Re-Imagine Santa Fe Springs
2040 GENERAL PLAN

General Plan Advisory Group (GPAG)
Meeting #3 - Summary

Date and Time: September 23, 2020; 5:00 PM – 7:00 PM

GPAC Members in Attendance: Ralph Aranda, Ken Arnold, Andrew Bojorquez, Craig Campbell, Amy Catt, Kelly Collazo, Kathie Fink, Steven Hillgren, Cindy Jarvis, Rick Landis, Maya Mercado-Garcia, Jasmine Rodriguez, Jack Sokoloff, Linda Velasquez, Stephane Wandel

Welcome
The third Santa Fe Springs General Plan Advisory Group (GPAG) meeting was held on Wednesday, September 23, 2020 as a Zoom meeting.

Jose Rodriguez, MIG consultant team member, welcomed GPAG members to the meeting. Nine GPAG members attended, as well as City staff and members of the public. Mr. Rodriguez led the meeting, and Jessie Hernandez took notes using an online tool called Mural. Discussion notes are included in Appendix A. The meeting was also recorded.

Presentation and Discussion
After reviewing the meeting agenda, Mr. Rodriguez provided an overview of land use planning and presented land use considerations and alternatives for four focus areas: Washington Boulevard, Imperial and Bloomfield, MC&C Site and Koontz. Consultants from Katherine Padilla and Associates presented on the Metrolink Norwalk Station and potential first-last mile improvements to address mobility and accessibility.

Following presentations, the MIG team led an interactive discussion and voted on their favorite land use alternatives for the four focus areas. The poll results are presented below:

1. Washington Boulevard Focus Area, n = 8
   a. Existing General Plan – 0 (0%)

b. Alt 1 – 0 (0%)
c. Alt 2A – 4 (50%)
d. Alt 2B – 4 (50%)

2. Imperial and Bloomfield Focus Area, n = 8
   a. Existing General Plan – 5 (63%)
   b. Alt 1 – 1 (13%)
   c. Alt 2 – 2 (25%)

3. MC&C Site Focus Area, n = 8
   a. Existing General Plan – 1 (13%)
   b. Alt 1 – 4 (50%)
   c. Alt 2 – 3 (38%)
   d. Alt 3 – 0 (0%)

4. Koontz , n = 6
   a. Existing General Plan – 0 (0%)
   b. Alt 1 – 0 (0%)
   c. Alt 2 – 1 (17%)
   d. Alt 3 – 5 (83%)

Adjournment and Next Steps

After the group discussion and public comments, the consultant team thanked everyone for coming. The next GPAG meeting is scheduled for Wednesday, October 7, 2020.

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Appendix A

Discussion Notes (Mural & map)

Re-Imagine Santa Fe Springs

2040 GENERAL PLAN

Roll Call

- Kathie Fink
- Mike Foley
- ✓ Tom Summerfield
- ✓ Jeannette Lizarraga
- ✓ Sally Gaitan
- ✓ Steven Hillgren
- Jack Sokoloff
- ✓ Kelly Collazo
- Lisa Velasquez
- ✓ Rick Landis
- Ralph Aranda
- Ken Arnold
- ✓ Cindy Jarvis
- ✓ Stephane Wandel
- Craig Campbell
- Kharisma Ruiz
- Jasmine Rodrigues
- Maya Mercado-Garcia
- Andrew Bojorquez
- ✓ Amy Catt

General Plan Advisory Group Meeting #3

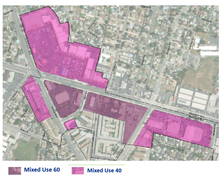
September 22, 2020, 5 pm to 7 pm

And the survey says: 2B 63% and 2A 50%. (Change the status quo)

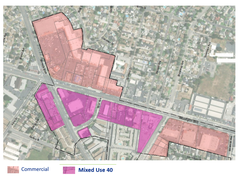
Washington Boulevard Focus Area

Existing General Plan

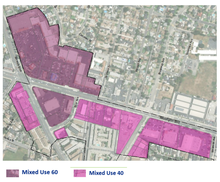
Alt 2A



Alt 1



Alt 2B



Station will be at Washington/Norwalk by 2035

All alterniatives look pretty good.

Supermarkets have failed here. What can be done to have one succeed?

The area is really neglected - new buildings could help improve the neighborhood and attract new business

Would 2B meet the state housing requirements?

Area of the City sticks out with sphere of influence around that

The surrounding unincorporated areas could create issues if the County cannot commit to improving the area

How can you control the areas surrounding this finger?

The City has the ability to plan for the SOI and consider annexation.

I agree with Alt 2B - we currently have a shortage of housing.

I drive this area every day between home and school site - I initially gravitated towards the mixed-use (2B). All the schools are facing declining enrollment.

Maybe we could compromise on some of the numbers? Getting people to move there and become an up and coming area

Farmer's market?

Get the schools involved

There have been a number of markets there that have failed (commercial area to the north)

I prefer indoor dining compared to to-go - that could encourage ppl to move there

Responses to poll: Existing GP: 1 vote; Alt 1: 4 votes; Alt 2: 3 votes

Imperial Highway and Bloomfield Avenue Focus Area

Existing General Plan

Alt 2

Alt 1

Assumption: PIH medical office building will remain

The Metrolink trains are noisy - will need a buffer zone

Do we know how old the industrial buildings are?

My concern with changing zones if it would effectively incentivize a developer to redevelop into these alternative uses

City has had inquiries about residential potential on the aging industrial properties. (Wayne - properties are marginal)

Preferences for Future Use: Existing GP = 5 votes; Alt 1 = 1 vote; Alt 2 = 2 votes

MC&C Site Focus Area

Existing General Plan

Alt 2

Alt 1

Alt 3

Industrial market demand in SFS remains strong

Ownership previously constrained redevelopment -Wayne

If someone wants to do something other than oil on this site would be great

DO&G continues to make it more difficult to develp on former oil fields

They've tried to develop industrial here for 30 years and haven't been able to

I am skeptical of this site, particularly because it is still Maverick-owned

It's expensive to abandon an well - about $200K per well

Infrastructure will need to be relocated - Wayne

A difficult site to redevelop, combined with a recalcitrant property owner

We want to develop more housing and parking here at the Villages but we've been told it's very costly

37 wells - active, idle and plugged

Land Use Preferences: Existing GP= 0; Alt 2=1, Alt 3=5

Koontz Focus Area

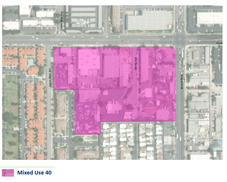
Existing General Plan

Alt 2

This property seems best suited for residential development of the four

Alt 1

Alt 3



Other Comments

Mixed use has been tried but was not successful in SFS.

Need to understand why SFS has not been able to support offices and services

What are the penalties for not providing RHNA units?

Does Habitat for Humainity project count toward meeting RHNA? (depends on when CO issued)