

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



General Plan Advisory Group #3

September 23, 2020 | Zoom Video Conferencing

Meeting Agenda

- 1. Existing Conditions Technical Report – GPAG Comments**
- 2. Interesting Projects in Surrounding Communities**
- 3. Understanding General Plan Terminology**
- 4. First-Last Mile Plan: Katherine Padilla & Associates**
- 5. Land Use Alternatives**

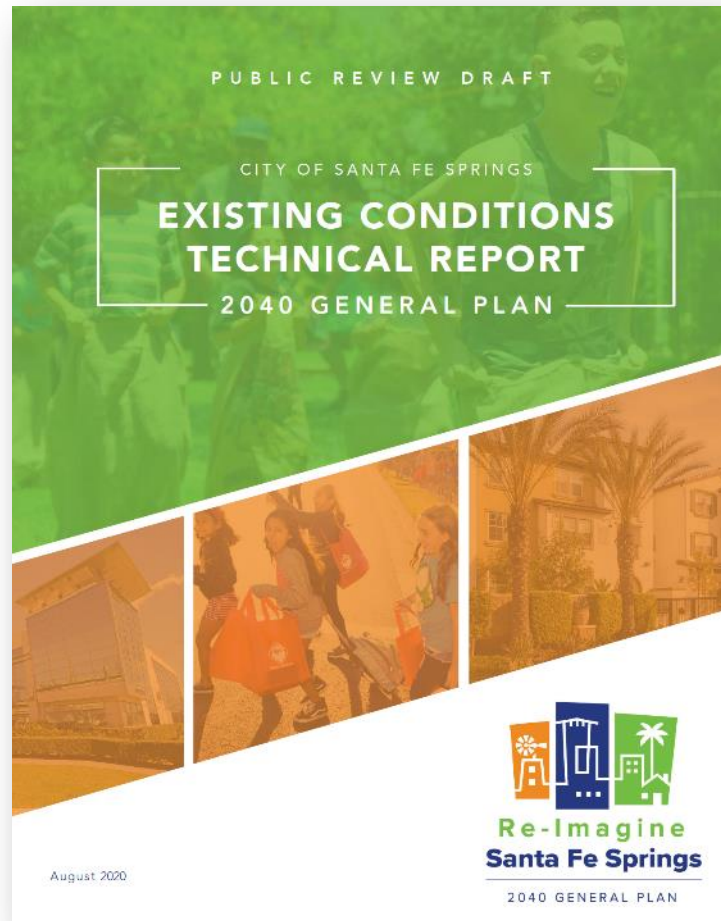
EXISTING CONDITIONS TECHNICAL REPORT



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Existing Conditions Technical Report



- Please let the General Plan Team know if there any comments or questions related to the Existing Conditions Technical Report
- Submit any comments to Laurel Reimer (LaurelReimer@santafesprings.org)

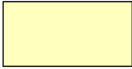








UNDERSTANDING GENERAL PLAN TERMINOLOGY

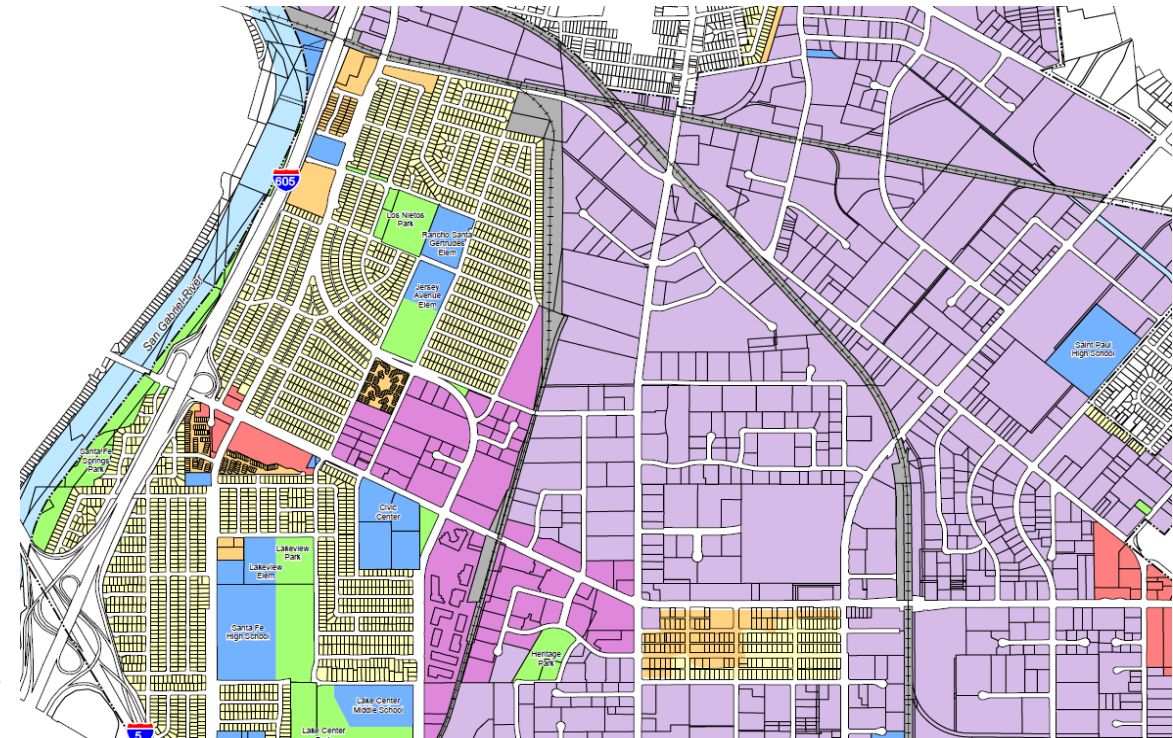
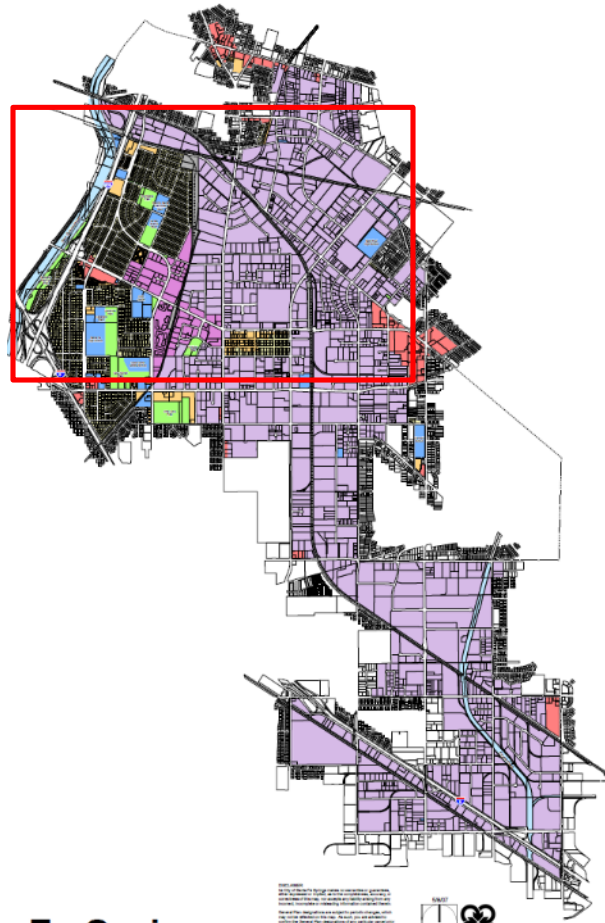


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Existing General Plan Land Use

-  Single Family Residential
-  Multiple Family Residential
-  Commercial
-  Business Park
-  Industrial
-  Public Facilities
-  Open Space
-  Railroad Right-of-Way
-  River and Creeks



Measuring Residential Density

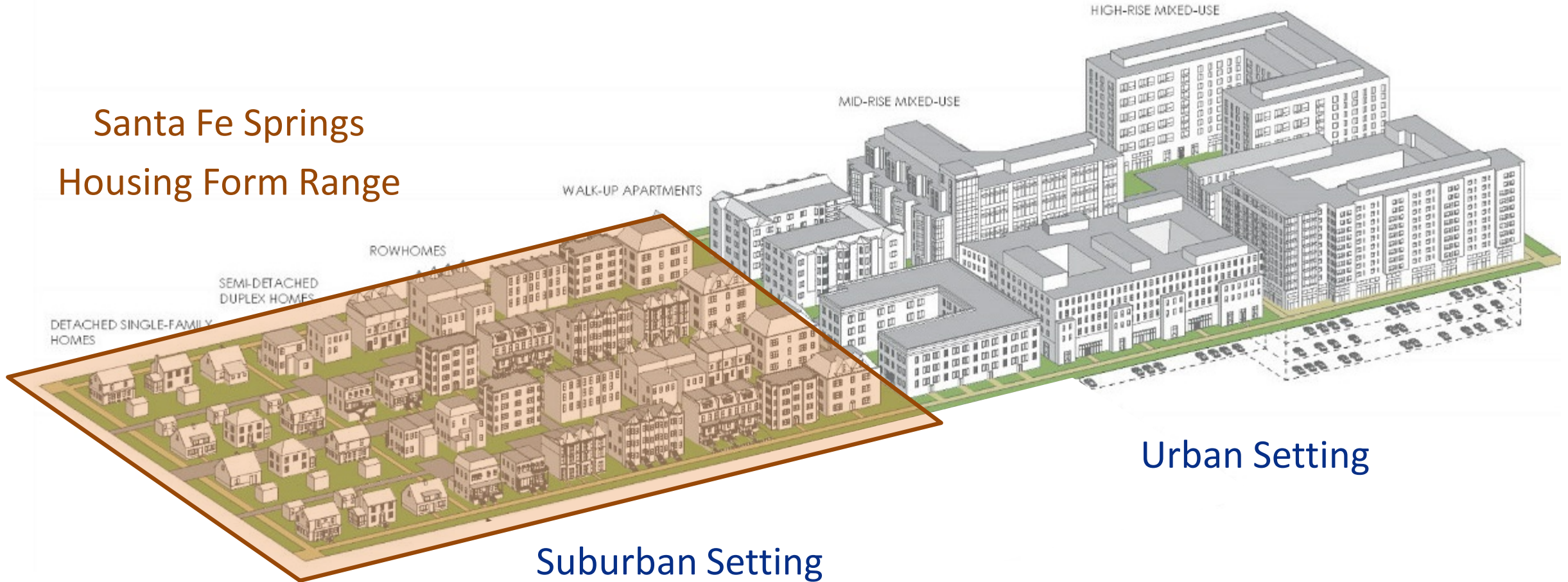


Site Area: 12 acres
Units: 240 units

Density: 240 units/ 12 acres
20 du/ac

Residential Building Types

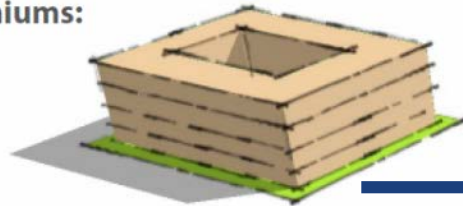
Santa Fe Springs Housing Form Range



Residential Densities

Apartments/condominiums:

- 48 to 62 units/acre
- 4 to 6 stories



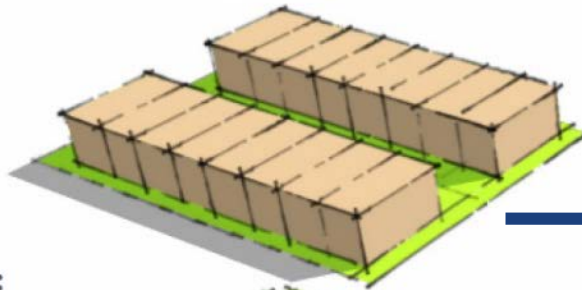
Apartments



Apartments

Townhomes:

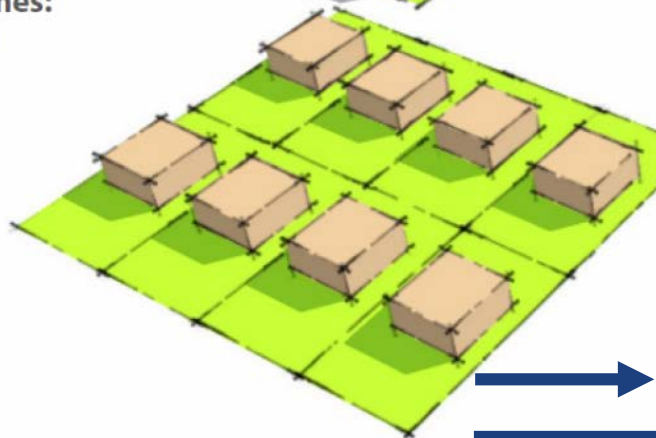
- 12 to 24 units/acre
- 1 to 3 stories



Townhome

Single-family homes:

- 4 to 8 units/acre
- 1 to 2 stories



Small-lot single family



Traditional
Single Family

Horizontal Mixed Use



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Horizontal Mixed Use



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Vertical Mixed Use



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Mixed Use: Live/Work

LIVE/WORK



Tustin Prospect Village – Live/Work

Mixed Use: Live/Work



Santiago Street Lofts, Santa Ana

Active Street Front - Commercial



Active Street Front – Live/Work



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Active Street Front - Residential



Non-Active Street Front - Residential



INTERESTING PROJECTS IN SURROUNDING COMMUNITIES



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Douglas Park – Long Beach Airport



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Douglas Park – Hospitality



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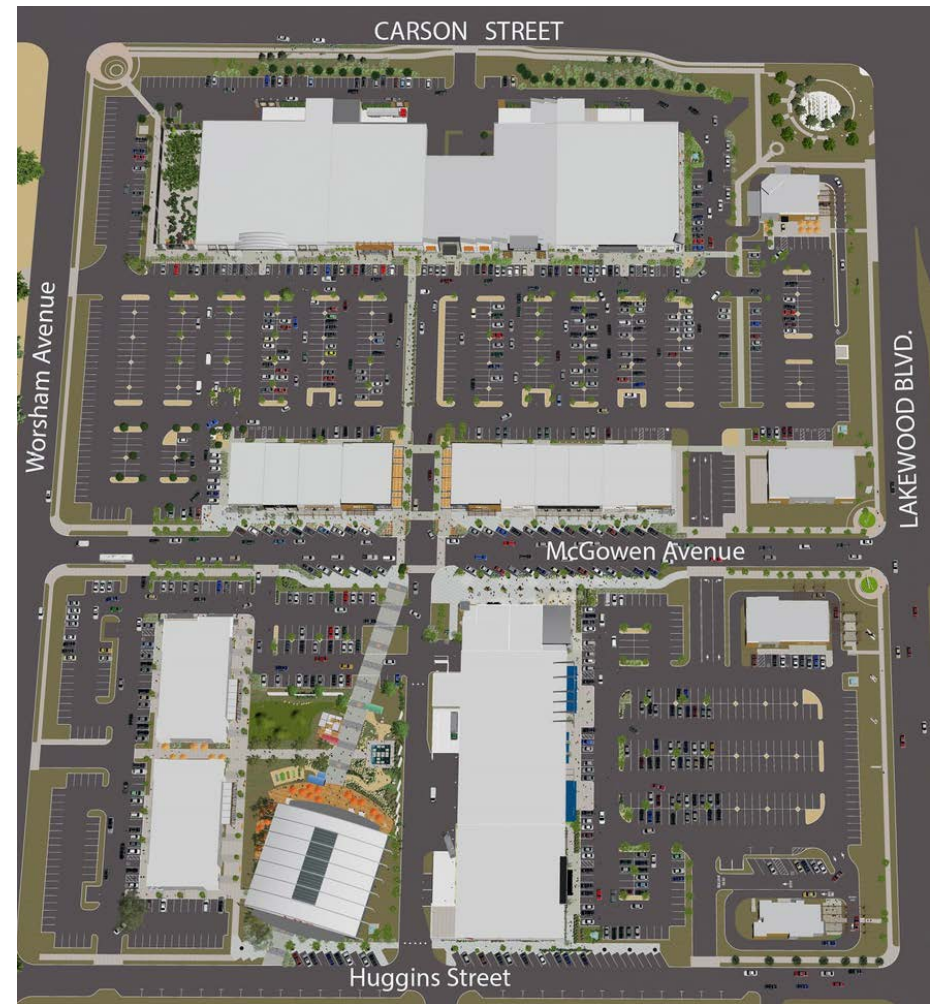


Douglas Park – Creative Offices



Long Beach Exchange

- Modern lifestyle center
- Big box retail stores w/Whole Foods 365
- “Main Street” with restaurants and retail stores
- Food hall focused on local restaurants
- Sector focused on health: yoga, spin class, juice bar, and gym
- Design details focus on historical heritage: former World War II plane manufacturing site



Long Beach Exchange



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Long Beach Exchange



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Steel Craft: Long Beach Bixby Knolls



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Street Craft: Downtown Bellflower



Streeel Craft: Garden Grove Civic Center



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Street Craft: Garden Grove Civic Center



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Street Craft: Garden Grove Civic Center



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Anaheim Packing House



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Anaheim Packing House



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Anaheim Packing House



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Anaheim Packing House



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La Floresta, Brea



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La Floresta



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La Floresta



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La Floresta



NORWALK STATION: FIRST-LAST MILE PLAN

KATHERINE PADILLA & ASSOCIATES



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LAND USE ALTERNATIVES WASHINGTON BOULEVARD FOCUS AREA



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Washington Boulevard Focus Area



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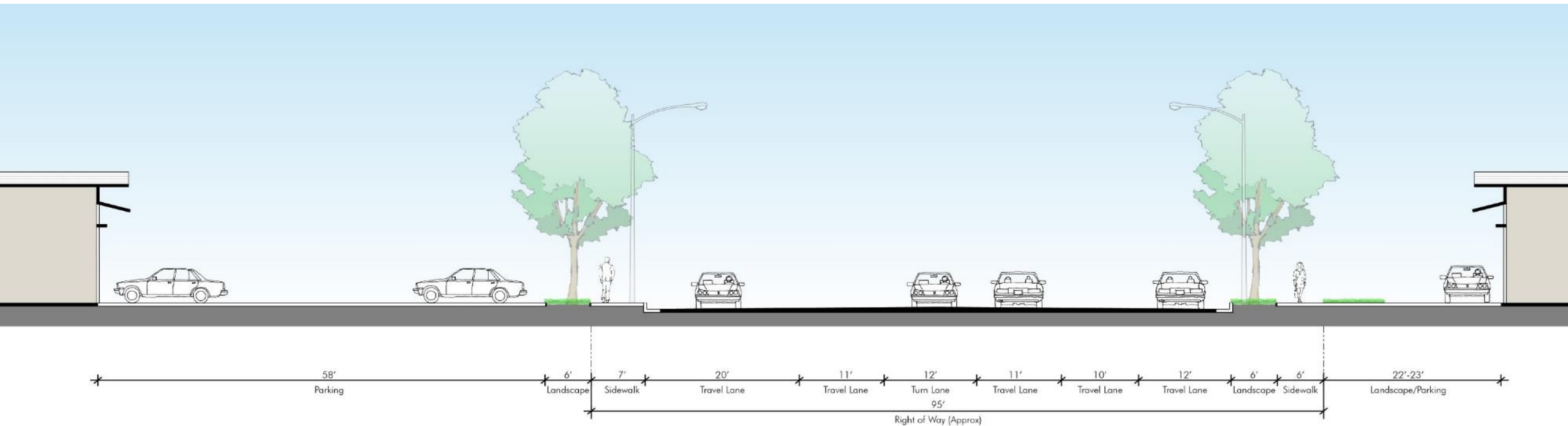
Washington Boulevard: Existing



Washington Boulevard: Existing



Street Cross Section



Washington Boulevard Focus Area



Strengths

- Total opportunity: ~22.90 acres
- Located at major intersection
- Residential demand
- Low density retail makes redevelopment possible
- Disadvantaged Community designation



Weaknesses

- Existing leases
- 15 different owners
- Small parcels
- Need for a park



Opportunities

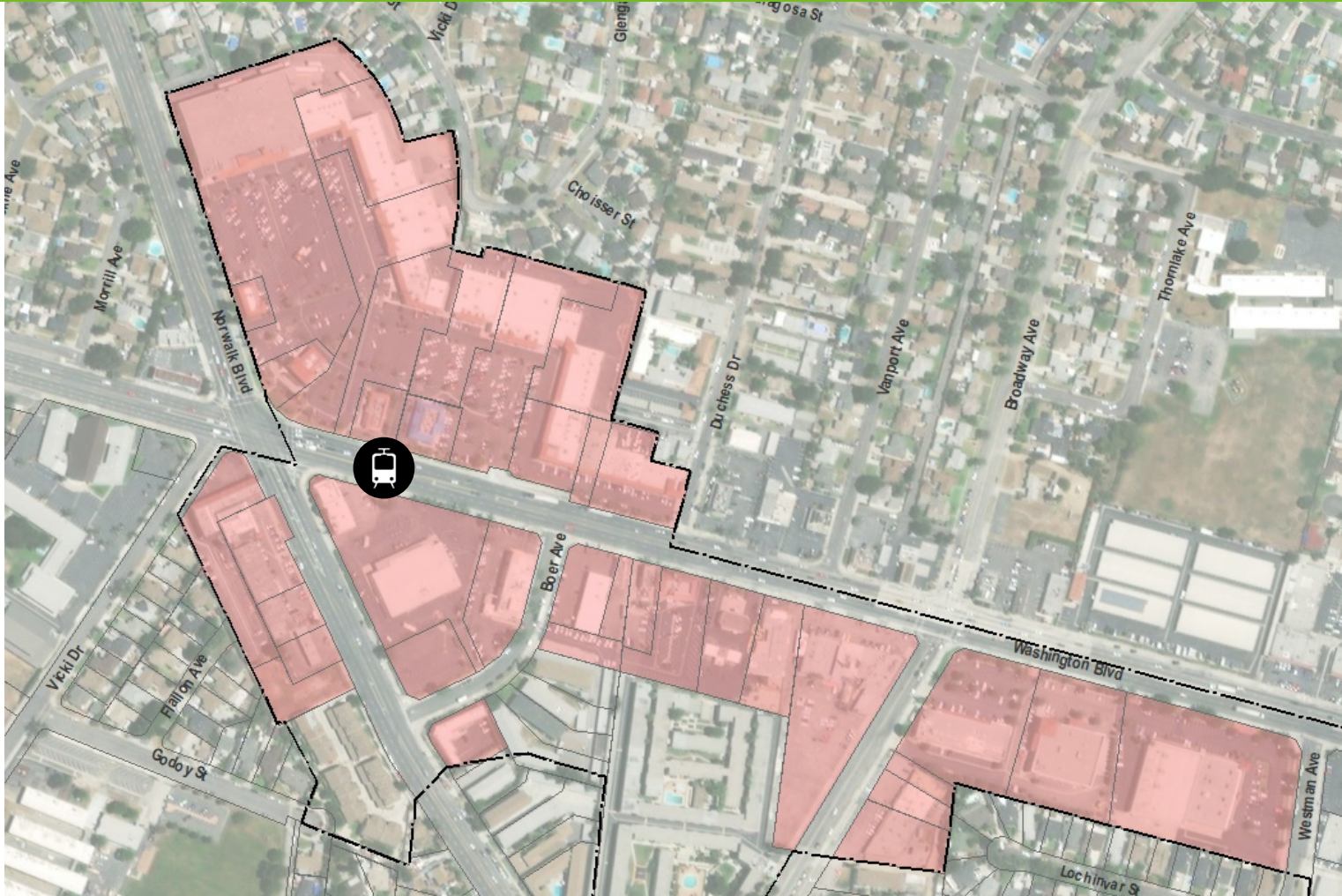
- Chris & Pitts restaurant is close to its lease term – parcel owner (CGP Management Co.) has approached City to redevelop site
- Blended use opportunity (fulfill RHNA)
- Opportunity to partner with Metro (station planning, land acquisition, financial assistance)
- Possible EIFD/CRIA for project funding



Threats

- Metro station is 25-30 years in the future
- Possible macroeconomic effects brought by COVID-19 pandemic

Existing General Plan Land Use



Commercial

- 600 employees



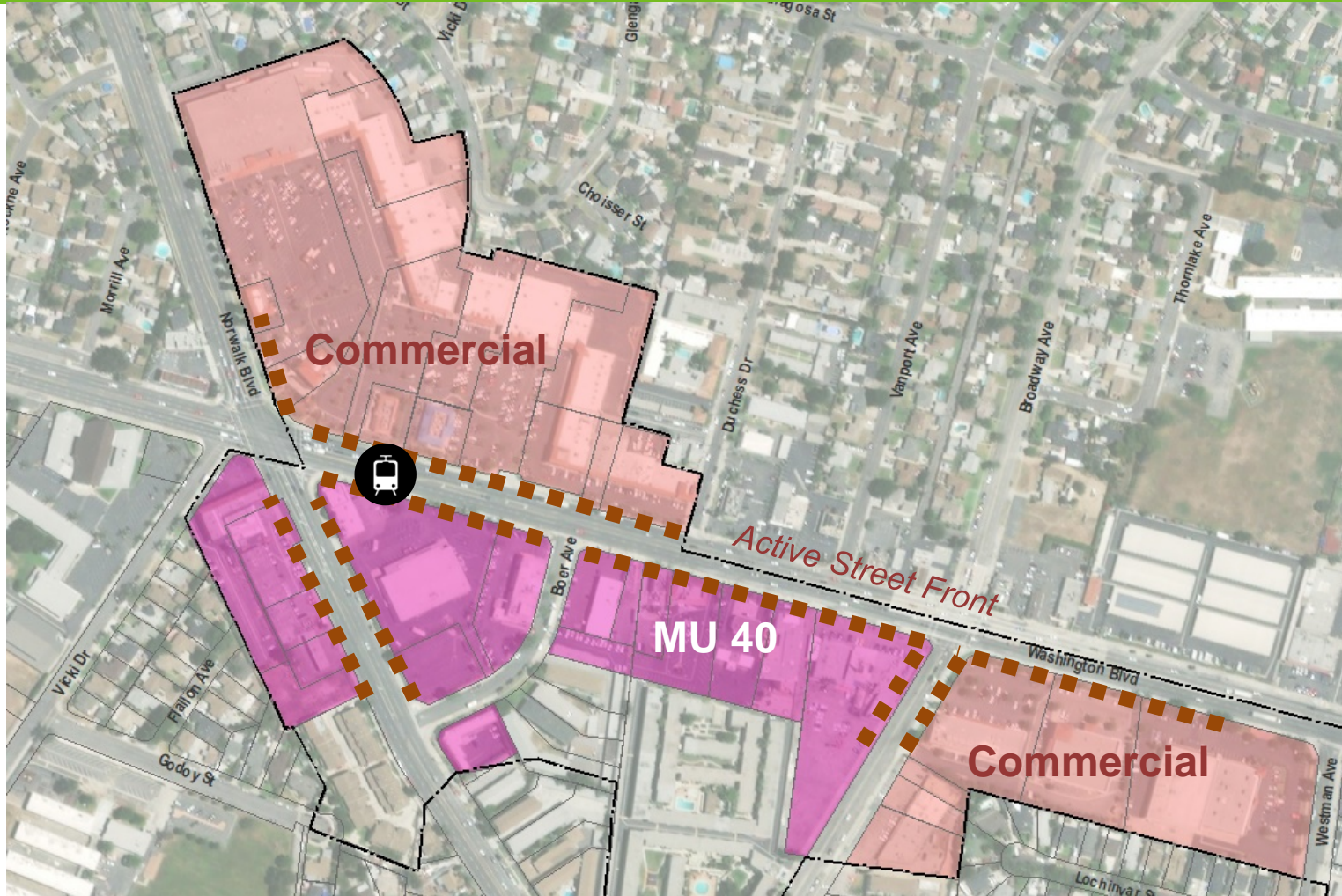
Planned Eastside
Corridor Light Rail
Station

Washington Boulevard Vision



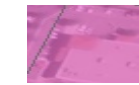
- Mixed use: housing with commercial along street frontages at key intersections
- First/last mile improvements (bike and pedestrian)
- Need for maintain grocery store and add small public park
- Improve aesthetics
- Pedestrian Safety

Washington Boulevard Alt 1



Commercial

- 375 employees



Mixed Use 40

- 3 to 4 stories
- 40 du/ac
- 475 Units
- 75 employees

Total

- 475 units
- 450 employees

Washington Boulevard Alt 1

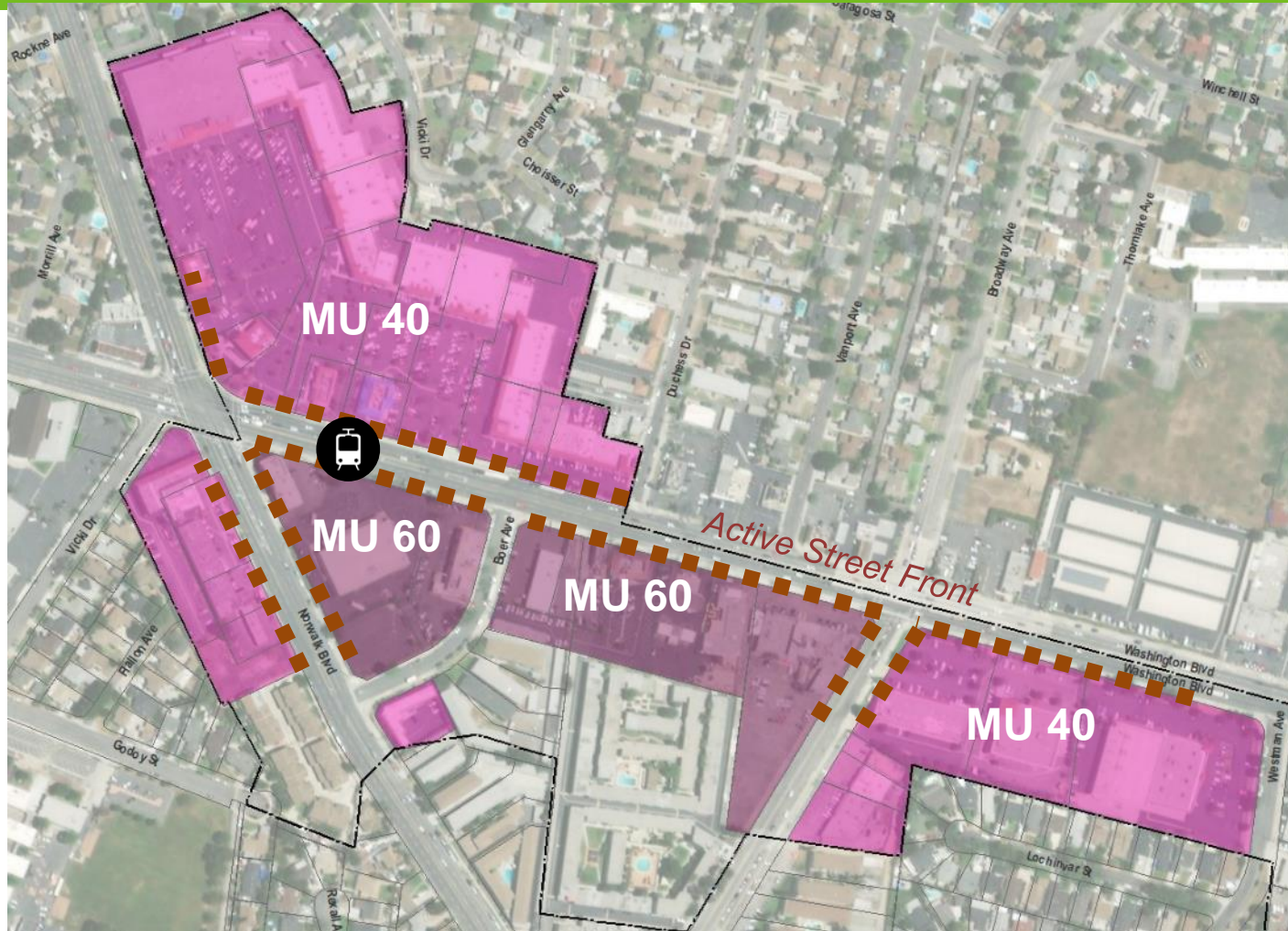


- **Mixed Use 40**
 - Commercial on first floor
 - 40 du/ac
 - 3 to 4 stories

Washington Boulevard Alt 1



Washington Boulevard Alt 2A



Mixed Use 40

- 40 du/ac
- 3 to 4 stories
- 1,000 units
- 400 Employees



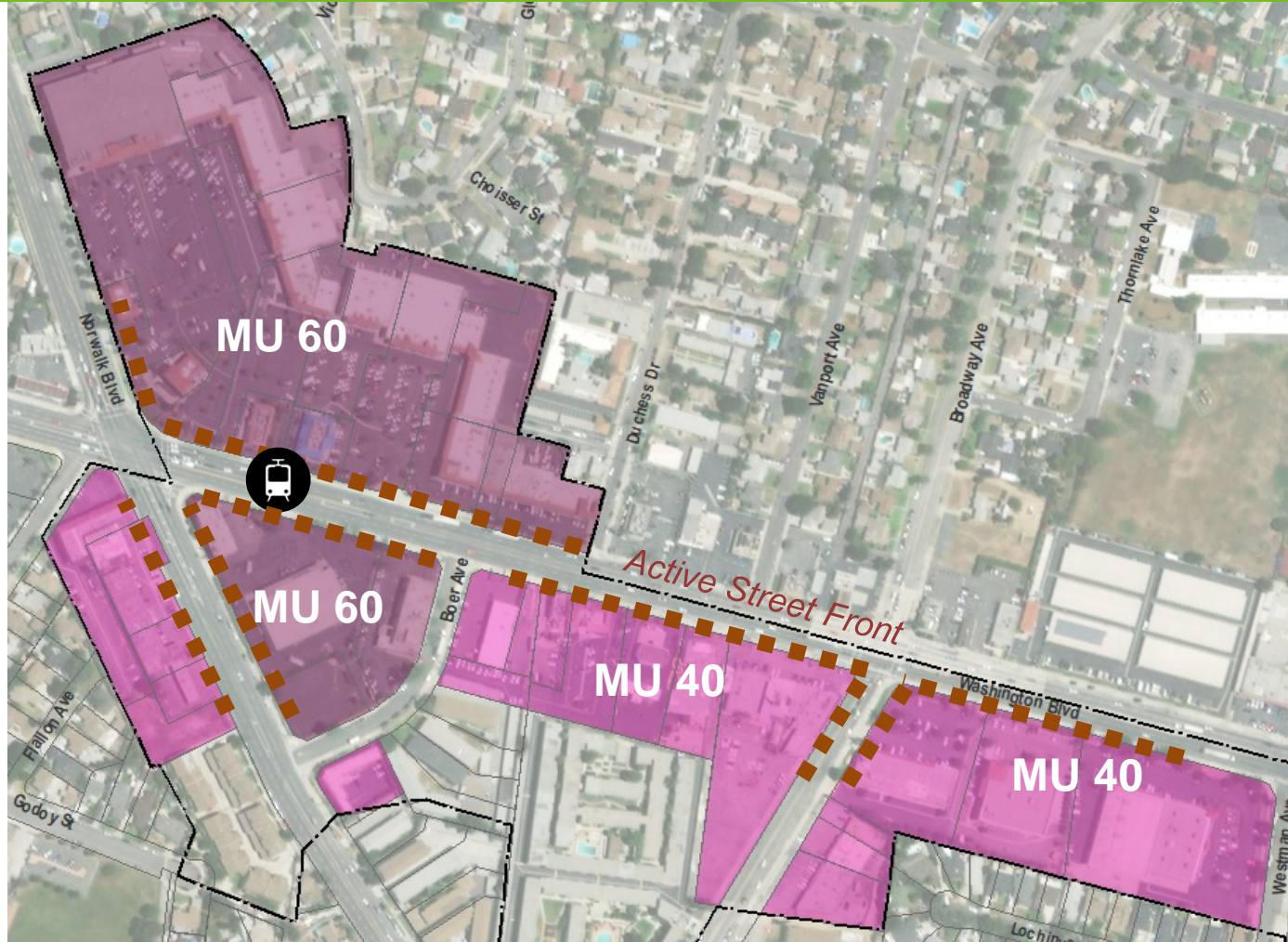
Mixed Use 60

- 60 du/ac
- 4 to 5 stories
- 450 units
- 150 Employees

Total

- 1,450 units
- 550 Employees

Washington Boulevard Alt 2B



Mixed Use 40

- 40 du/ac
- 3 to 4 stories
- 750 units
- 250 Employees



Mixed Use 60

- 60 du/ac
- 4 to 5 stories
- 1,000 units
- 300 Employees

Total

- 1,750 units
- 550 Employees

Washington Boulevard Alt 2



Mixed Use 40

- Commercial on first floor
- 40 du/ac
- 3 to 4 stories

Washington Boulevard Alt 2



- **Mixed Use 40**
 - Commercial on first floor
 - 40 du/ac
 - 3 to 4 stories

Washington Boulevard Alt 2



- **Mixed Use 60**
 - Commercial on first floor
 - Residential on upper floors
 - 60 du/ac
 - 4 to 5 stories

LAND USE ALTERNATIVES IMPERIAL HIGHWAY AND BLOOMFIELD AVENUE FOCUS AREA



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Imperial and Bloomfield Focus Area



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Imperial and Bloomfield Focus Area



Imperial and Bloomfield Focus Area



Imperial and Bloomfield Focus Area



Strengths

- Total opportunity: ~10.66 acres
- Adjacent parcels
- Residential demand
- Located at major intersection and across from Metrolink station
- Disadvantaged Community designation



Weaknesses

- Site contains 5 different landowners



Opportunities

- Potential to create a blended use, transit oriented development project that provides housing and neighborhood serving retail
- Opportunity for City to meet some RHNA requirements and benefit from sales tax revenue



Threats

- Significant existing uses on site
- Will require high density to be financially feasible
- Macroeconomic conditions brought by COVID-19 pandemic

Existing General Plan



Commercial

- 100 employees



Industrial

- 700 employees



Metrolink Station

Imperial and Bloomfield Vision



- Mixed use (housing, office, and commercial)
- Commercial along street frontages at Imperial/Bloomfield intersection
- First/last mile improvements (bike and pedestrian)
- Access to Metrolink
- Improve aesthetics

Imperial and Bloomfield Alt 1



Mixed Use 40

- Commercial, Office, and Residential
- 40 du/ac
- 3 to 4 stories
- 425 units
- 600 Employees

Imperial and Bloomfield Alt 1



- **Mixed Use 40**
 - Commercial on first floor (not entire block)
 - 40 du/ac
 - 3 to 4 stories

Imperial and Bloomfield Alt 2



Mixed Use 60

- Commercial, Office, and Residential
- 60 du/ac
- 4 to 5 stories
- 600 units
- 600 employees

Imperial and Bloomfield Alt 2



- **Mixed Use 60**
 - Commercial on first floor
 - Residential on upper floors
 - 60 du/ac
 - 4 to 5 stories

Washington Boulevard Alt 2



- **Mixed Use 60**
 - Commercial on first floor
 - Residential on upper floors
 - 60 du/ac
 - 4 to 5 stories

Imperial and Bloomfield Alt 2



LAND USE ALTERNATIVES MC&C SITE FOCUS AREA



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MC&C Site Focus Area



MC&C Site Existing Conditions



MC&C Site Existing Conditions



Strengths

- Total opportunity ~9.65 acres
- Parcels are adjacent to each other with road down the middle of the site
- Government-owned
- Housing will be considered first for site
- High visibility corner
- Disadvantaged Community designation



Weaknesses

- Oil lease rights / limitations
- Currently zoned M-2, will require zone change and general plan amendment to include residential uses



Opportunities

- Potential for residential, blended use development adjacent to existing residential (Villages at Heritage Springs)
- City can achieve some RHNA requirements and benefit from sales tax revenue



Threats

- Strong industrial market demand
- Macroeconomic conditions brought by COVID-19 pandemic

Existing General Plan Land Use



Industrial

- 100 employees

Existing General Plan Land Use



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MC&C Site Vision

- Commercial component along Telegraph Road
- Residential along rear of property
- Live/work
- Active street frontages
- Pedestrian connections
- Small public park
- Integrate oil wells

MC&C Site Alt 1



Commercial

- 50 employees



Multifamily Residential 24

- 24 du/ac
- 2-3 Stories
- Small-lot single family
- Townhome community
- Small public park
- 150 Units

MC&C Site Alt 1



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MC&C Site Alt 1



MC&C Site Alt 2



Commercial

- 50 employees



Multifamily Residential 40

- 40 du/ac
- 3-4 Stories
- Apartment/condominium
- Small public park
- 250 Units

MC&C Site Alt 2

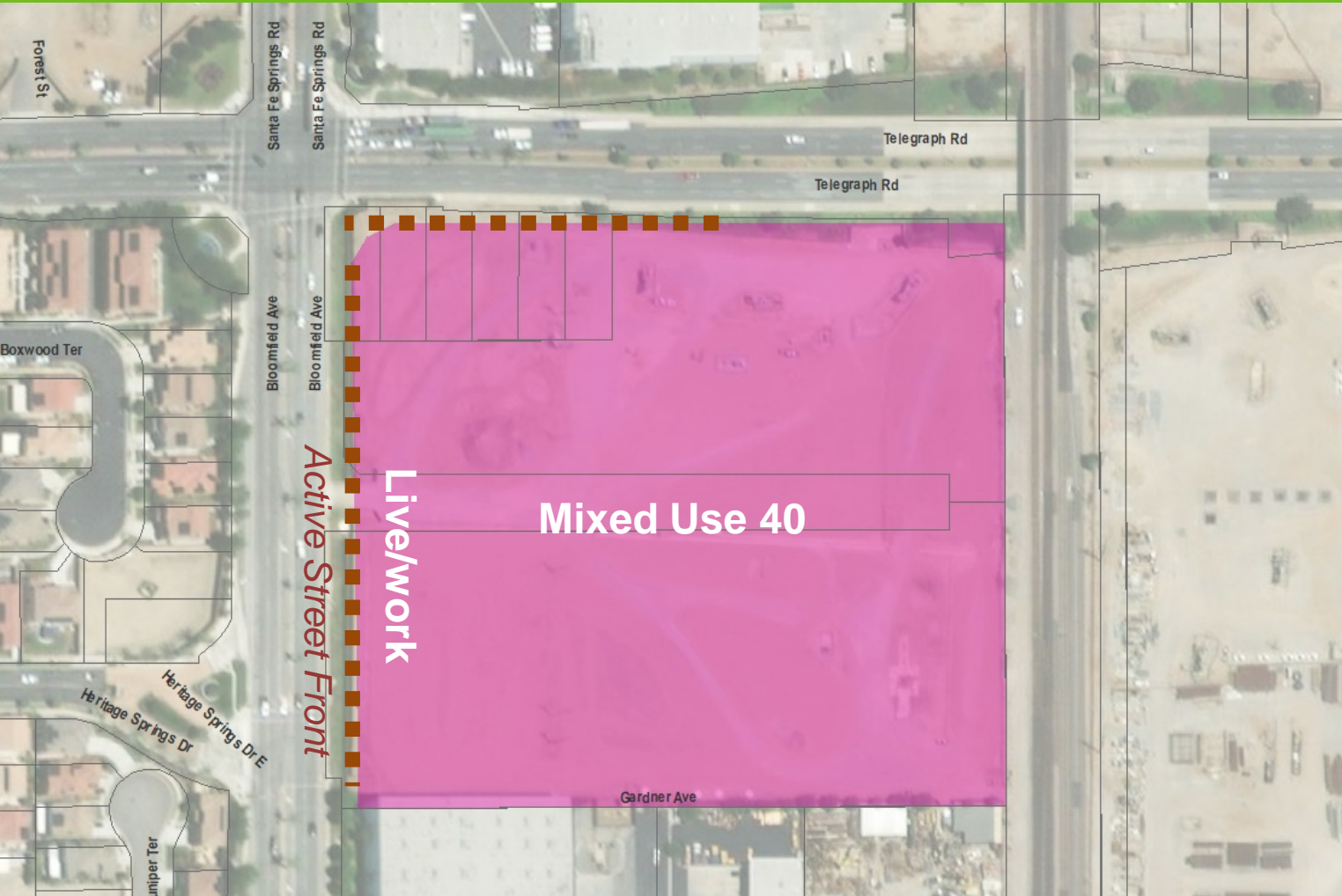


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MC&C Site Alt 3



Mixed Use 40

- 40 du/ac
- 3-4 Stories
- First floor commercial/
upper floors residential
- Townhomes/apartments/
condominiums at rear
- Live/work options
- Small public park
- 375 units
- 100 Employees

MC&C Site Alt 3



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MC&C Site Alt 3



MC&C Site Alt 3



MC&C Site Alt 3



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LAND USE ALTERNATIVES KOONTZ FOCUS AREA



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Koontz Focus Area



Koontz Existing Conditions



Strengths

- Total opportunity: ~6.44 acres
- One parcel
- Abuts residential uses
- Could vacate Koontz Ave. to create larger parcel
- Disadvantaged Community designation



Weaknesses

- Currently zoned M-2, will require zone change and general plan amendment to include residential uses



Opportunities

- Potential for residential, blended use development adjacent to existing residential uses
- City can achieve some RHNA requirements



Threats

- Strong industrial market demand
- Existing proposal for a large warehouse building on site
- Macroeconomic conditions brought by COVID-19 pandemic

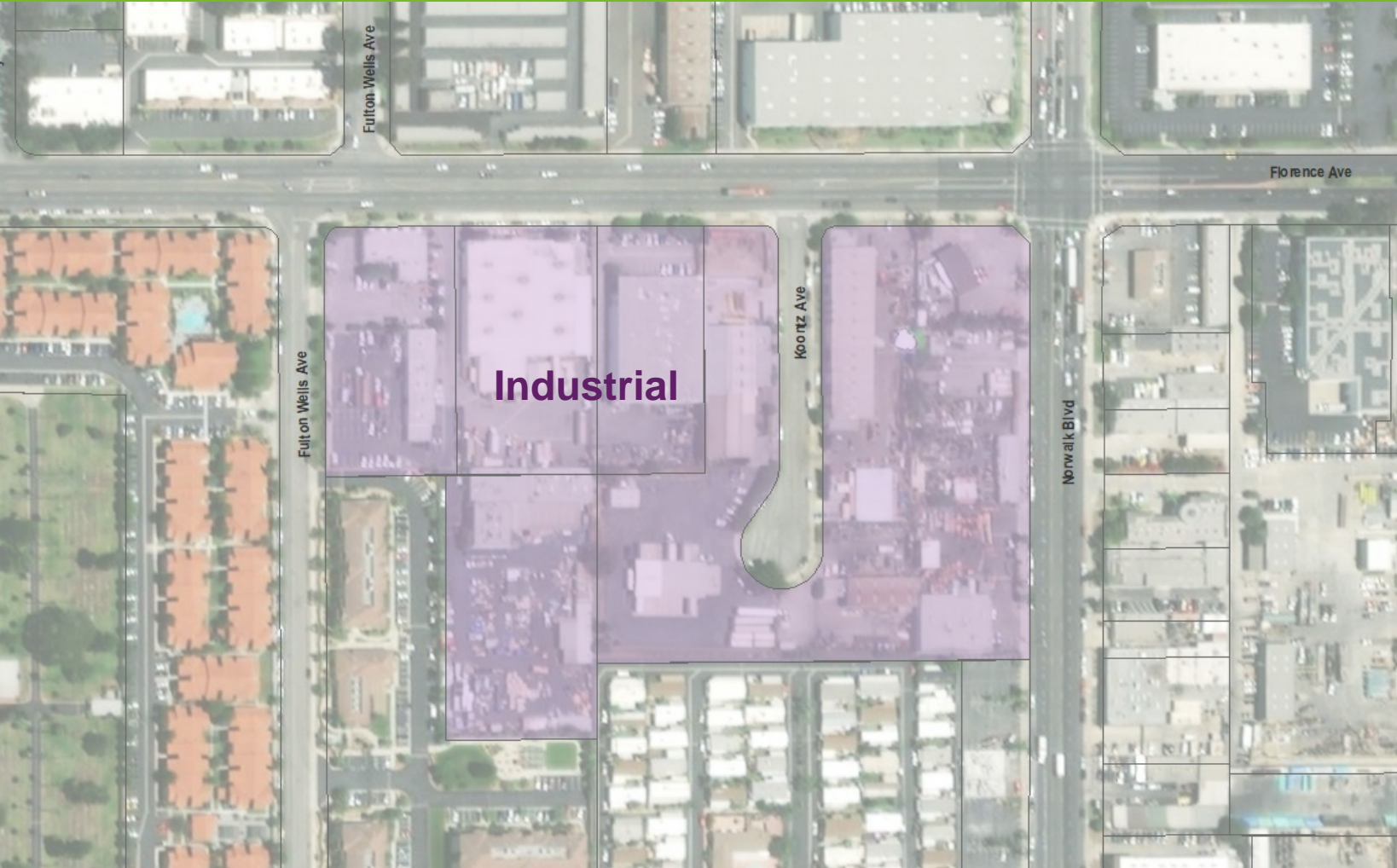
Koontz Existing Conditions



Koontz Existing Conditions



Koontz Existing General Plan



Industrial

- 150 employees

Koontz Vision



- Mixed use
- Some retail/office/medical along Florence Ave. or Norwalk Blvd. that may serve seniors
- Residential along rear adjacent to senior housing and mobile home park
- Live/work options
- Active street frontages

Koontz Alt 1



Commercial

- 75 employees



Multifamily Residential 24

- 24 du/ac
- 2-3 Stories
- Small-lot single family
- Townhome community
- Small public park
- 250 units

Koontz Alt 1



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Koontz Alt 1



Koontz Alt 2



Mixed Use 30

- 30 du/ac
- 3-4 Stories
- First floor commercial/
upper floors residential
- Townhomes/apartments/
condominiums at rear
- Live/work options
- Pedestrian connectivity
- 350 units
- 100 Employees

Koontz Alt 2



Koontz Alt 2



Koontz Alt 3



Mixed Use 40

- 40 du/ac
- 4-5 Stories
- Horizontal mixed use
- Commercial along streets
- Apartments/
condominiums at rear
- Live/work options
- Pedestrian connectivity
- 450 units
- 100 Employees

Koontz Alt 3



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Koontz Alt 3



Live/work to activate street frontage

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