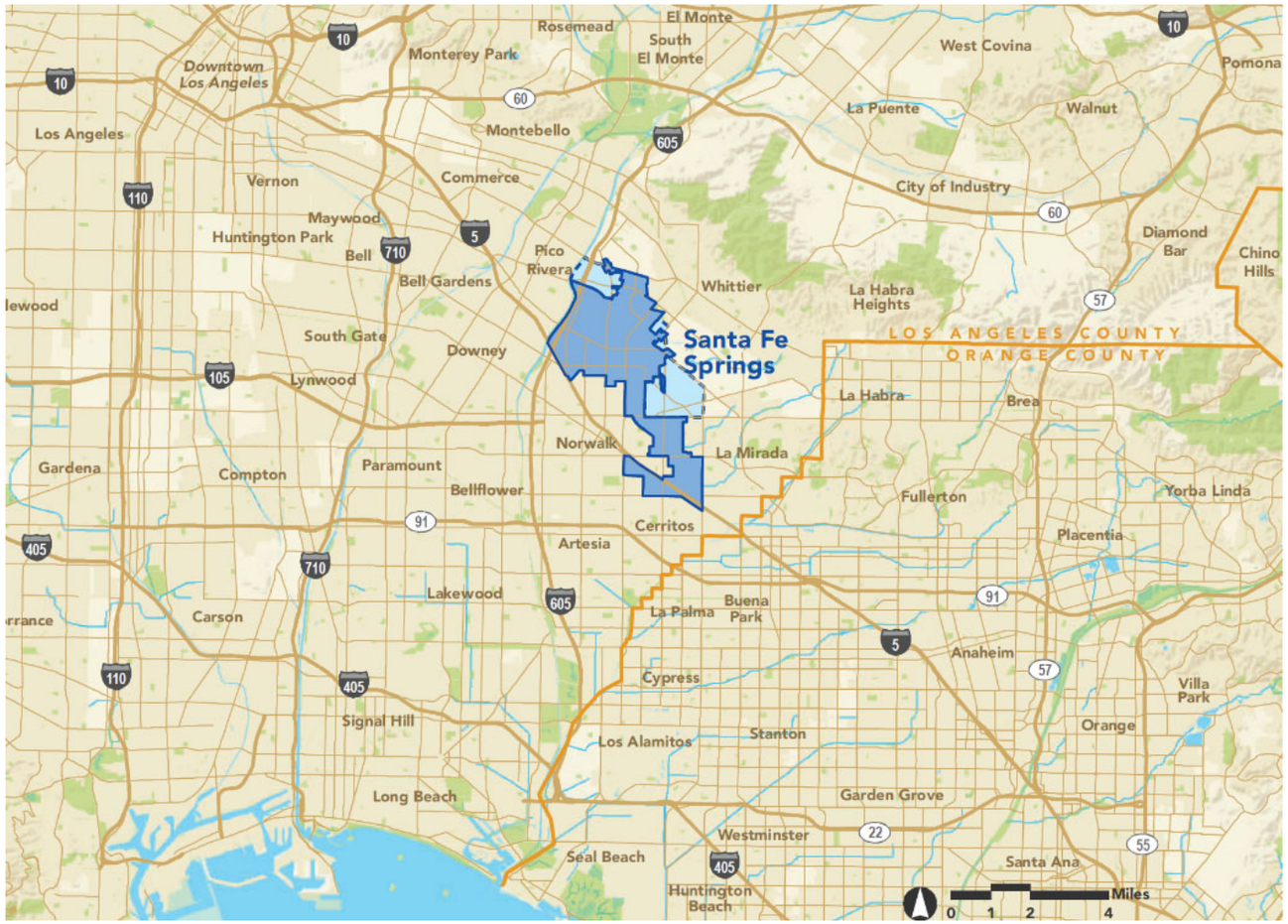
Overview

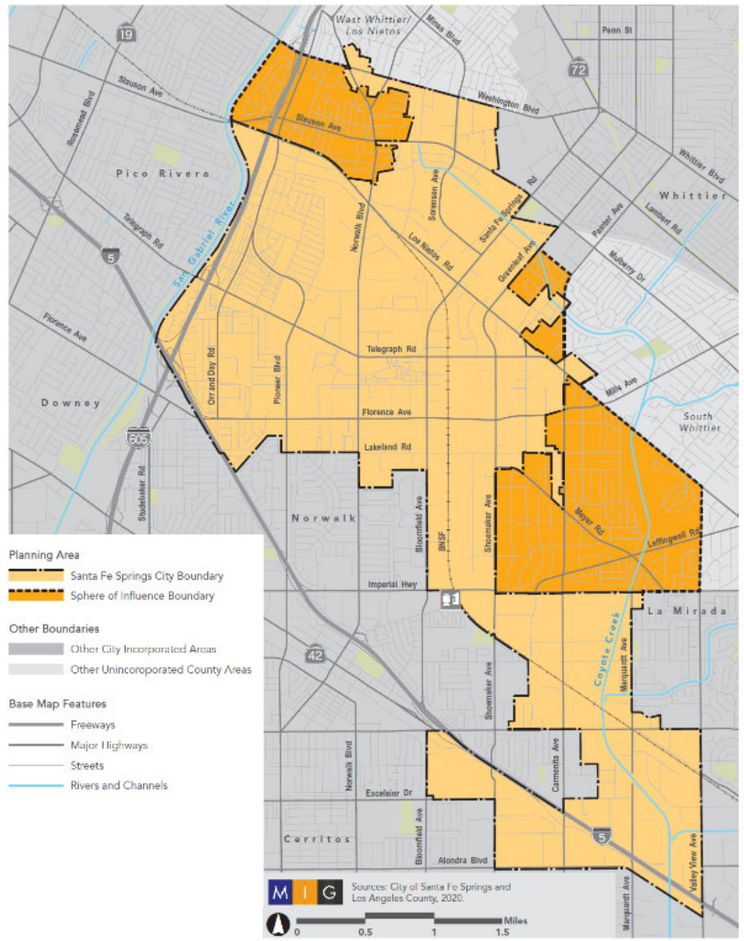


- Introduction
- Community Profile
- Land Use and Community
- Transportation and Infrastructure
- Public Safety and Hazards
- Environmental Justice and Health

Introduction

Re-Imagine Santa Fe Springs
2040 GENERAL PLAN





Population Growth

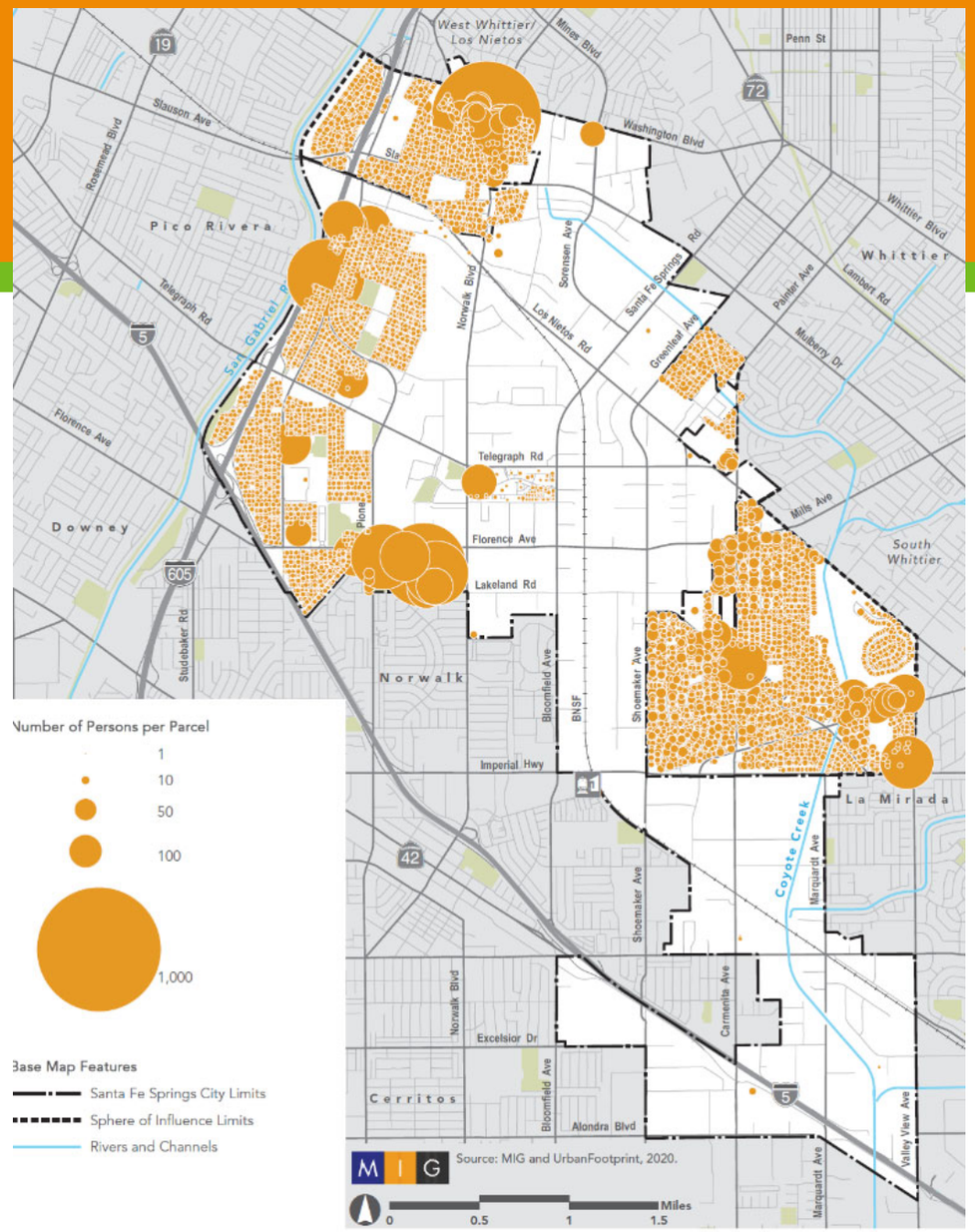
16,342

1960 population

18,295

2020 population

(12% growth between 1960 and 2020)



Number of Persons per Parcel

1
10
50
100
1,000

Base Map Features

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

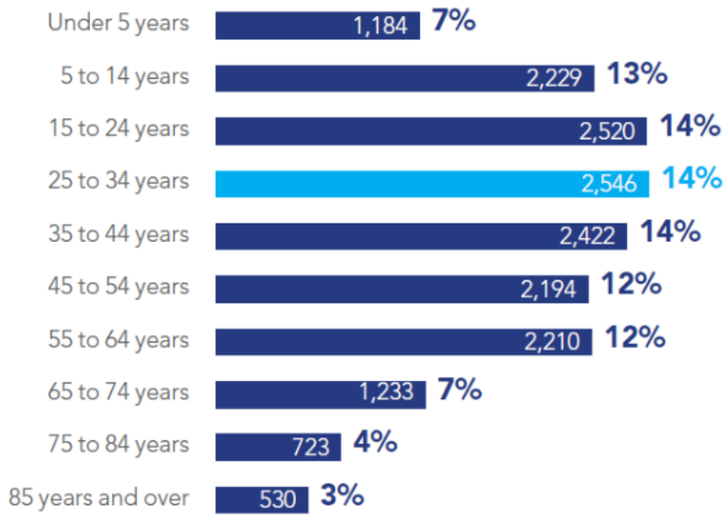
Age Range and Race/Ethnicity

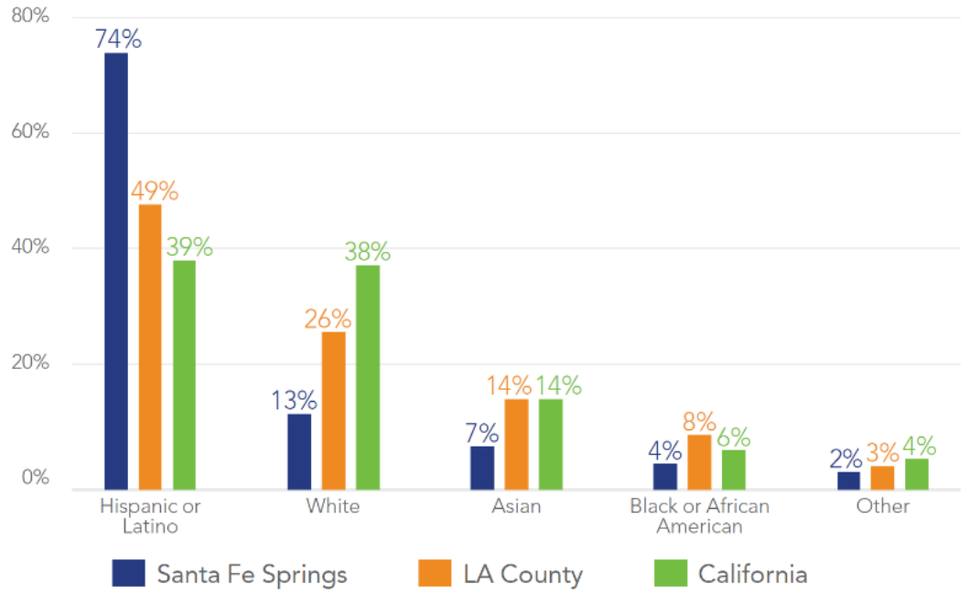
Re-Imagine Santa Fe Springs
2040 GENERAL PLAN

36
Santa Fe Springs Median Age

Under 18
23% Santa Fe Springs
22% LA County
23% California

Over 65
14% Santa Fe Springs
13% LA County
14% California





Jobs and Income

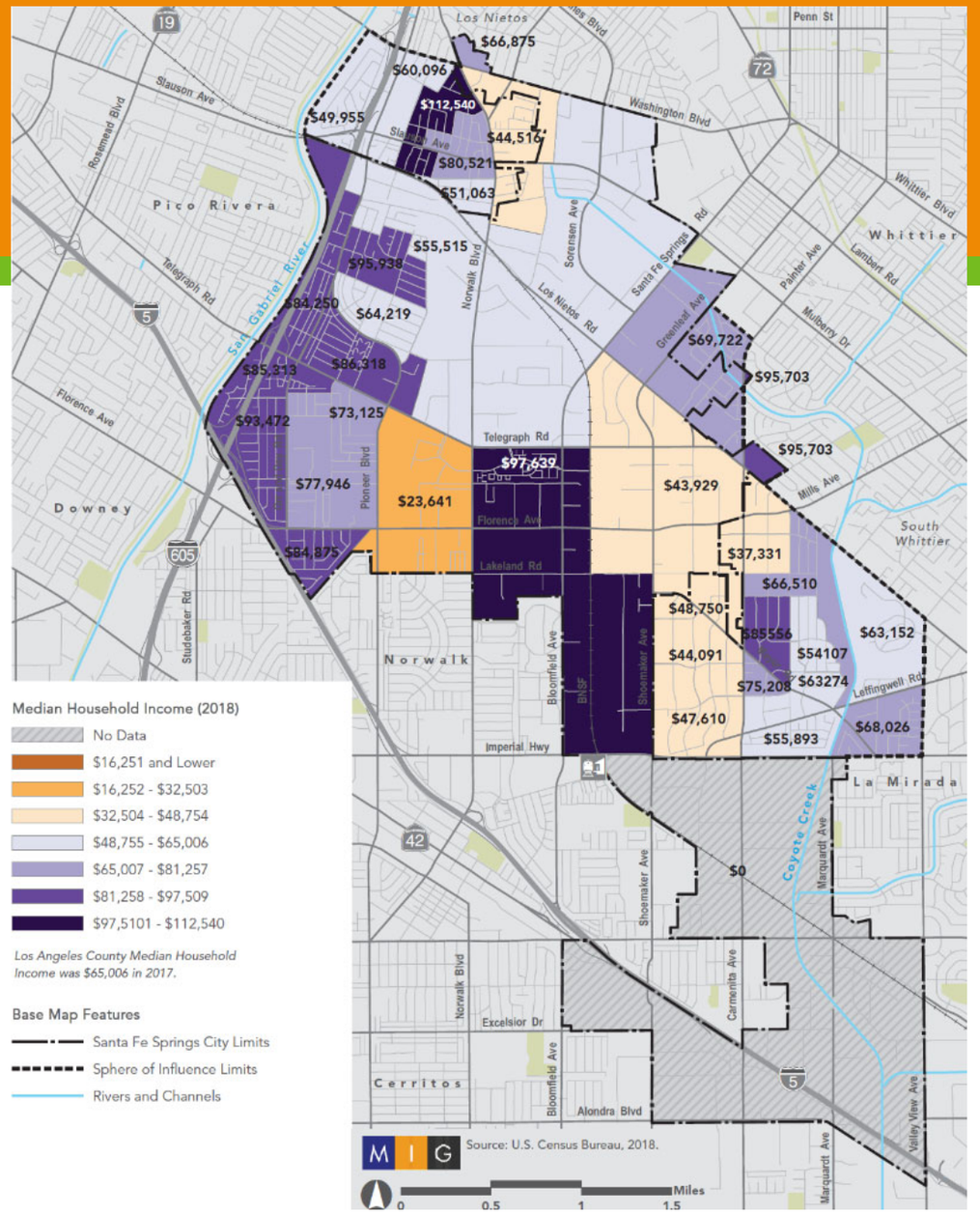
30%
of residents work in management, business, science, and arts

31%
of residents work in sales and office

14%
of residents work in service

18%
of residents work in production, and transportation

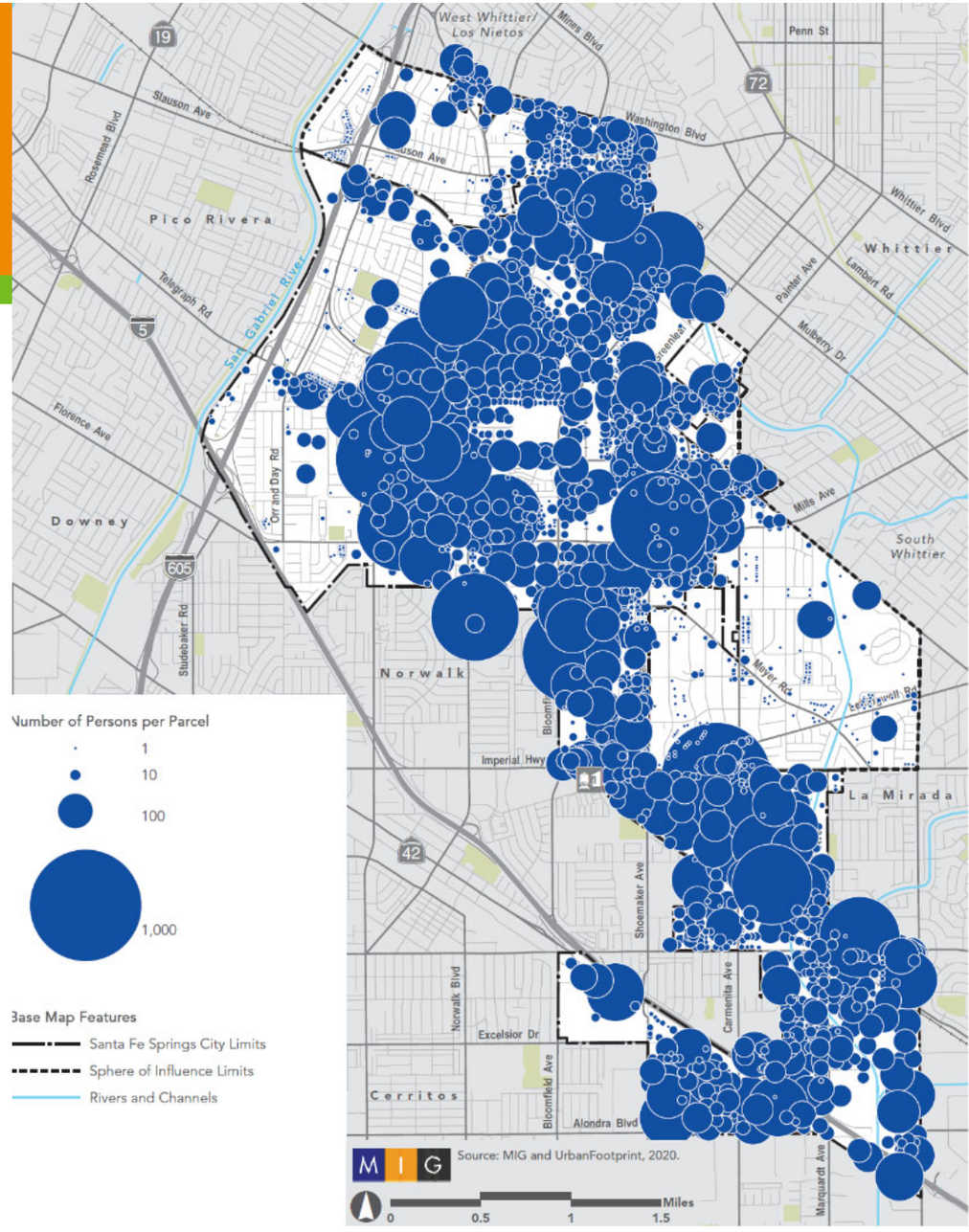
7%
of residents work in natural resources and construction



Businesses

Table 2-5: Businesses in Santa Fe Springs

Businesses in Santa Fe Springs	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	12	0.3%	315	0.6%
Construction	254	6.8%	3,499	7.0%
Manufacturing	608	16.3%	13,832	27.7%
Wholesale trade	513	13.7%	7,862	15.8%
Retail trade	445	11.9%	6,547	13.1%
Transportation and warehousing, and utilities	126	3.4%	2,167	4.3%
Information	53	1.4%	393	0.8%
Finance and insurance, and real estate and rental and leasing	231	6.2%	1,656	3.3%
Professional, scientific, and management, and administrative and waste management services	418	11.2%	5,110	10.2%
Educational services, and health care and social assistance	142	3.8%	3,239	6.5%
Arts, entertainment, and recreation, and accommodation and food services	165	4.4%	1,680	3.4%
Other services, except public administration	267	7.1%	2,164	4.3%
Public administration	19	0.5%	1,110	2.2%
Unclassified Establishments	488	13.0%	297	0.6%
Total	**3,741**	**100.0%**	**49,871**	**100.0%**



Housing Units

OWNER OCCUPIED

65% Santa Fe Springs
46% LA County
55% California

HOUSING UNITS IN SANTA FE SPRINGS

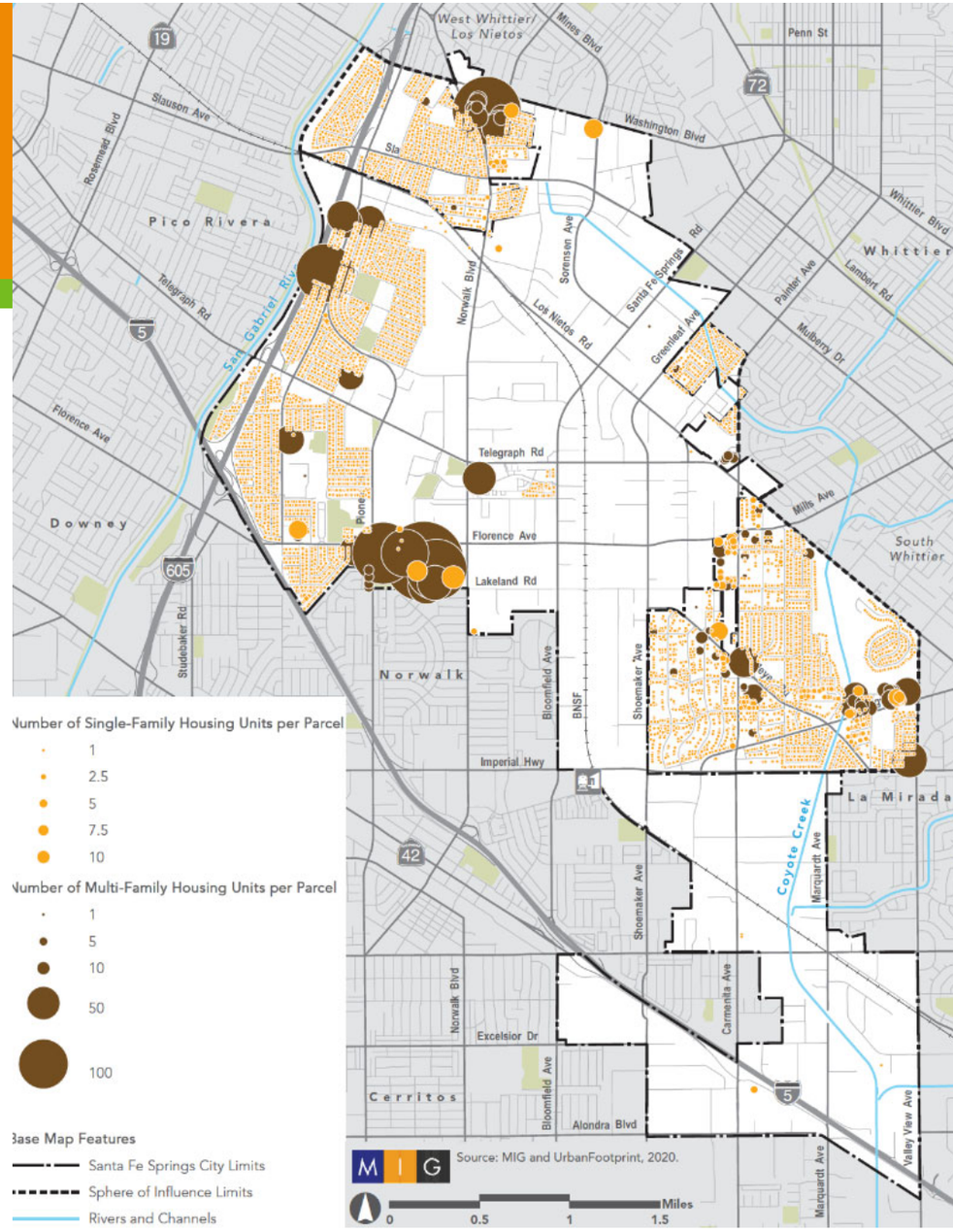
5,383 Total
5,340 Occupied

RENTER OCCUPIED

Santa Fe Springs **35%**
LA County **54%**
California **45%**

AVERAGE HOUSEHOLD SIZE

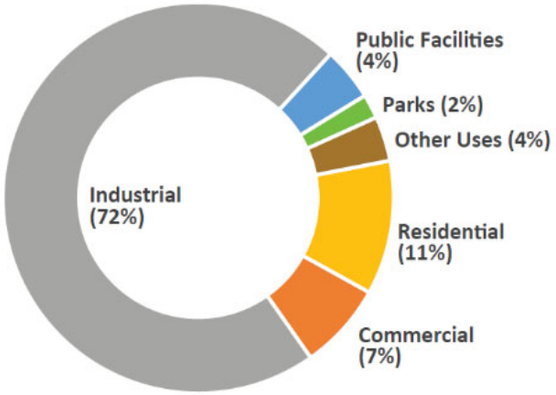
Santa Fe Springs **3.4**
LA County **3.0**
California **3.0**



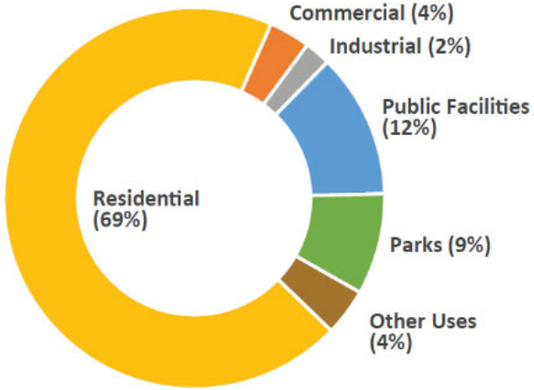
Existing Land Use

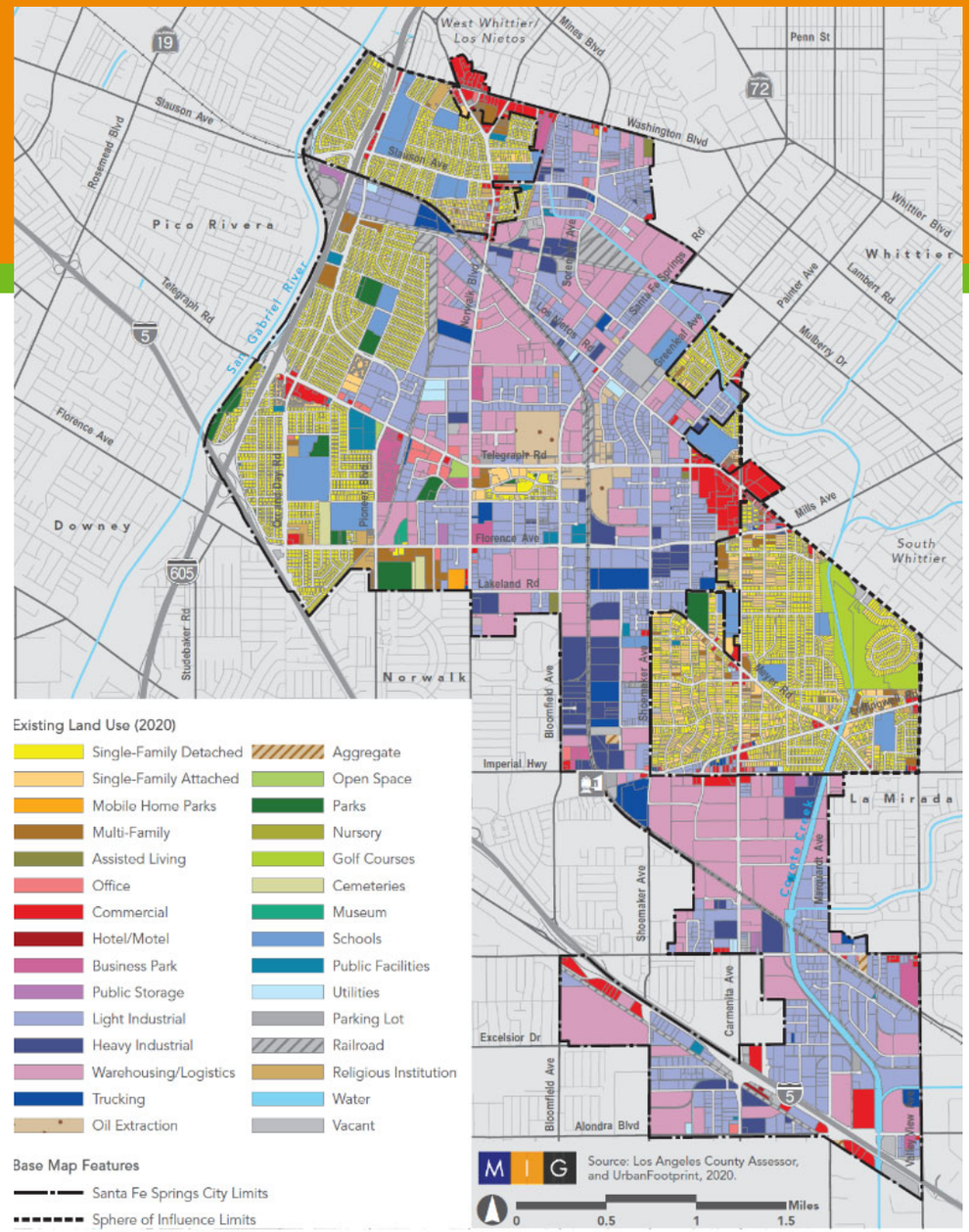
Re-Imagine Santa Fe Springs
2040 GENERAL PLAN

Santa Fe Springs (Corporate City Limits)



Sphere of Influence

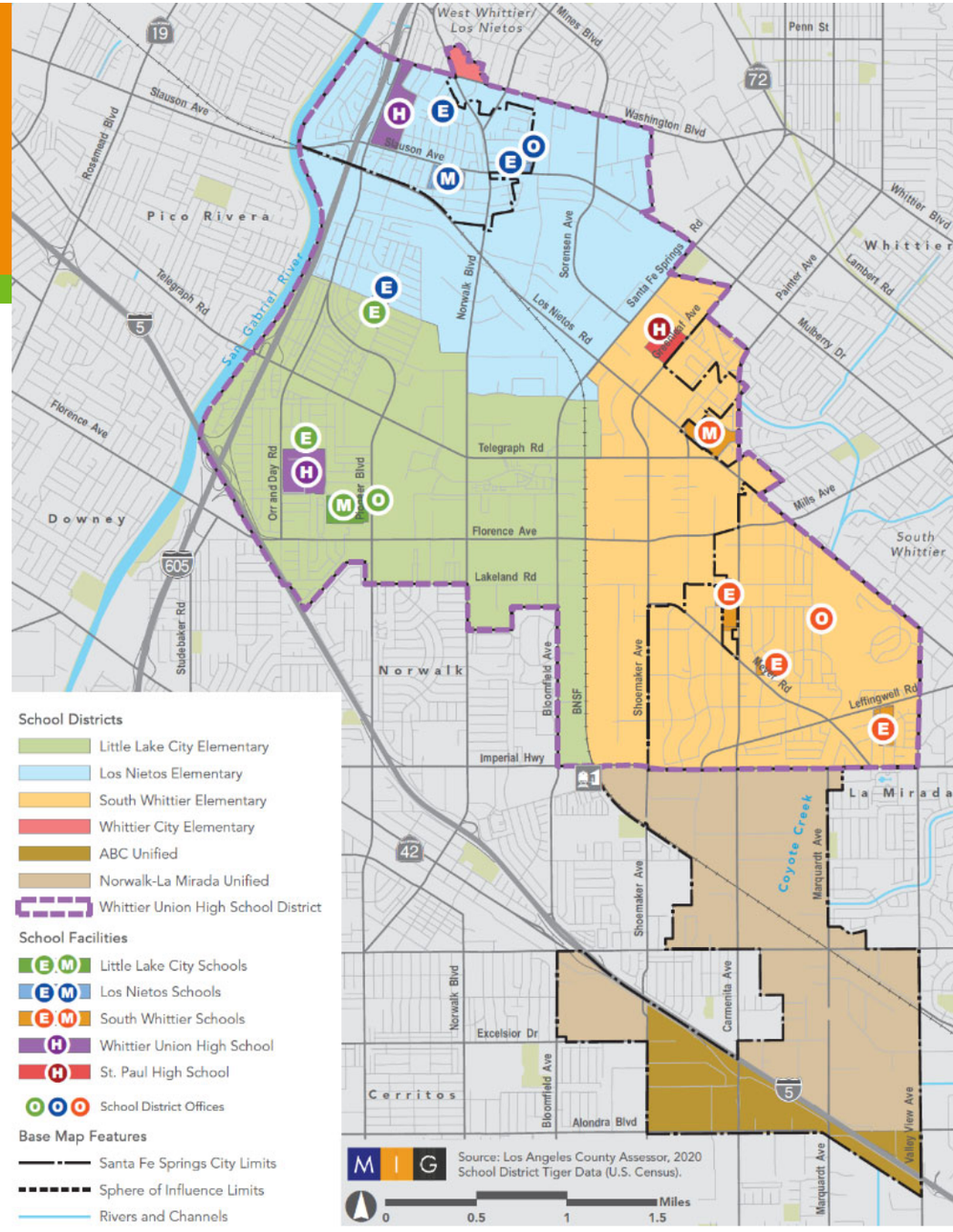




School Enrollment

School Districts and Schools	Student Enrollment (2019-2020)		
	City	Sphere of Influence	Planning Area Total
Little Lake School District			
Jersey Avenue Elementary School	439	--	439
Lakeview Elementary School	523	--	523
Lake Center Middle School	919	--	919
Los Nietos School District			
Ada S. Nelson Elementary School	--	388	407
Aeolian Elementary School	--	414	414
Rancho Santa Gertrudes Elementary School	336	--	336
Los Nietos Middle School	--	355	355
South Whittier School District			
Carmela Elementary School	373	--	373
Loma Vista Elementary School / Monte Vista Middle School	--	798	798
Los Altos School	--	341	341
Richard Graves Middle School	622		622
Whittier Union High School			
Pioneer High School	--	1,181	1,181
Santa Fe High School	2,054	--	2,054
Public Schools Total	**5,266**	**3,477**	**8,762**
Private Schools			
St. Paul High School	532	--	532
Santa Fe Springs Christian School	128	--	128
St. Pius X Parish School	142	--	142
Private Schools Total	**802**	**--**	**802**

Source: California Department of Education, 2020.



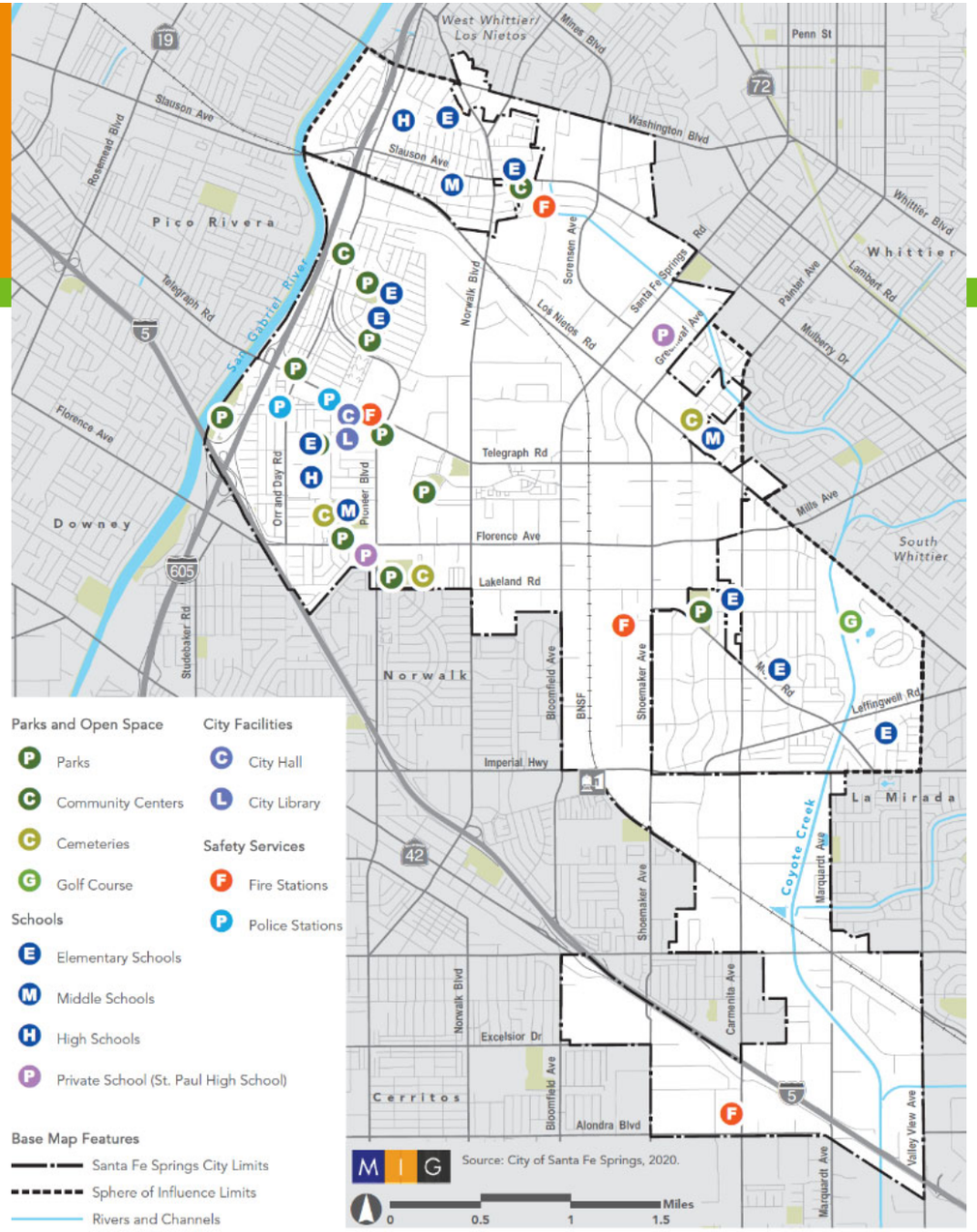
Community Facilities

2 Library/ Learning Center

4 Community Centers

1 Aquatic Center

1 Activity Center (Gymnasium)



Recreational Facilities

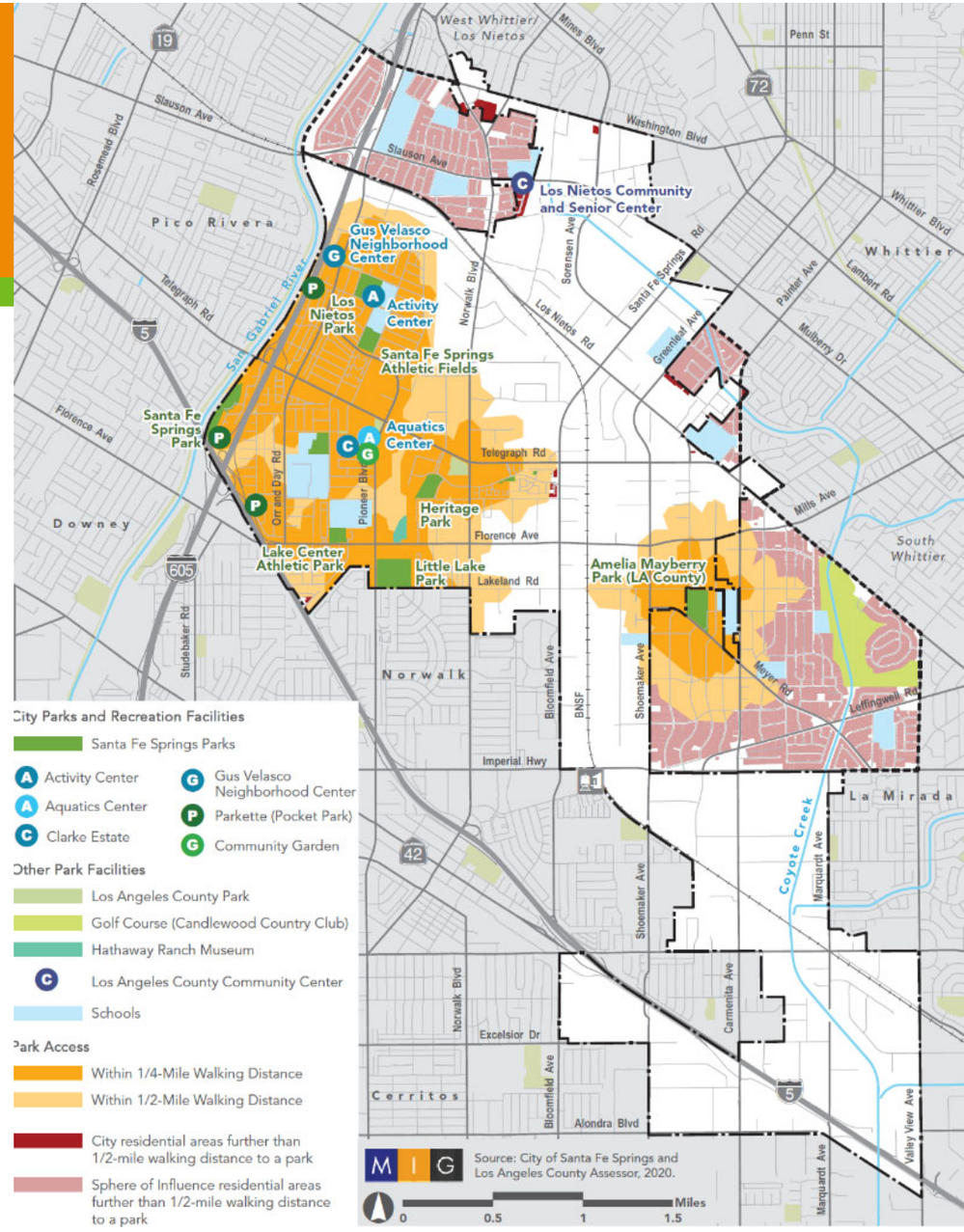
80.3

acres of parkland
in Santa Fe Springs

4.4

acres of parkland
per 1,000 residents

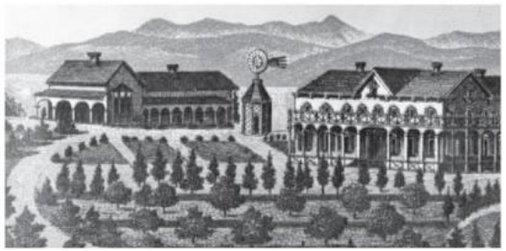
Los Angeles County
averages 3.3 park acres
per 1,000 persons



Historical Resources

Telegraph Road and Norwalk Boulevard, 1921

Oil well field, circa 1920s

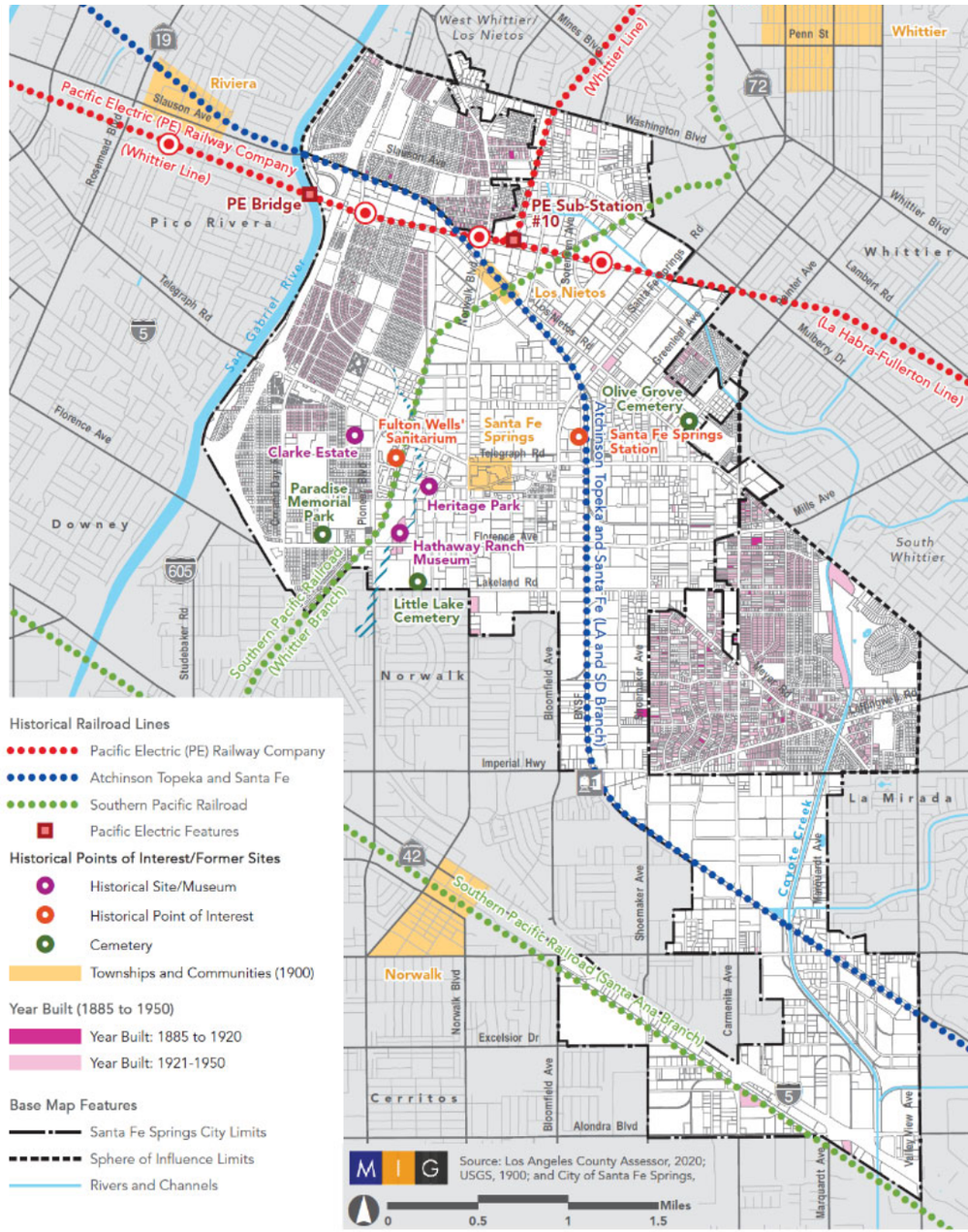


Fulton Wells Santitariium illustration, circa 1800s

Pacific Electric street car, 1938

Telegraph Road and Orr & Day Road shopping center, 1961

Telegraph Road and Norwalk Boulevard, 1957

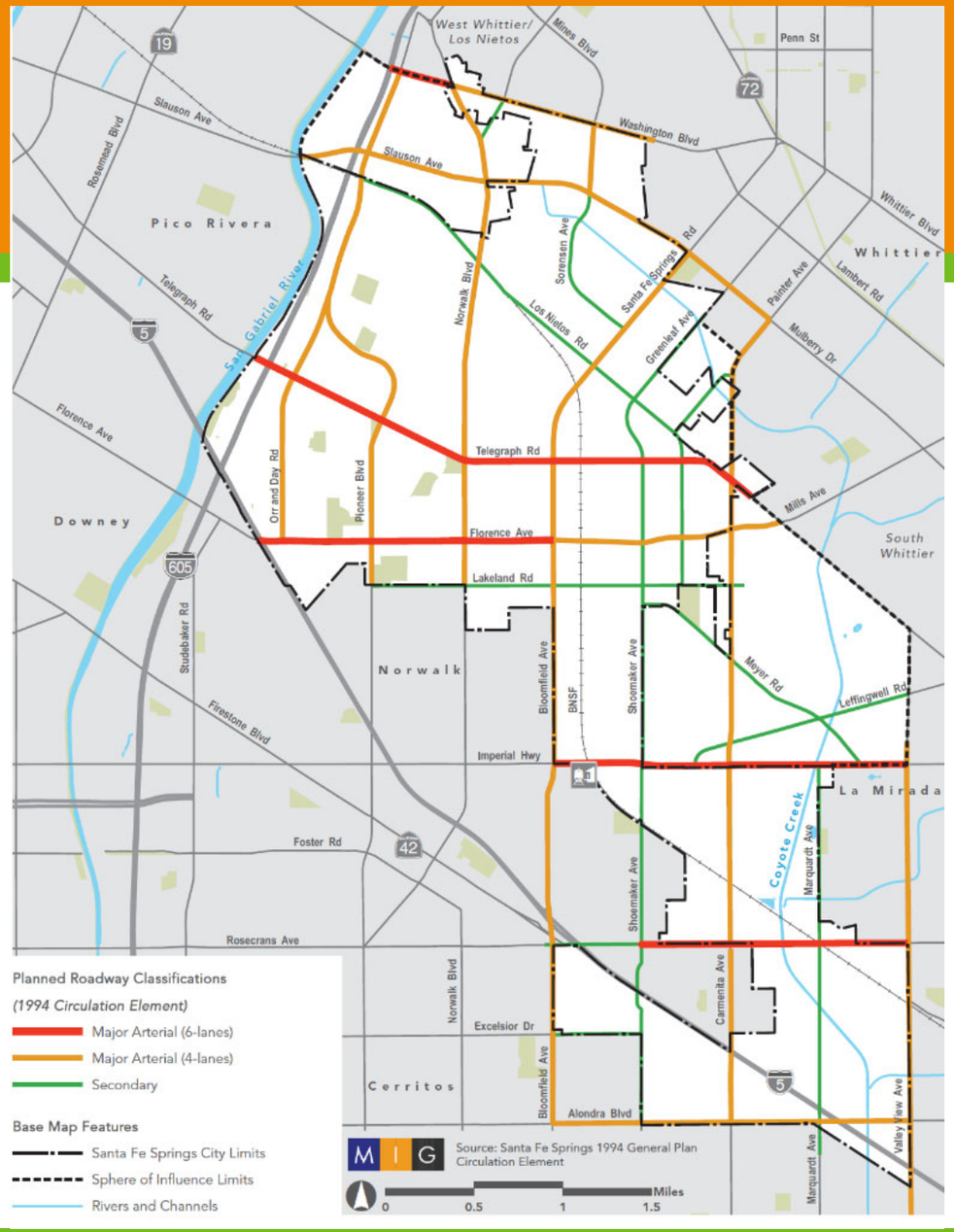


Commute to Work

83%
commute to work alone

10%
carpool to work

1%
use transit to travel to work



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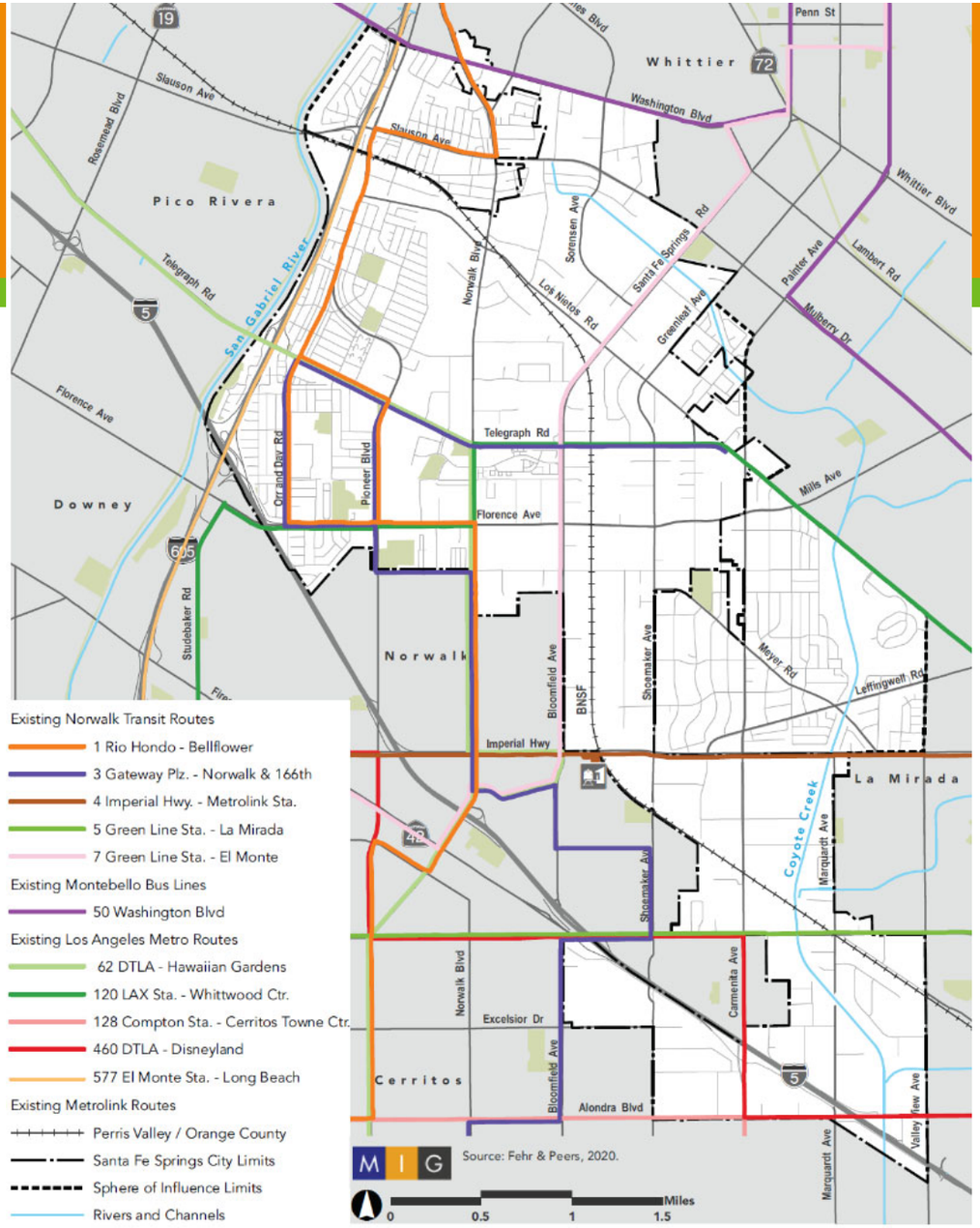
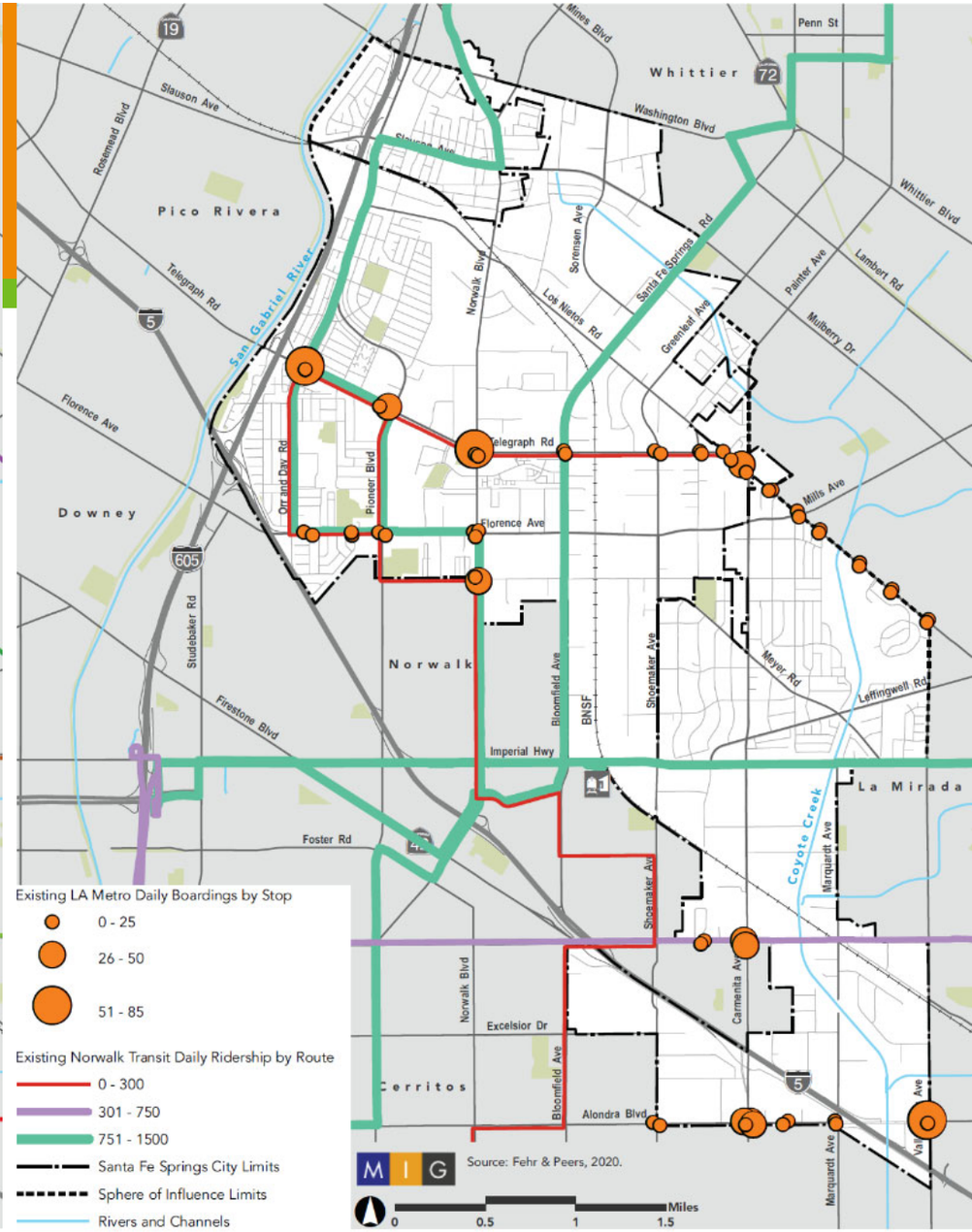
2040 GENERAL PLAN

Transit

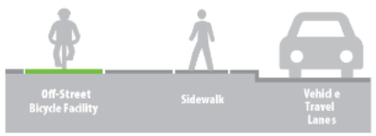

Existing Norwalk Transit Routes
1 Rio Hondo - Bellflower
3 Gateway Plz. - Norwalk & 166th
4 Imperial Hwy. - Metrolink Sta.
5 Green Line Sta. - La Mirada
7 Green Line Sta. - El Monte
Existing Montebello Bus Lines
50 Washington Blvd
Existing Los Angeles Metro Routes
62 DTLA - Hawaiian Gardens
120 LAX Sta. - Whittwood Ctr.
128 Compton Sta. - Cerritos Towne Ctr.
460 DTLA - Disneyland
577 El Monte Sta. - Long Beach
Existing Metrolink Routes
Perris Valley / Orange County
Santa Fe Springs City Limits
Sphere of Influence Limits
Rivers and Channels
Pico Rivera
Whittier
Downey
Norwalk
La Mirada
Cerritos
Source: Fehr & Peers, 2020.
Miles


Existing LA Metro Daily Boardings by Stop
0 - 25
26 - 50
51 - 85
Existing Norwalk Transit Daily Ridership by Route
0 - 300
301 - 750
751 - 1500
Santa Fe Springs City Limits
Sphere of Influence Limits
Rivers and Channels
Pico Rivera
Whittier
Downey
Norwalk
La Mirada
Cerritos
Source: Fehr & Peers, 2020.
Miles

Biking

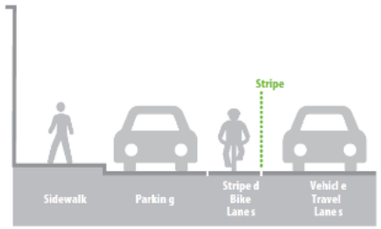
Class I - Bike Path

Paved areas for cyclists outside of the roadway right-of-way, often located alongside railroad tracks, streams, and roadway crossings are generally limited



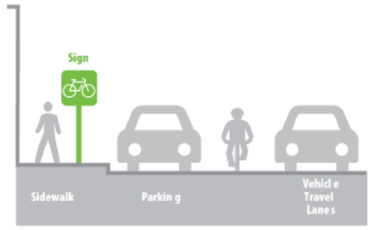
Class II - Bike Lanes

Streets designed for bicycle travel, which may include a buffer, vertical separation, or lane striping

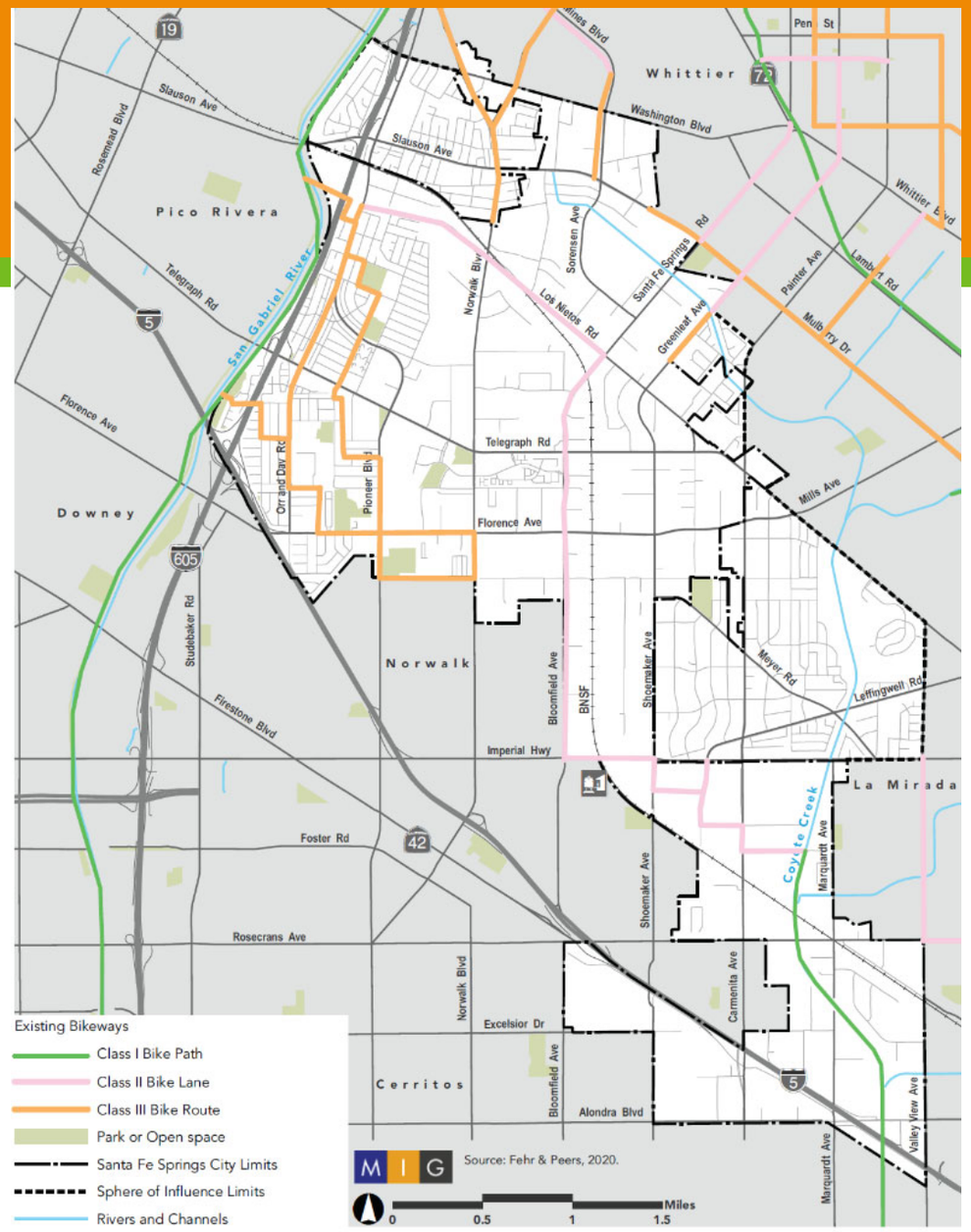


Class III - Bike Routes

Installed on roadways where right-of-way is limited, bicycles shared roadways space with vehicles and are generally located on streets with lower speed limits



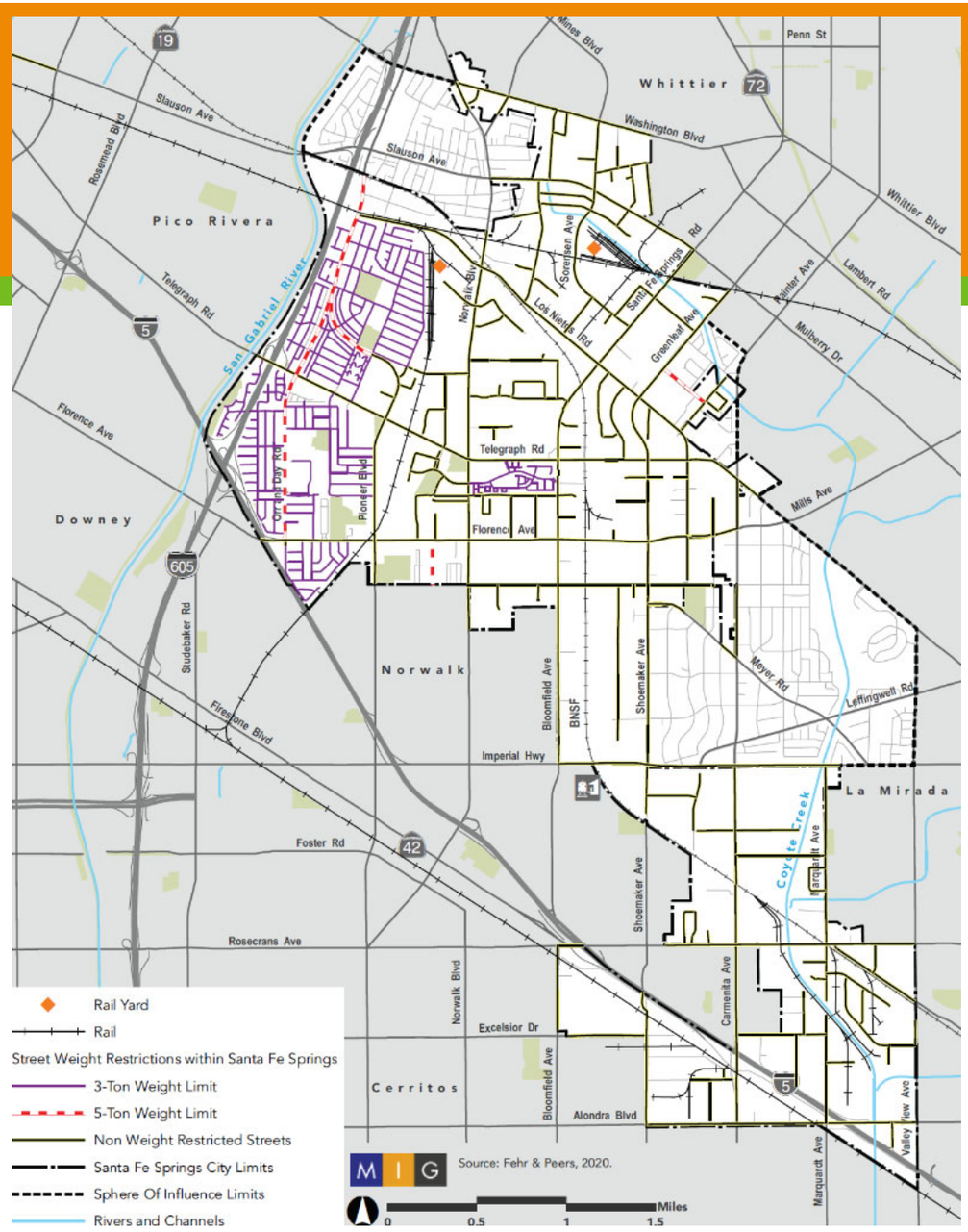
0.3%
of City residents bike to work



Freight

25,000
trucks per day travel along I-605 freeway

The Union Pacific Distribution Services (UPDS) Valla railport is a dedicated facility for plastics and some dry bulk commodities. The railport consists of 250 rail car spots.



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2040 GENERAL PLAN

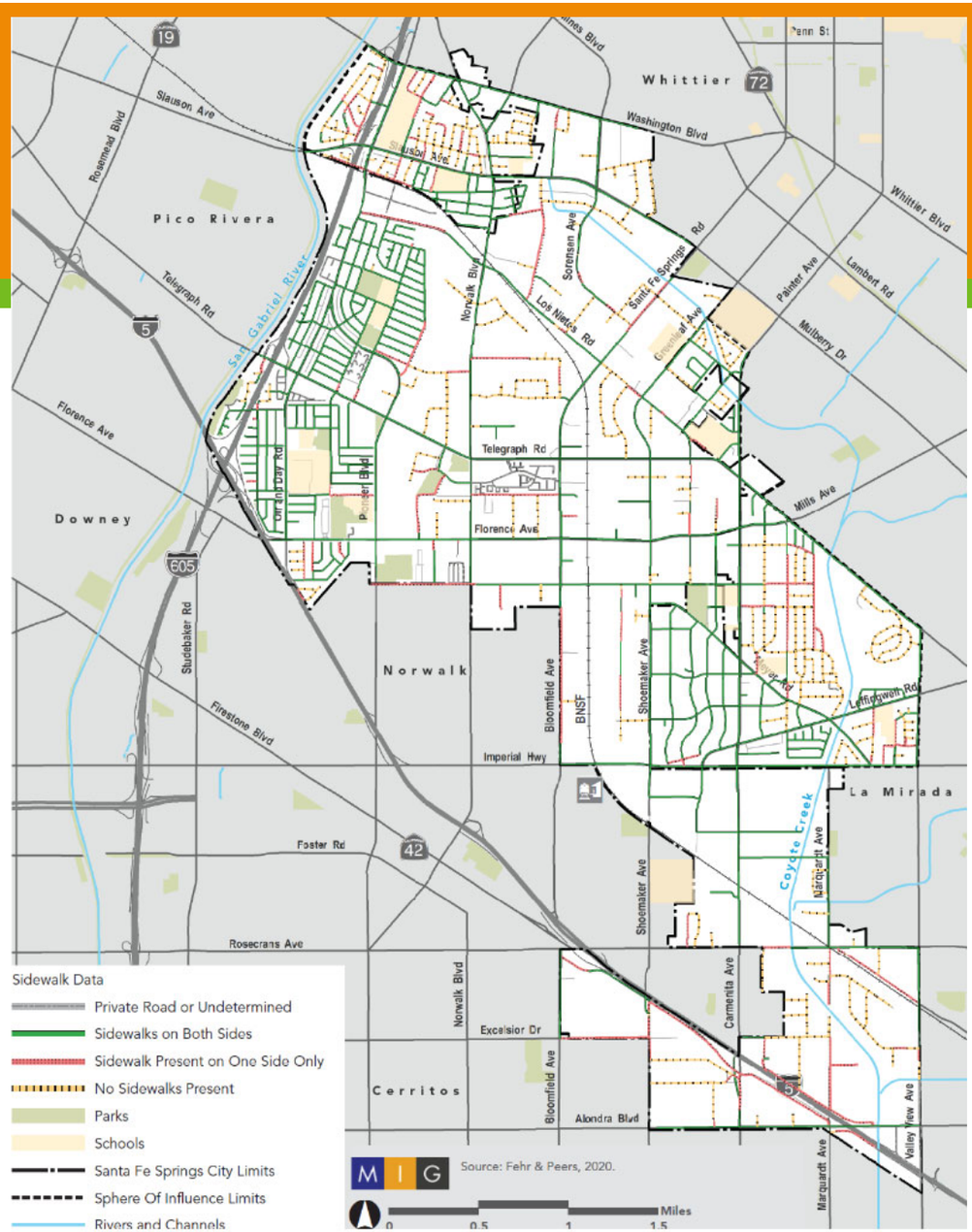
Walking/Sidewalks

- **83 miles of streets**

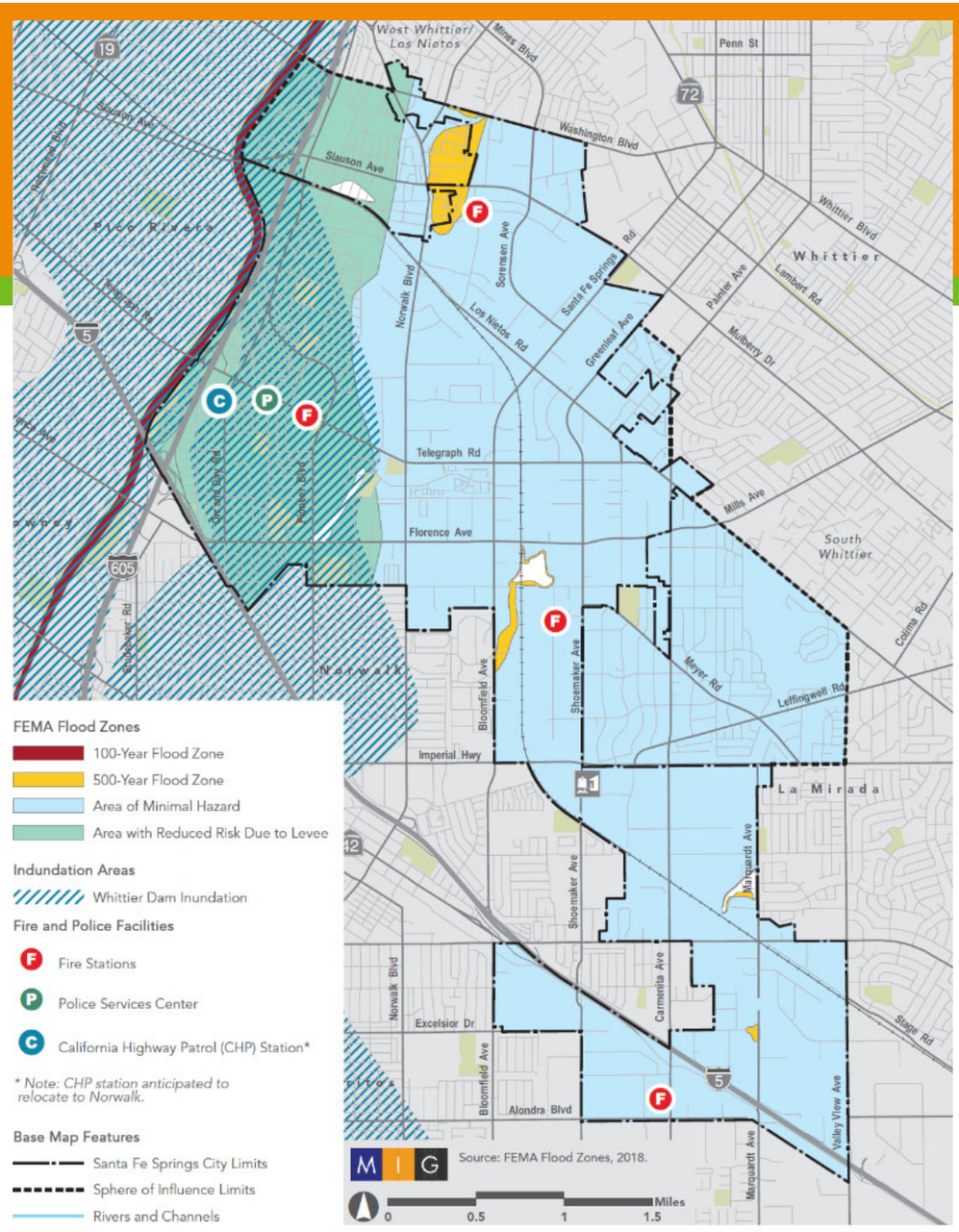
  Sidewalks (City only):

  – Both Sides 64% (53 Miles)

  – One Side 15% (13 Miles)



Flood Hazards



FEMA Flood Zones

- 100-Year Flood Zone
- 500-Year Flood Zone
- Area of Minimal Hazard
- Area with Reduced Risk Due to Levee

Indundation Areas

- Whittier Dam Inundation

Fire and Police Facilities

- Fire Stations
- Police Services Center
- California Highway Patrol (CHP) Station*

* Note: CHP station anticipated to relocate to Norwalk.

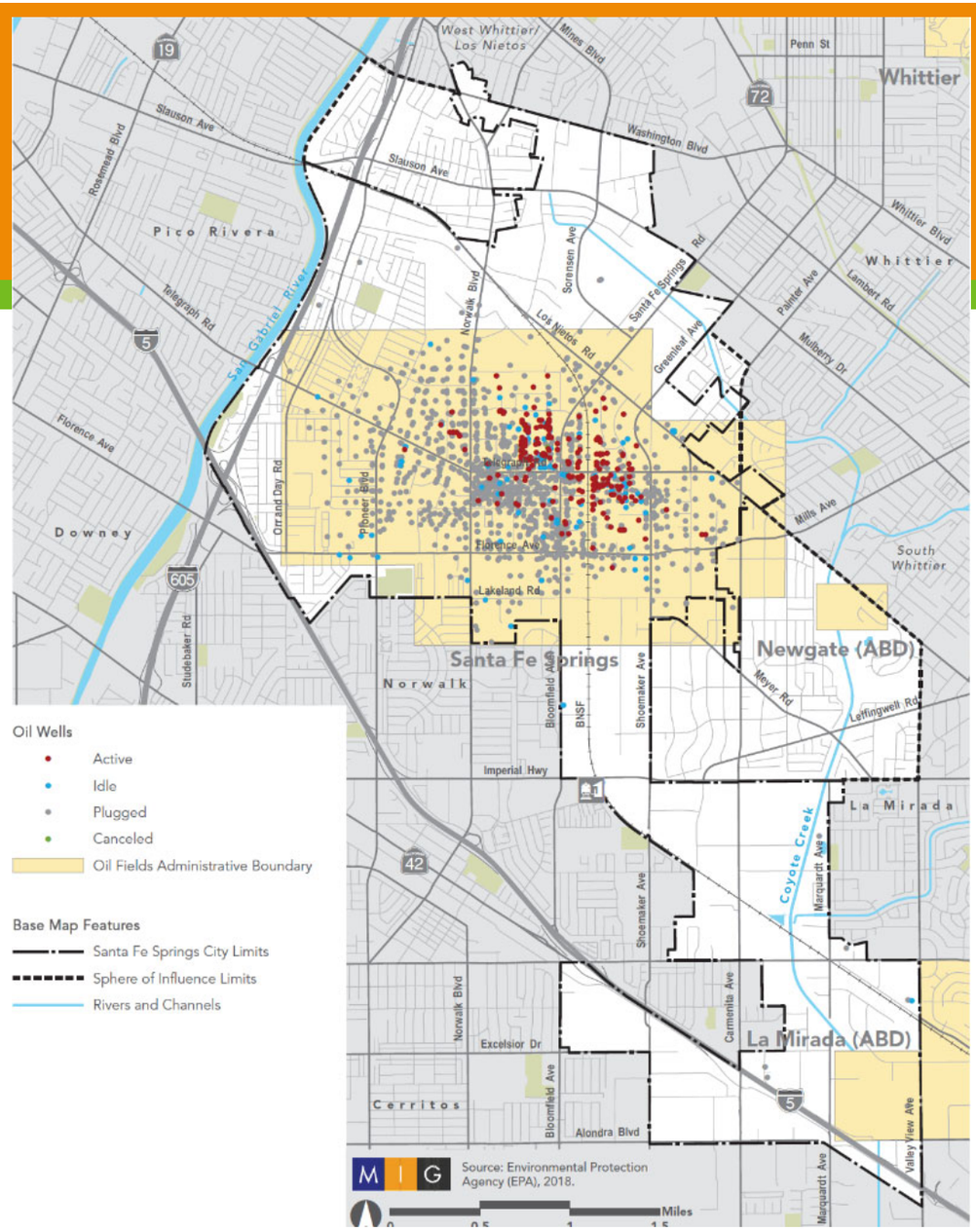
Base Map Features

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

Oil Production

60,000
number barrels produced daily during the 1920s

221
active oil wells in the City



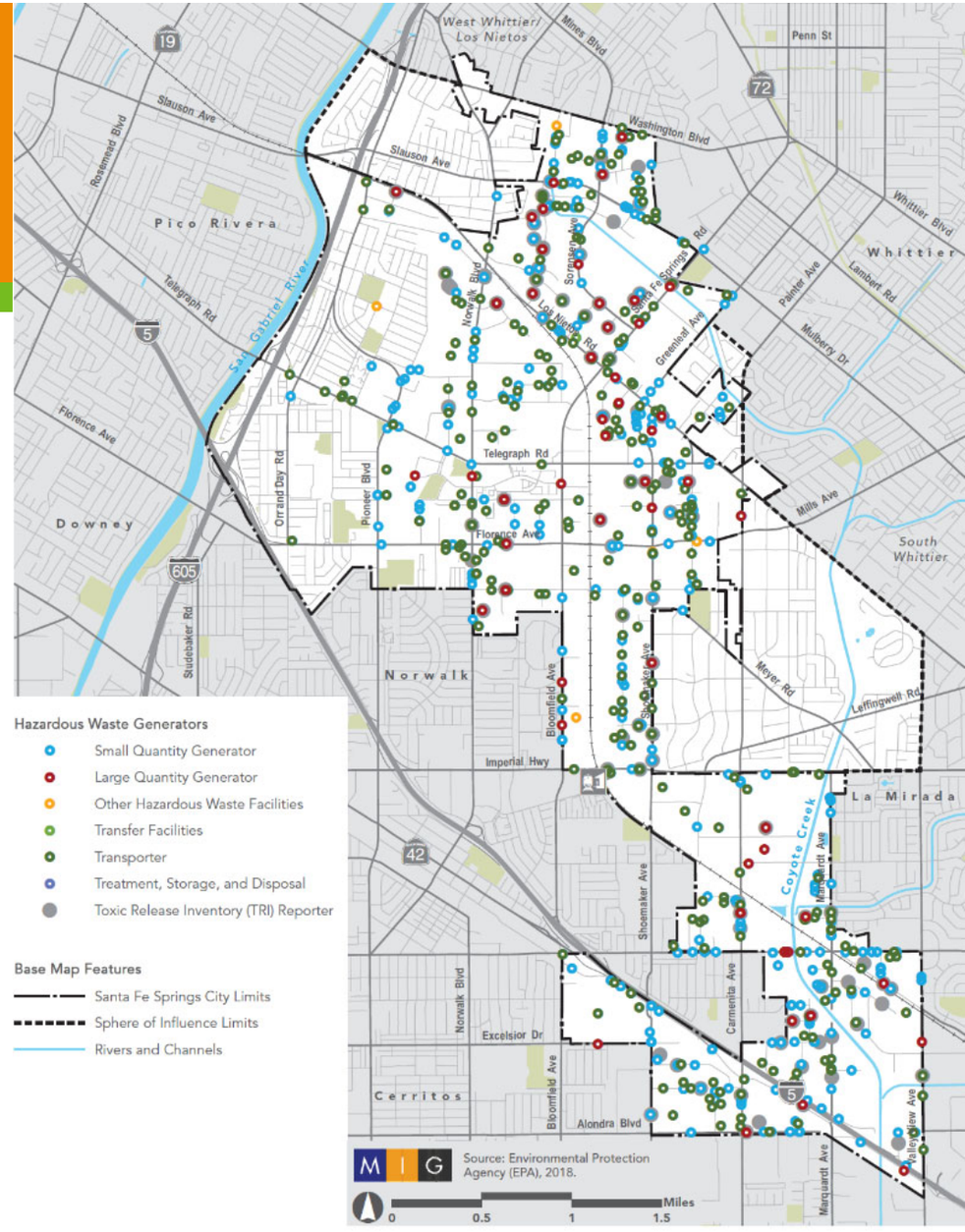
Hazardous Waste

296
businesses transport hazardous waste

322
businesses generate small quantities of hazardous waste

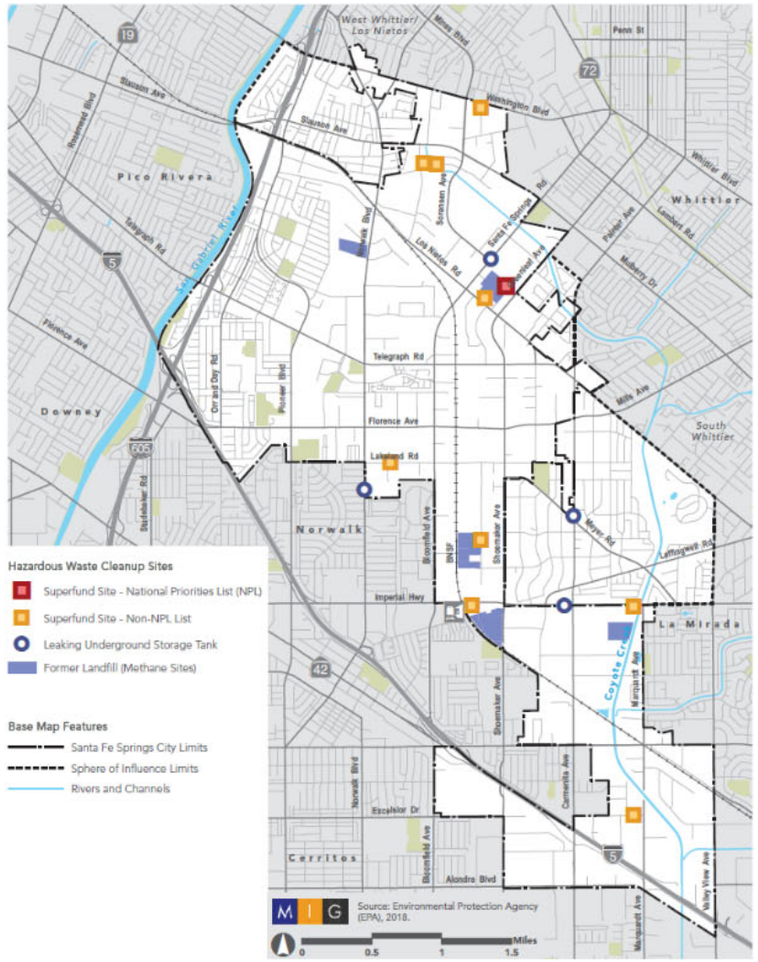
1
business treats, stores, and/or disposes quantities of hazardous waste

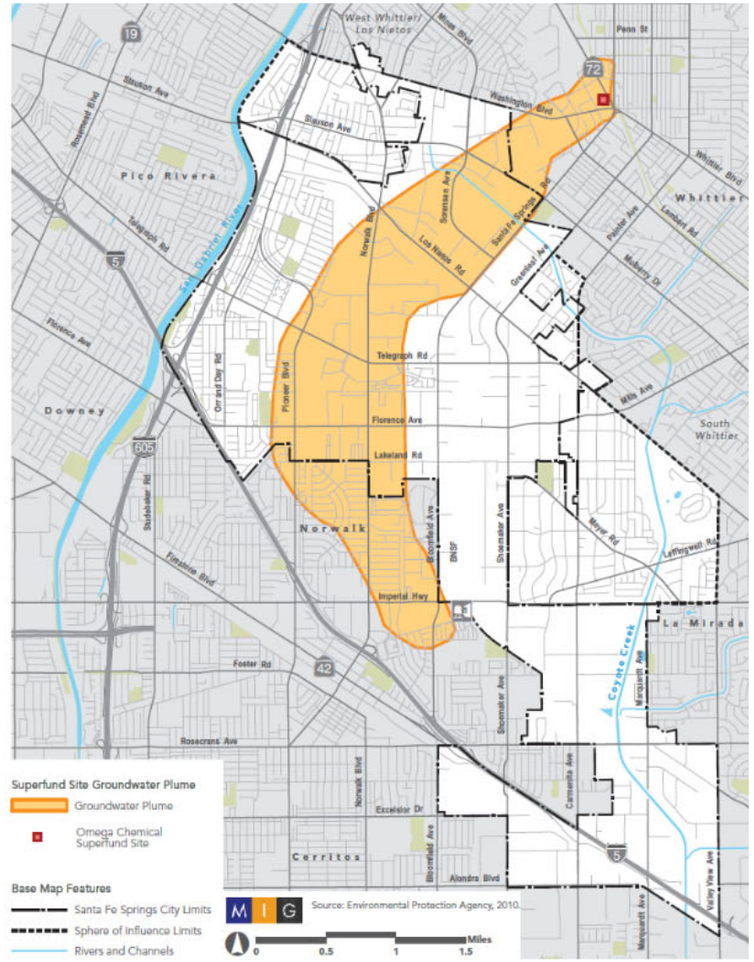
61
businesses generate large quantities of hazardous waste



Contamination Hazards

- Contaminated Sites
- Leaking Underground Storage Tanks
- Superfund Sites





Climate Change

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2040 GENERAL PLAN

Over the 20 to 80 years Santa Fe Springs community will experience:

Rising Temperatures

+5° to 7° F
Average temperature changes between 2040 and 2099

+9 to 18
additional extreme heat days between 2040 and 2099

Heavier Rainfall

+1
inch of rain on average between 2040 and 2099

+27 to 56
additional warmer nights between 2040 and 2099

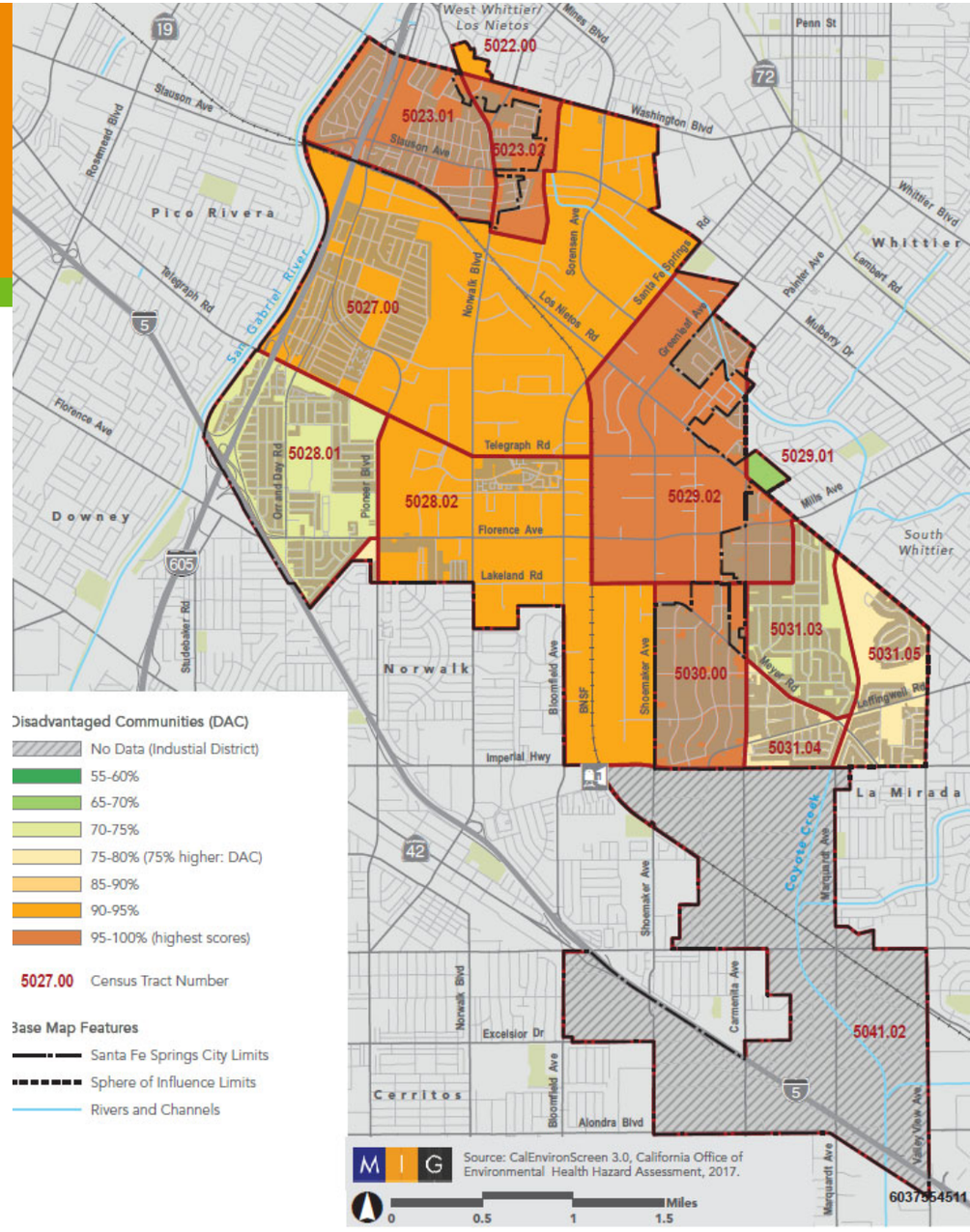
Extreme Heat Events and Longer Droughts

Environmental Justice

Table 6-1: CalEnvironScreen 3.0 Indicators

Pollution Burdens			
Exposure Indicators	» Ozone concentrations in air » PM 2.5 concentrations in air Diesel particulate matter emissions » Drinking water contaminants » Use of certain high-hazard, high volatility pesticides » Toxic releases from facilities » Traffic density	**Environmental Effect Indicators**	» Toxic cleanup sites » Groundwater threats from leaking underground storage sites and cleanups » Hazardous waste facilities and generators » Impaired water bodies » Solid waste sites and facilities
Population Characteristics			
Sensitive Population Indicators	» Asthma emergency department visits » Cardiovascular disease (emergency department visits for heart attacks) » Low birth-weight infants	**Socioeconomic Factor Indicators**	» Educational attainment » Housing burdened low income households » Linguistic isolation » Poverty » Unemployment

Source: CalEnvironScreen 3.0 the Office of Environmental Health Hazard Assessment, June 2018.

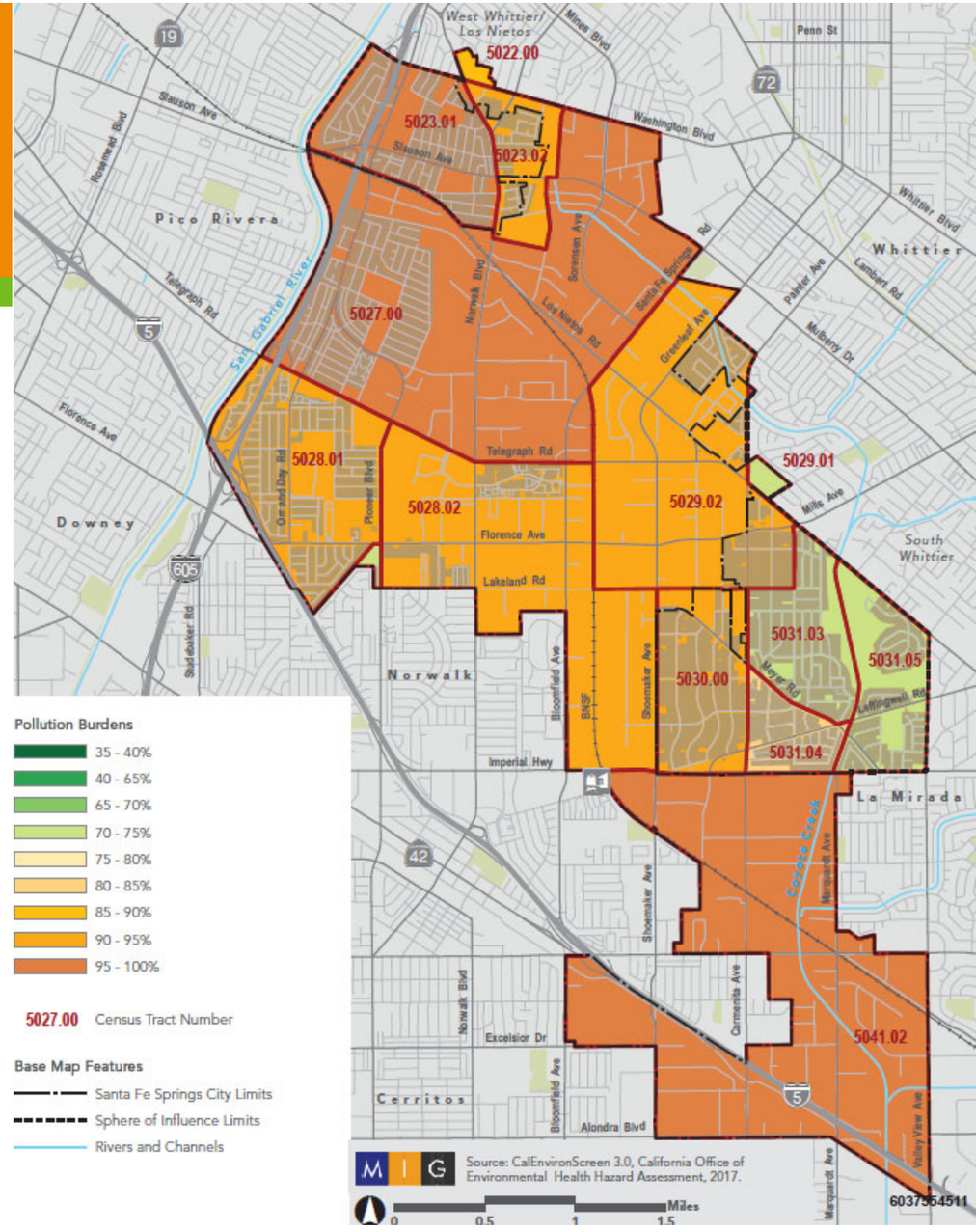


Pollution Burden Scoring

Table 6-3: Pollution Burden Indicators Percentiles Scores

Pollution Burden Percentiles and Indicators	City of Santa Fe Springs				Sphere of Influence				
	Not a DAC	Census Tracts Identified as Disadvantaged Communities (DAC)							Not a DAC
	5028.01	5028.02	5027	5029.02	5023.01	5023.02	5031.04	5031.05	5031.03
Pollution Indicators	**95**	**94**	**99**	**95**	**98**	**95**	**81**	**71**	**71**
Cleanup Sites	77	98	100	99	93	97	78	69	49
Hazardous Waste	73	89	100	95	99	99	31	32	18
Groundwater Threats	45	98	96	95	70	90	39	2	41
Solid Waste Facilities	68	85	93	95	71	71	87	88	79
Toxic Release Inventory	85	83	87	85	89	89	82	82	82
$PM_{2.5}$	82	82	82	82	82	82	82	82	82
Traffic	96	51	82	39	88	47	27	32	32
Diesel PM	80	63	73	57	64	61	83	58	60
Drinking Water	61	61	88	65	88	89	52	60	60
Ozone	53	53	53	53	53	53	53	53	53
Impaired Water Bodies	41	0	41	29	41	0	29	29	29
Pesticides	0	0	0	0	0	0	0	0	0

Source: CalEnvironScreen 3.0 the Office of Environmental Health Hazard Assessment, June 2018.

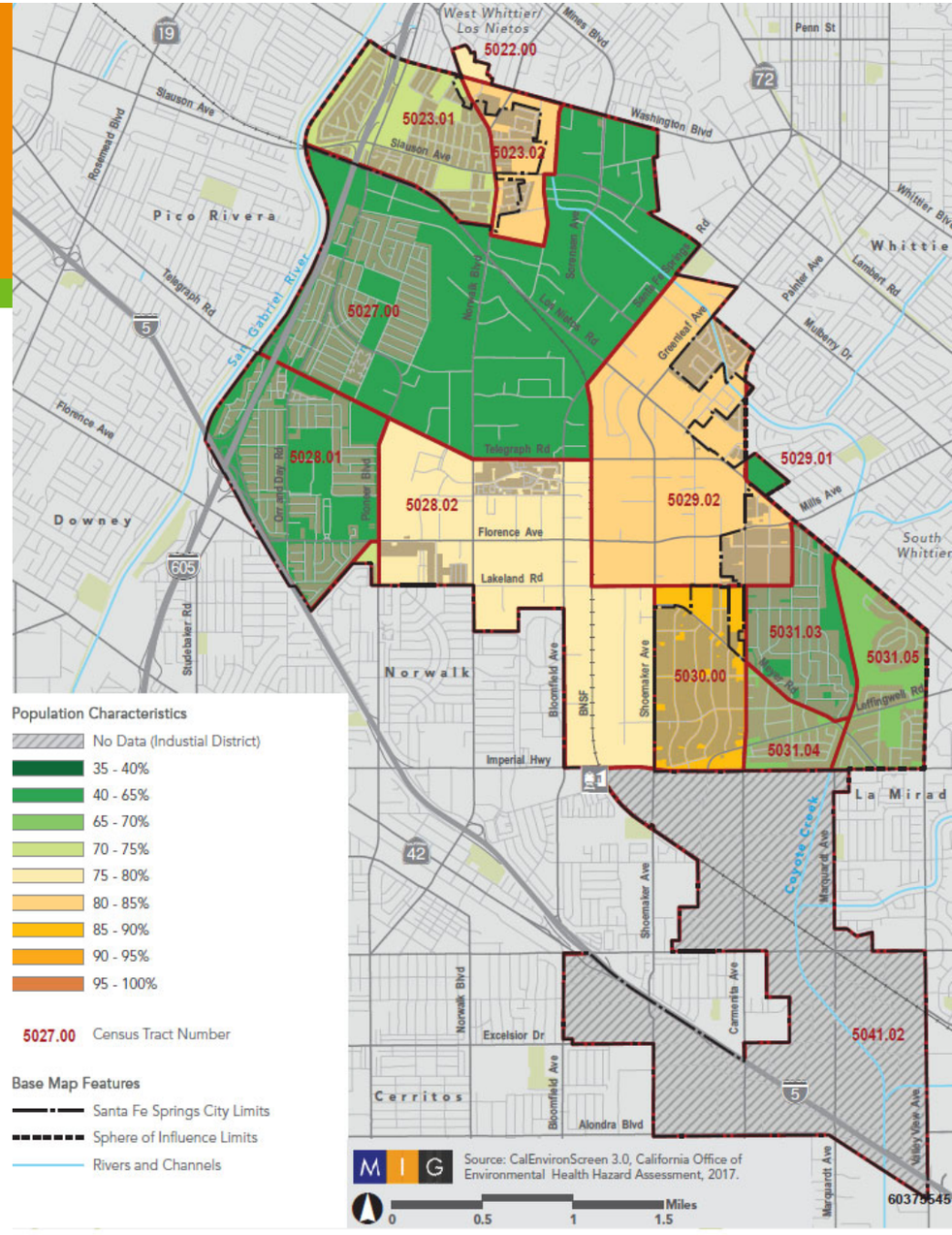


Population Characteristics

Table 6-5: Population Characteristics Indicators Scores

Population Characteristics Percentiles and Indicators	City of Santa Fe Springs				Sphere of Influence				
	Not a DAC	Census Tracts Identified as Disadvantaged Communities (DAC)							Not a DAC
	5028.01	5028.02	5027	5029.02	5023.01	5023.02	5031.04	5031.05	5031.03
Population Characteristics	**41**	**77**	**58**	**81**	**74**	**81**	**98**	**70**	**61**
Asthma	58	59	62	66	78	71	52	64	57
Low Birth Weight	27	50	39	58	43	5	43	78	38
Cardiovascular Disease	81	83	86	81	98	96	61	88	70
Education	51	71	76	86	79	86	86	71	66
Linguistic Isolation	44	94	62	70	74	87	65	59	73
Poverty	41	79	48	78	56	83	66	59	73
Unemployment	7	33	27	66	20	73	76	42	64
Housing Burden	21	80	30	65	65	90	65	31	38

Source: CalEnvironScreen 3.0 the Office of Environmental Health Hazard Assessment, June 2018.

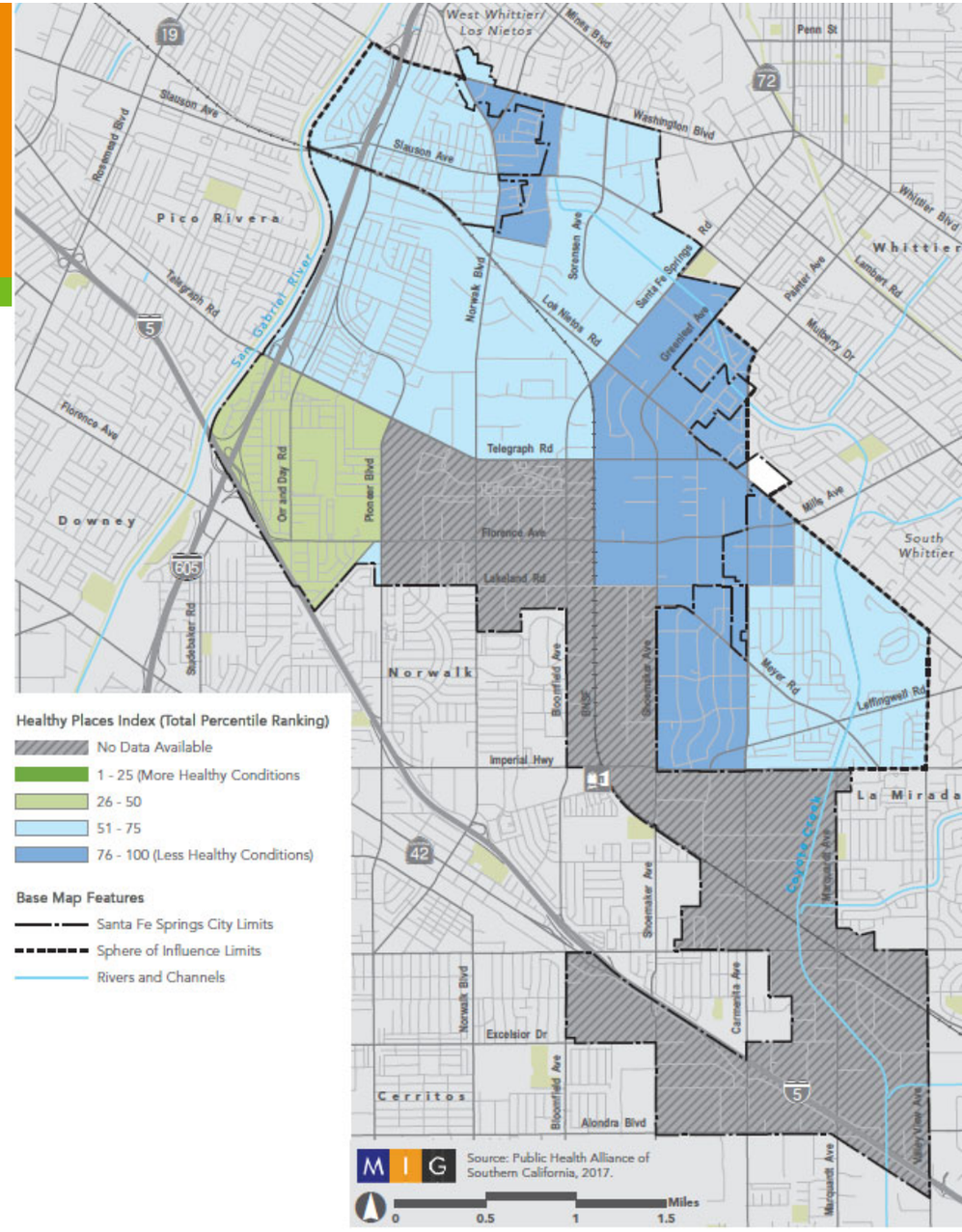


Healthy Places Index

Table 6-6: Healthy Places Index Indicators

Economic (32%) » Above Poverty » Employed » Median Household Income	**Education (19%)** » Pre-School Enrollment » High School Enrollment » Bachelors Attainment	**Healthcare (5%)** » Insured Adults
Housing (5%) » Severe Housing Costs Burden » Homeownership » Housing Habitability » Uncrowded Housing	**Clean Environment (5%)** » Clean Air - Diesel PM » Clean Air - Ozone » Clean Air - PM 2.5 » Safe Drinking Water – Contaminants	**Neighborhood (8%)** » Retail Density » Supermarket Access » Parks » Tree Canopy » Alcohol Establishments Availability
Social (10%) » Two Parent Household » Voting	**Transportation (16%)** » Active (Healthy) Commuting » Automobile Access	

Source: The California Healthy Places Index (HPI), Public Health Alliance of Southern California, 2020.



Market Study

Re-Imagine Santa Fe Springs
2040 GENERAL PLAN

CITY OF SANTA FE SPRINGS

CITY OF SANTA FE SPRINGS

GENERAL PLAN UPDATE – MARKET STUDY

July 2020

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GPAG Discussion

- Do you have questions/comments about information presented here?

- Is any missing in the background report that will inform policy direction?

2040 General Plan Update and Targeted Zoning Code Amendment

PRELIMINARY LAND USE FOCUS AREAS

General Plan Advisory Group #2

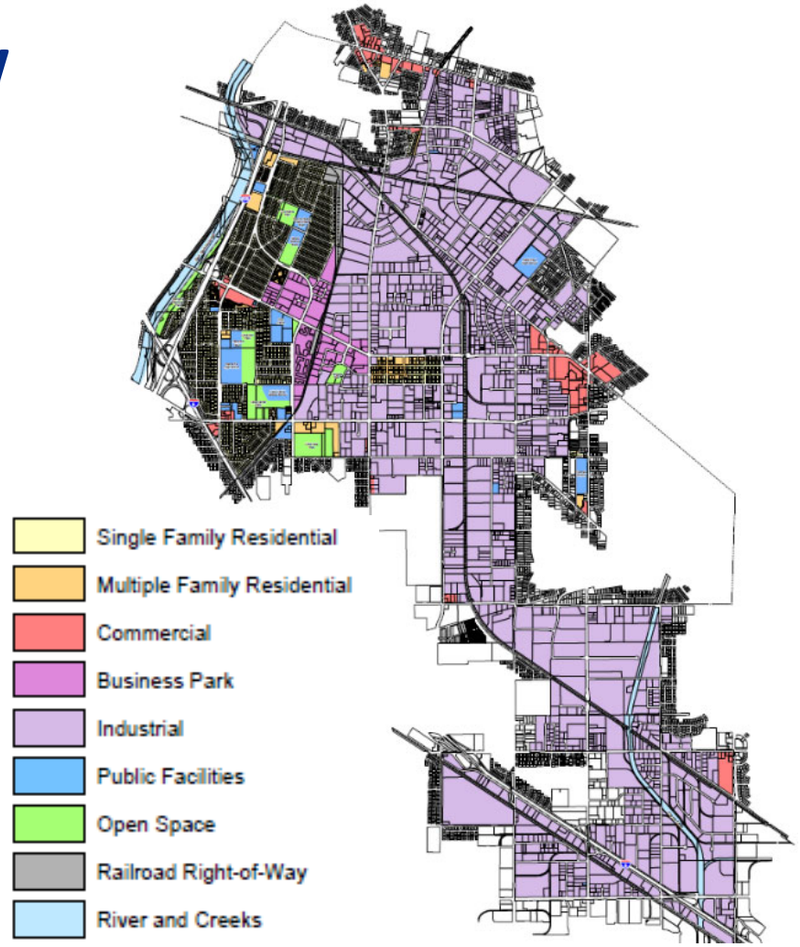
August 26, 2020 | Zoom Video Conferencing

Land Use Changes – Next Steps

Re-Imagine Santa Fe Springs
2040 GENERAL PLAN

Update General Plan Land Use Plan - Overview

- GPAG
  - Discussion on Focus Areas
  - Refine Land Use Alternatives
- Community Workshop, public to weigh in
- Joint Study Session, PC/CC to weigh in
- City Council to affirm prior to EIR
- EIR studies impact of Land Use Plan
- Adopt Final Land Use Plan: Fall 2021
  - Public hearings



Land Use Changes – Next Steps

- Today: Preliminary Land Use Focus Areas Discussion
- 9/23: Meeting #3: Vision and Land Use Alternatives
- 10/7: Meeting #4: Land Use and Transportation Alternatives
- 10/21: Citywide Community Workshop – Land Use Alternatives
- 11/12: Joint PC/CC Study Session – Land Use Alternatives
- 12/10: City Council Affirm Preferred Land Use Plan

Land Use Changes – Next Steps

- **GPAG and Stakeholder Comments:**
  - Affordable housing for seniors; fair housing
  - Grocery store (westside); more retail, restaurants, and hotels
  - Small business startups
  - Encourage companies to grow and stay in Santa Fe Springs
  - California Highway Patrol relocation
  - Manufacturing opportunity
  - New town center; focal gathering place
  - Strengthen financial revenue

Land Use Changes – Next Steps and Use

Re-Imagine Santa Fe Springs 2040 GENERAL PLAN

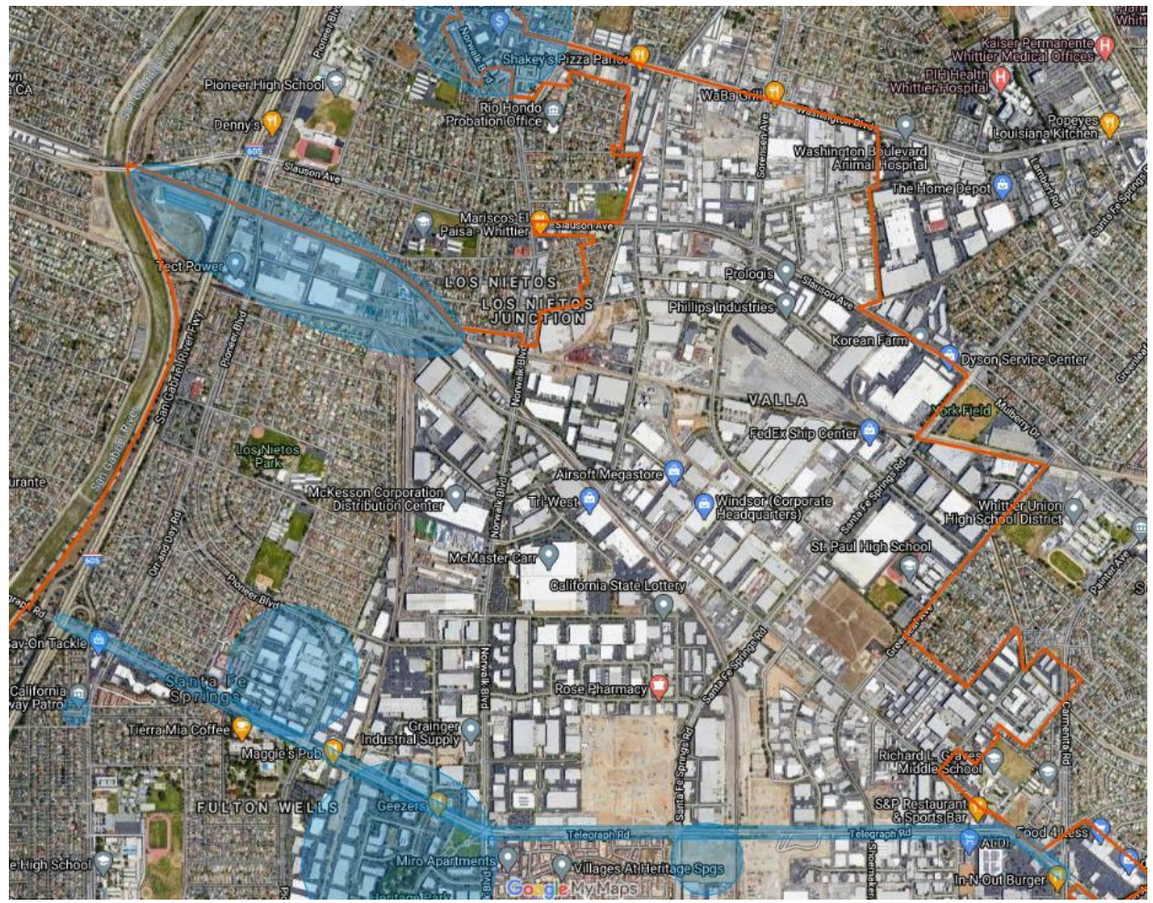
Accommodate New Housing Options (State Requirement)

- **California Department of Housing & Community Development (HCD)**
  - **Regional Housing Needs Assessment**
  - **950 new housing units (City to accommodate; not build)**
    - 410 units: Very-Low and Low Income
    - 540 units: Moderate and Above Moderate Income
  - **Where to accommodate these units?**

Preliminary Focus Areas (FA) Discussion

Re-Imagine Santa Fe Springs
2040 GENERAL PLAN

- **Discuss Preliminary Land Use Focus Areas**
  - **–Preserve**
  - **–Enhance**
  - **–Change**



GPAG Assignment

Take photos of new development you like to see in Santa Fe Springs

Re-Imagine Santa Fe Springs
2040 GENERAL PLAN

General Plan Advisory Group
Meeting #2 – Assignment

We are requesting GPAG members to identify development examples of what they would like to see in Santa Fe Springs over the next 10 to 15 years? We are looking for sample photographs and potential locations on where projects could be developed.

Examples:

Food hall at Telegraph Road and Norwalk Boulevard:

Mixed use (housing and retail) at Washington Boulevard and Norwalk Boulevard:

Step 1: Find photos of development examples that you like on the internet or take photos of new projects in neighboring communities.

Step 2: Organize and sort photos. Then insert photos into Microsoft Word or similar program (e.g., Microsoft PowerPoint, Adobe Illustrator, Google Docs, etc.). Then write where the development could be located in Santa Fe Springs. Feel free to include a description on what you like about the project.

Step 3: Once completed, please send file(s) to:

- Laurel Reimer: LaurelReimer@santafesprings.org
- Cuong Nguyen: CuongNguyen@santafesprings.org

Please submit files by Monday, September 14, 2020.

We will consolidate photos and present them at the September 23rd meeting. We will omit names to maintain anonymity. Please email Laurel Reimer with any questions or comments.

Have fun!!!

2040 General Plan Update and Targeted Zoning Code Amendment

NEXT STEPS

General Plan Advisory Group #2

August 26, 2020 | Zoom Video Conferencing

Next Steps

Next GPAG Meetings:

- September 30, 2020 (5 to 7 pm)
- October 7, 2020 (5 to 7 pm)

Virtual Community Workshop:

- September 16, 2020

2040 General Plan Update and Targeted Zoning Code Amendment

PUBLIC COMMENTS

General Plan Advisory Group #2

August 26, 2020 | Zoom Video Conferencing

City of Santa Fe Springs

2040 General Plan Update and Targeted Zoning Code Amendment

General Plan Advisory Group #2

August 26, 2020 | Zoom Video Conferencing