

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



General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing

Meeting Agenda

- 1. General Plan Draft Land Use Plan Process**
- 2. Review General Plan Survey Results**
- 3. Land Use Focus Areas**
 - a. Downtown**
 - b. Telegraph and Pioneer**
 - c. Former Vons Distribution Center**
 - d. Los Nietos Industrial Area**

GENERAL PLAN DRAFT LAND USE PLAN PROCESS



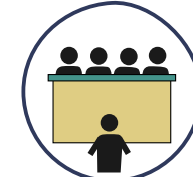
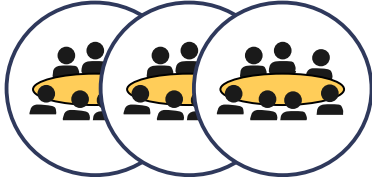
General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing

General Plan Draft Land Use Plan Process



2020: Summer/Fall November December



- Background Report
- General Plan Survey
- Market Analysis
- Stakeholder Interviews
- Focus Groups

• GPAG Meetings

• Community Workshop (11/5)

• City Council/
Planning
Commission
Study Session

- City Council Affirms Preferred Land Use Plan
- EIR to Study

General Plan Draft Land Use Plan Process

- **Nov 5: Community Virtual Workshop**
- **Nov 12: City Council/Planning Commission Study Session**
- **Dec 10: City Council Meeting (Affirm Land Use Plan)**

General Plan Draft Land Use Plan Process

Next GPAG Meetings

- **January 2021: Transportation**
- **February 2021: Vision, Goals, and Policies**

General Plan Draft Land Use Plan Process

2021 Schedule

- **Community Workshop (Winter/Spring)**
- **Draft General Plan/Zoning (Spring)**
- **Environmental Impact Report (Spring/Summer)**
- **Adoption (Fall)**

GENERAL PLAN SURVEY



General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing

What do you LIKE most about the City?

- **Good, clean, quiet, and safe neighborhoods**
- **Small-town feel and sense of community**
- **Parks, schools, and City activities and facilities**
- **Regional location**

What **IMPROVEMENTS** would you like to see?

- **Continued business growth**
- **More family functions and kid activities**
- **More streetlights, street trees, and street repairs**
- **More restaurant options**
- **Diverse shopping opportunities**

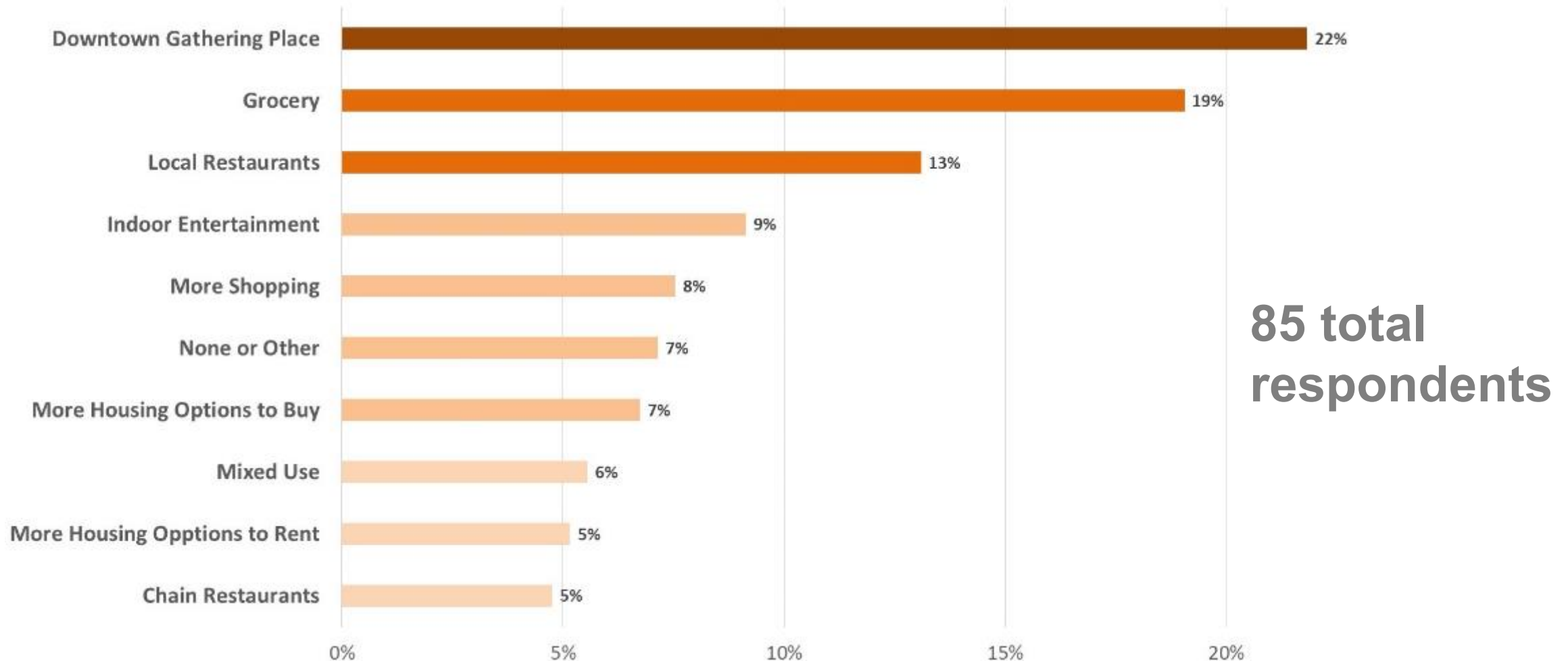
What **IMPROVEMENTS** would you like to see?

- **Limit noise (streets and neighborhoods)**
- **Supermarket**
- **Less traffic on weekdays**
- **Address transient populations and homeless**
- **Safer routes to schools and parks**

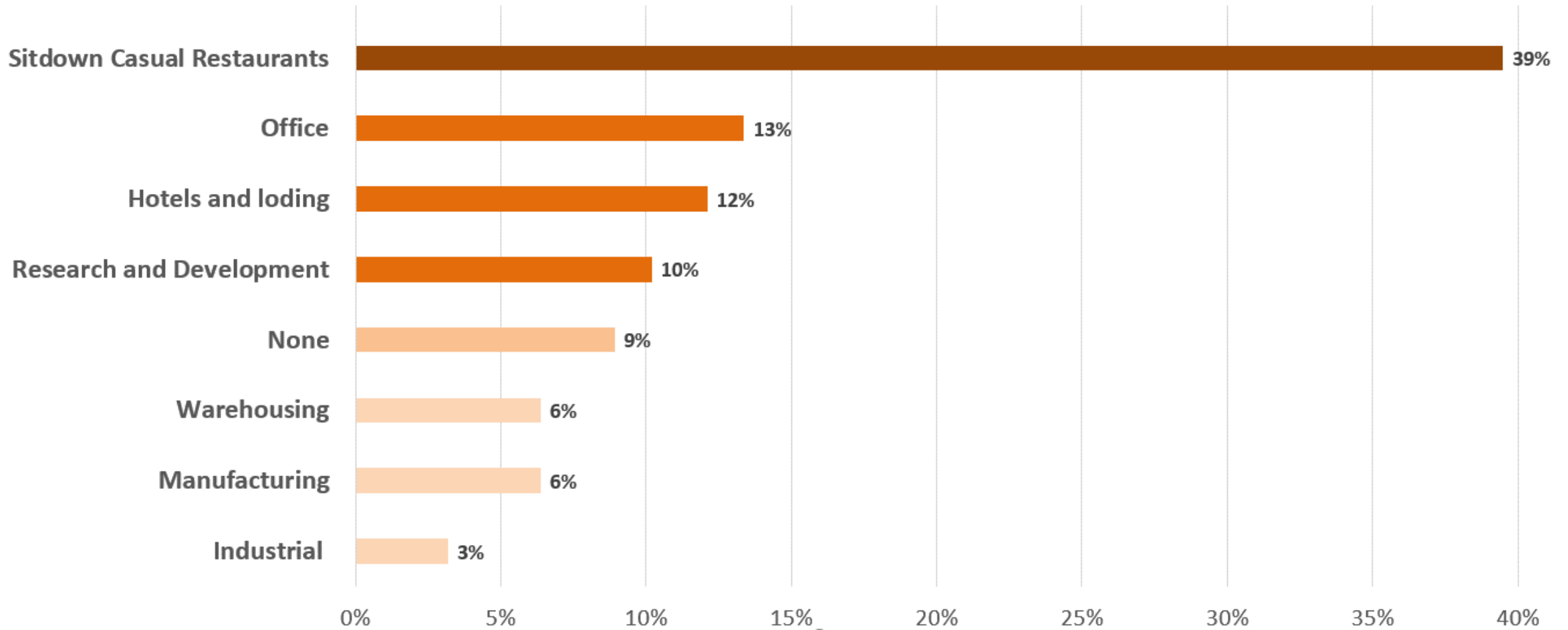
What **IMPROVEMENTS** would you like to see?

- **More police presence**
- **Add public spaces**
- **Address parking on neighborhood streets**
- **Remove hazardous industrial businesses**
- **No more truck facilities**

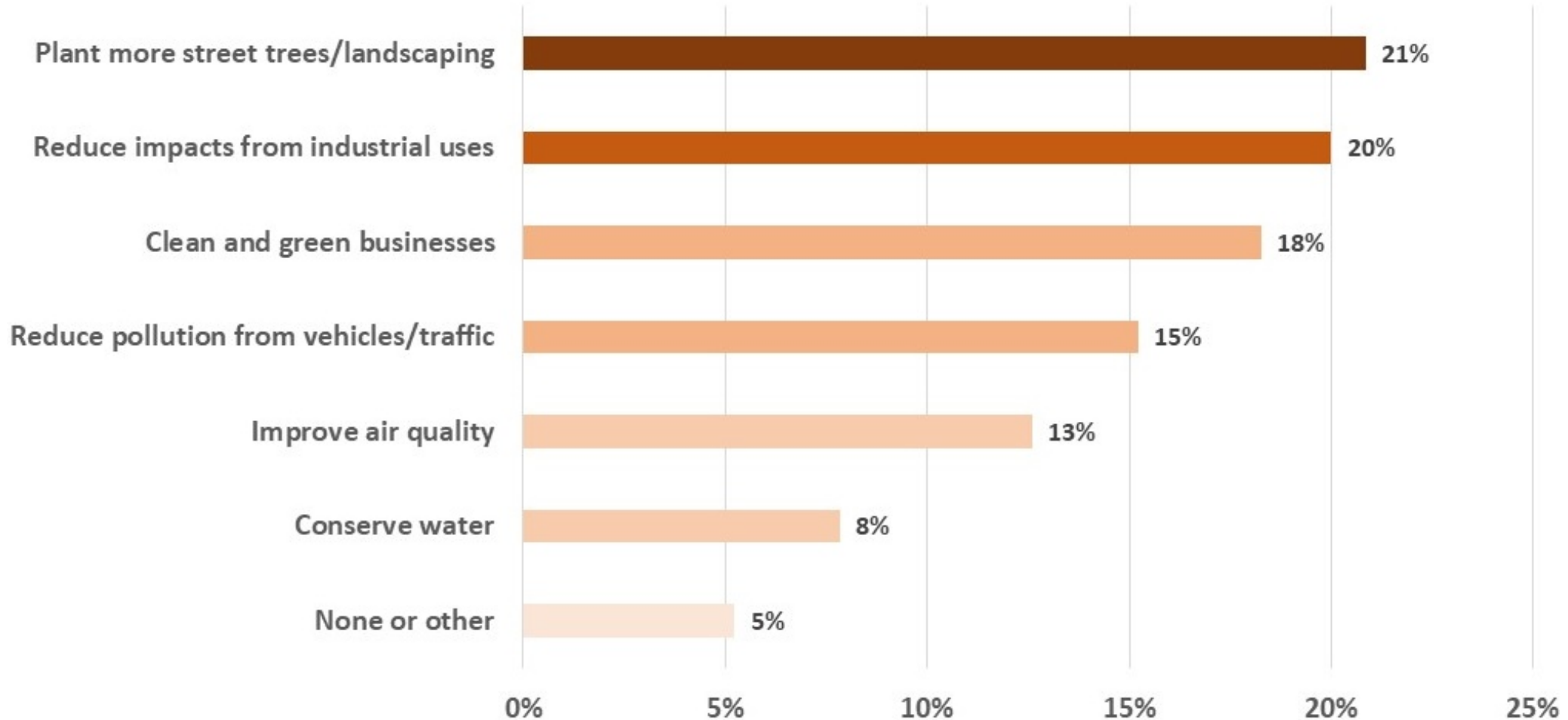
What would like to SEE MORE OF in the City?



What type of **BUSINESSES**?



What should the City prioritize to **IMPROVE** the environment?



LAND USE ALTERNATIVES DOWNTOWN FOCUS AREA



General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing

Downtown Focus Area



Downtown Focus Area



Downtown Focus Area



Downtown Focus Area



Downtown Focus Area



Strengths

- Total opportunity: ~58.61 acres
- Located at major intersection, close to Civic Center
- Disadvantaged Community designation



Weaknesses

- Multiple owners
- Existing lease of Heritage Corporate Center extends to 2065



Opportunities

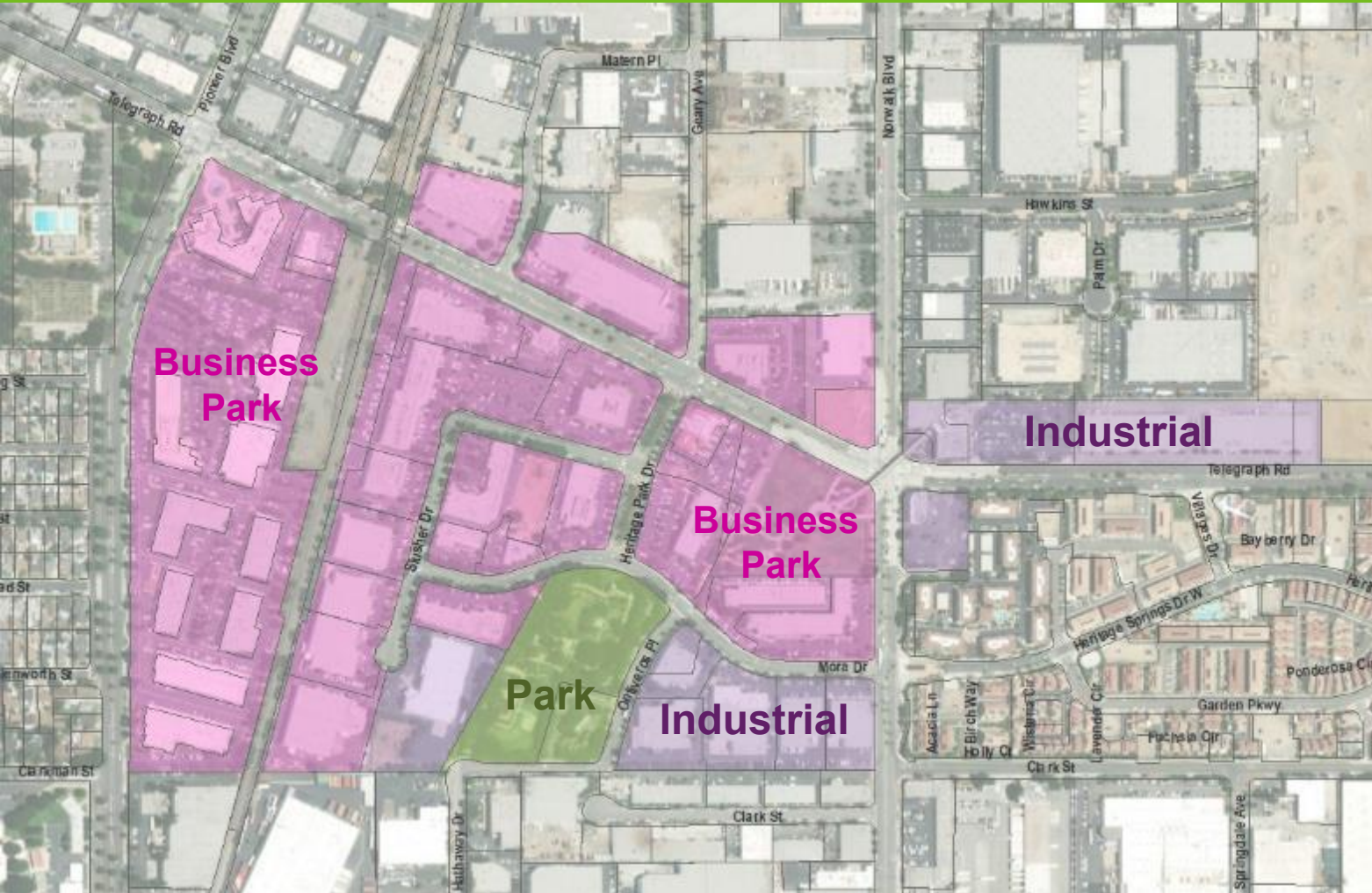
- Potential infill development opportunity to create a new Downtown district with a blend of uses
- City could benefit from job creation, business retention, and sales tax revenue with new retail uses and increased civic pride



Threats

- May require approval of lessee
- Macroeconomic conditions brought by COVID-19 pandemic

Existing General Plan Land Use



Business Park

- Office
- Research & development
- Light industrial
- Restaurants
- 1,500 employees



Industrial

- 350 employees

Total

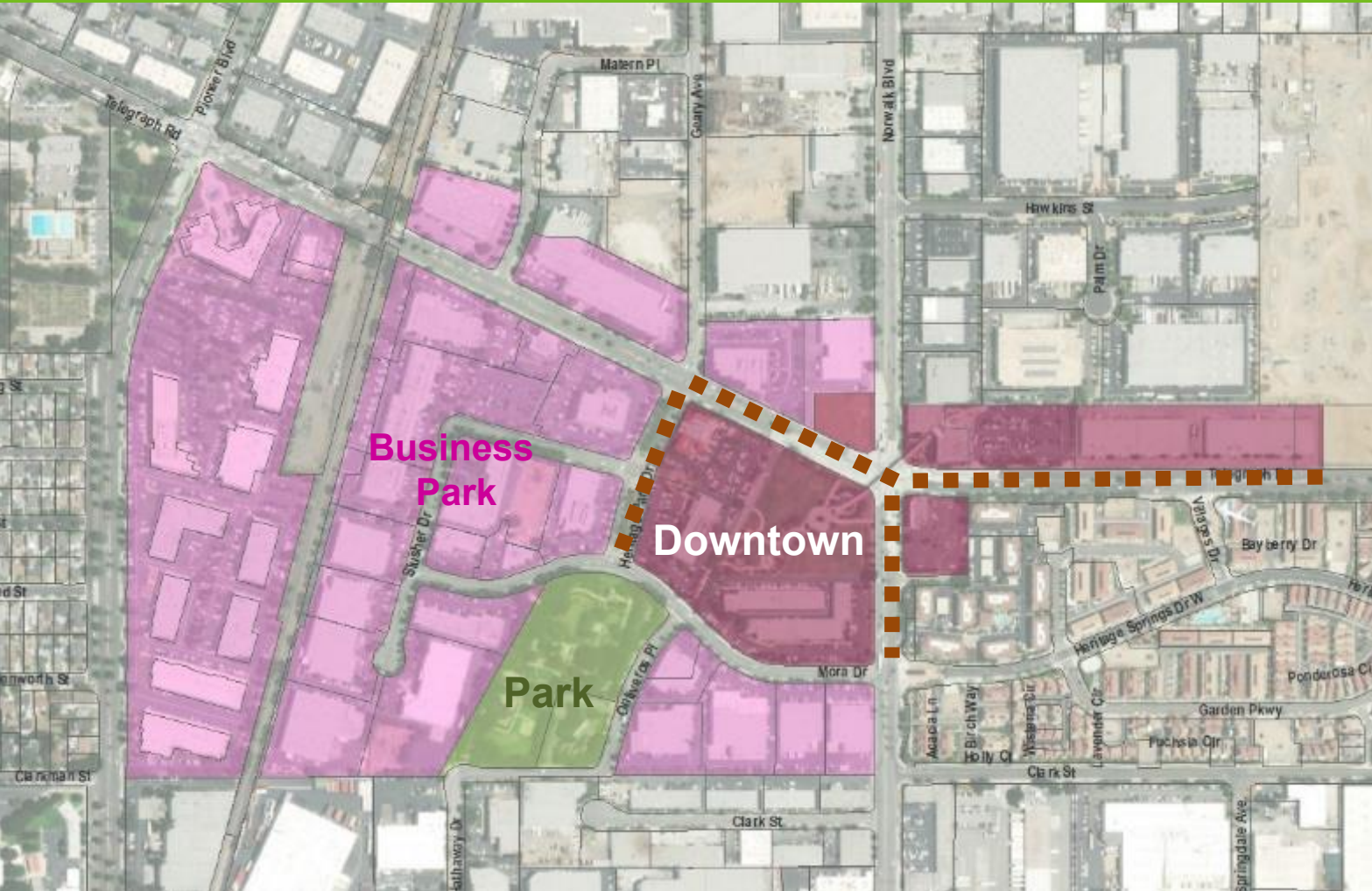
- 1,850 employees

Downtown Focus Area - Vision



- Downtown environment
- Pedestrian friendly
- Public gathering places
- Create destination and “Main Street”
- Entertainment, retail, restaurants, office, lodging (hotels) and housing
- Utilize parking lots
- Integrate with Heritage Corporate Center

Downtown Focus Area Alt 1



Business Park

- 1,500 employees



Downtown Mixed Use

- 40 du/ac
- 3 to 4 stories
- 350 units
- 500 employees

Total

- 350 units
- 2,000 employees

Downtown Focus Area Alt 2



Business Park

- 1,000 Employees



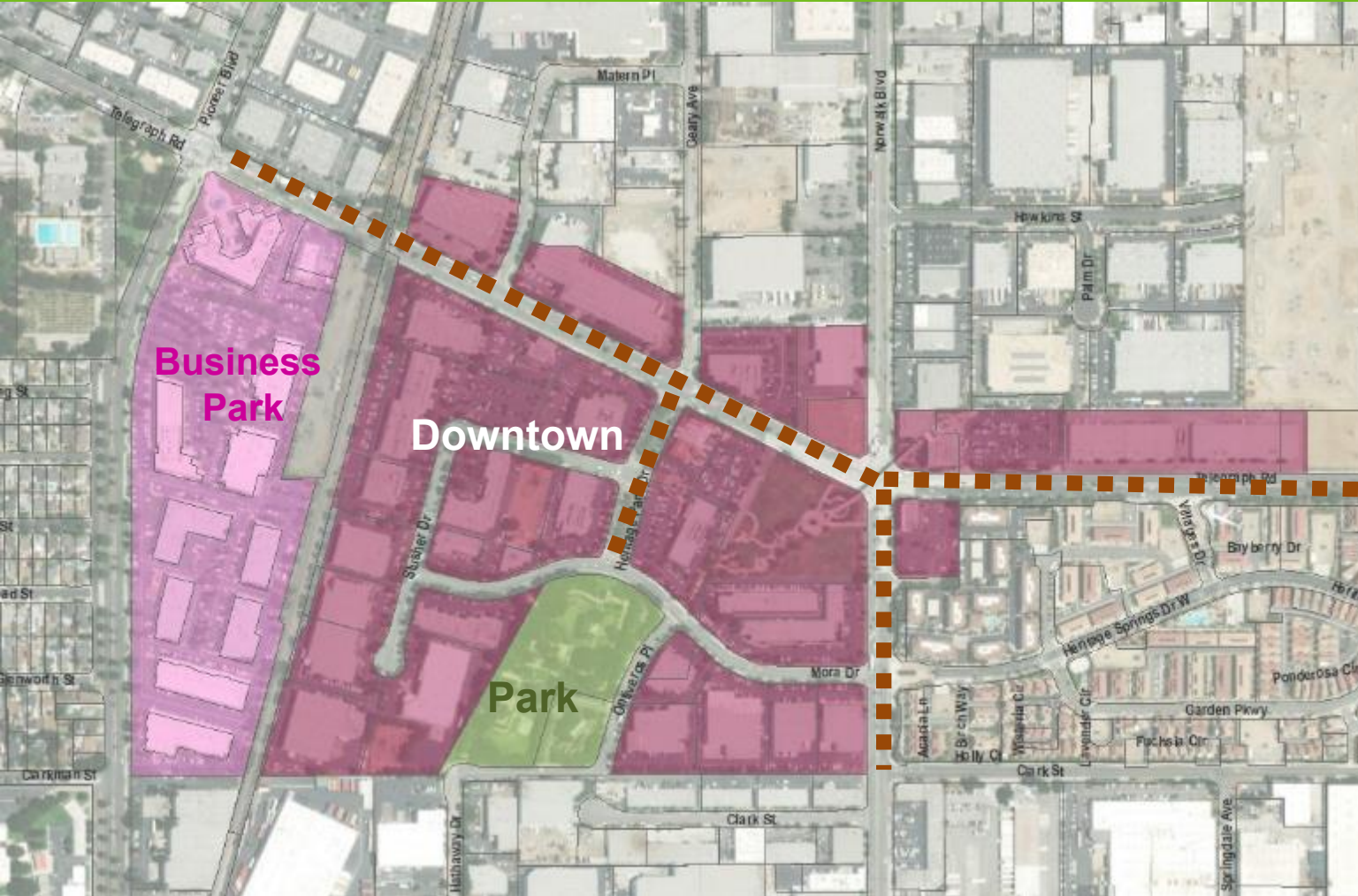
Downtown Mixed Use

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

Total

- 750 units
- 1,750 Employees

Downtown Focus Area Alt 3



Business Park

- 500 employees



Downtown Mixed Use

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

Total

- 1,000 units
- 1,500 employees

Downtown Focus Area



Downtown Focus Area Alt 1



Downtown Focus Area



Downtown Focus Area



Downtown Focus Area



LAND USE ALTERNATIVES TELEGRAPH AND PIONEER FOCUS AREA FOCUS AREA



General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing

Telegraph and Pioneer Focus Area



Telegraph and Pioneer Focus Area



Telegraph and Pioneer Focus Area



Existing General Plan



Business Park

- Office
- Research & Development
- Light Industrial
- 1,750 employees

Telegraph and Pioneer Vision



- Clean light industrial business
- Industrial/office flex space
- Lodging (Hotel)
- Limited impact and buffer to residential areas
- Allow vibrant streetscape and along Telegraph
- Yes/no warehousing and trucking

Telegraph and Pioneer Alt 1



Business Park

- 1,000 employees



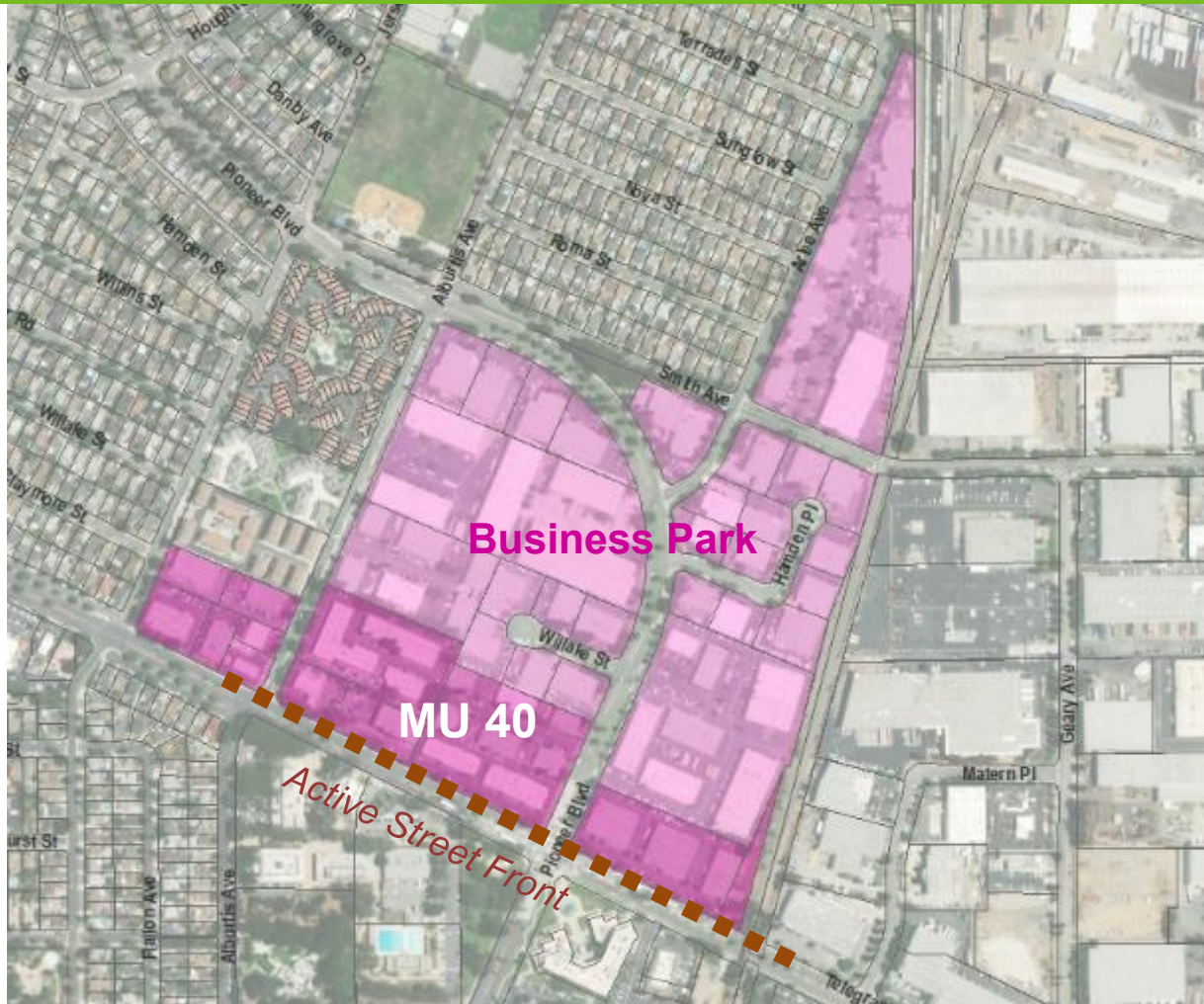
Industrial

- Light manufacturing
- Small warehousing
- 250 employees

Total

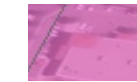
- 1,250 employees

Telegraph and Pioneer Alt 2



Business Park

- 1,250 employees



Mixed Use 40

- Commercial, office, and residential, live/work
- 40 du/ac; 3 to 4 stories
- 400 units
- 350 employees

Total

- 400 Units
- 1,600 employees

Telegraph and Pioneer Alt 2



Telegraph and Pioneer Alt 3



Business Park

- 750 employees



Mixed Use 48

- Commercial, office, and residential, live/work
- 48 du/ac; 3 to 4 stories
- 1,000 units
- 750 employees

Total

- 1,000 Units
- 1,500 employees

Imperial and Bloomfield Alt 2



LAND USE ALTERNATIVES FORMER VONS DISTRIBUTION CENTER FOCUS AREA



General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing

Former Vons Distribution Center Focus Area



Former Vons Distribution Center Focus Area



Former Vons Distribution Center Focus Area



Former Vons Distribution Center Focus Area



Strengths

- ~77-acre site
- I-5 freeway visibility



Weaknesses

- May require demolition of existing buildings
- Timing: Currently in year two of a 10-year lease with an option for an additional five years



Opportunities

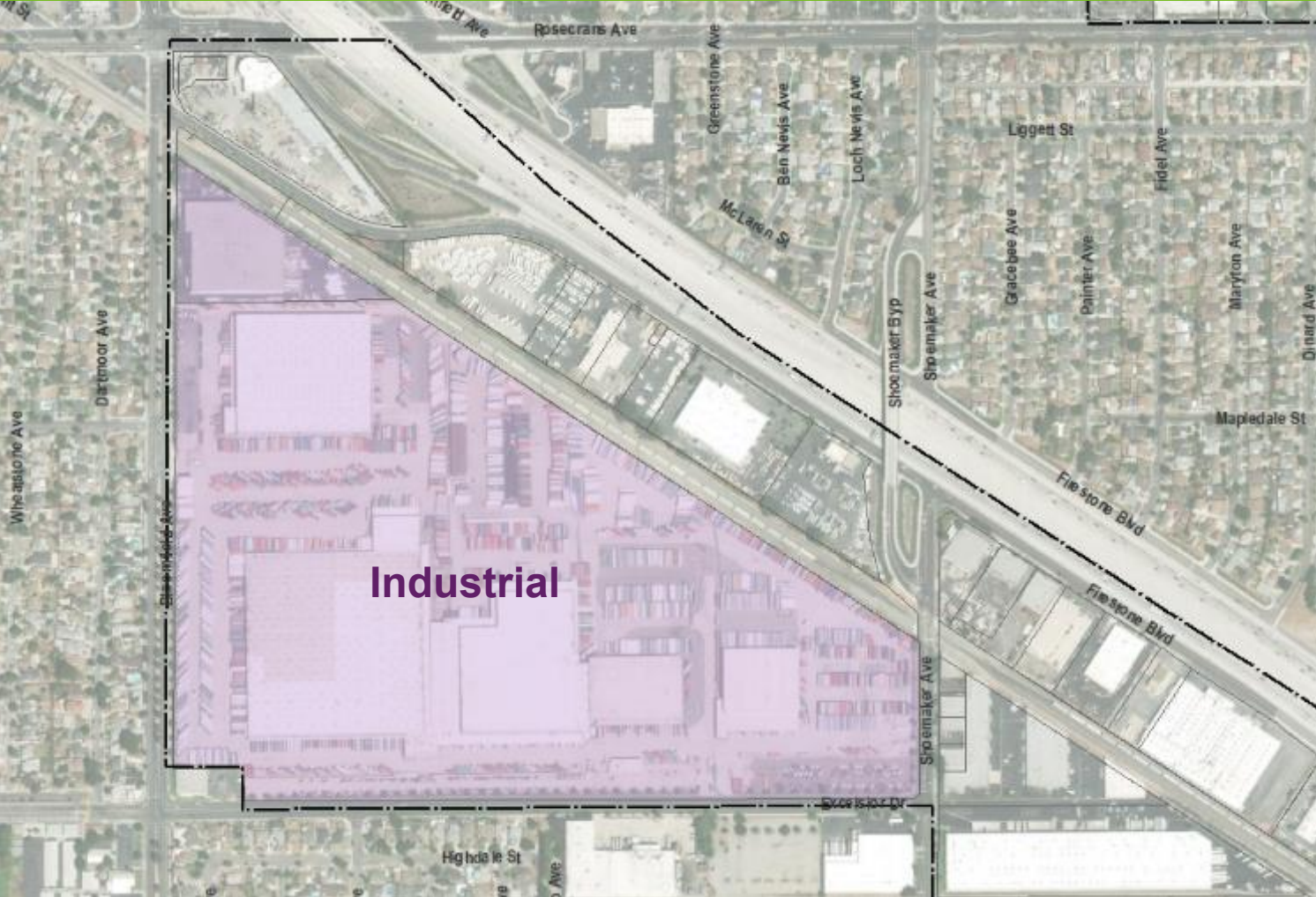
- Potential to develop a portion of the site and possibly remainder of the site after 10-year lease expires
- Possible site for ~10-acre retail/hotel complex
- City will potentially benefit from sales tax / hotel TOT revenue from development



Threats

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

Existing General Plan Land Use



Industrial

- 1,200 employees

Existing General Plan

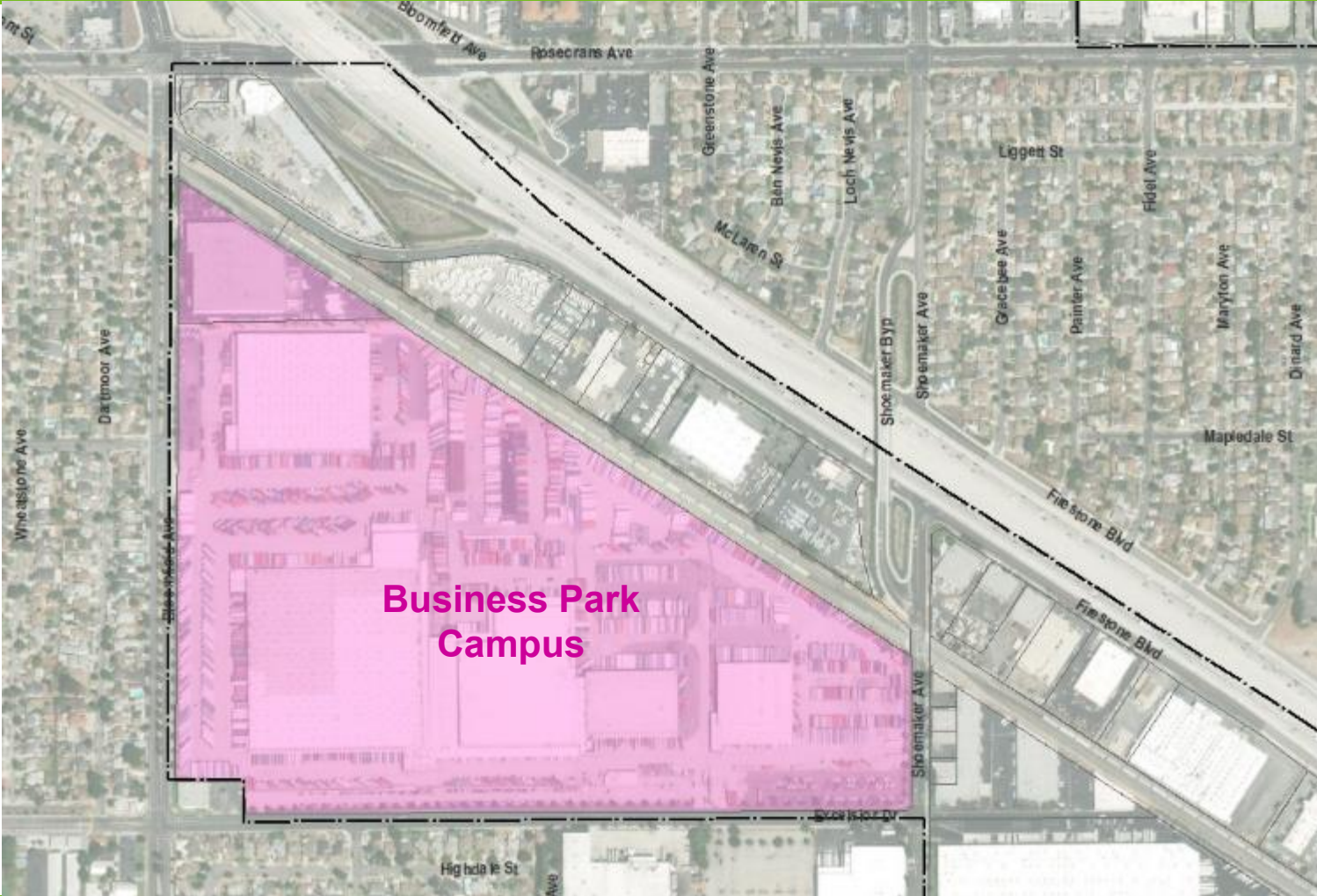


Former Vons Distribution Center Vision



- Employment Center (professional office and mixed-use campus)
- Professional and creative offices
- Research & development, multi-tenant, flex industrial
- Retail/commercial
- Hotel/lodging

Former Vons Distribution Center Alt 1



Business Park

- Professional office
- Research & development
- Lodging (Hotel)
- Commercial retail and restaurants
- Exclude warehousing and trucking uses
- 3,200 employees

Former Vons Distribution Center Alt 1



Former Vons Distribution Center Alt 1



Former Vons Distribution Center Alt 1



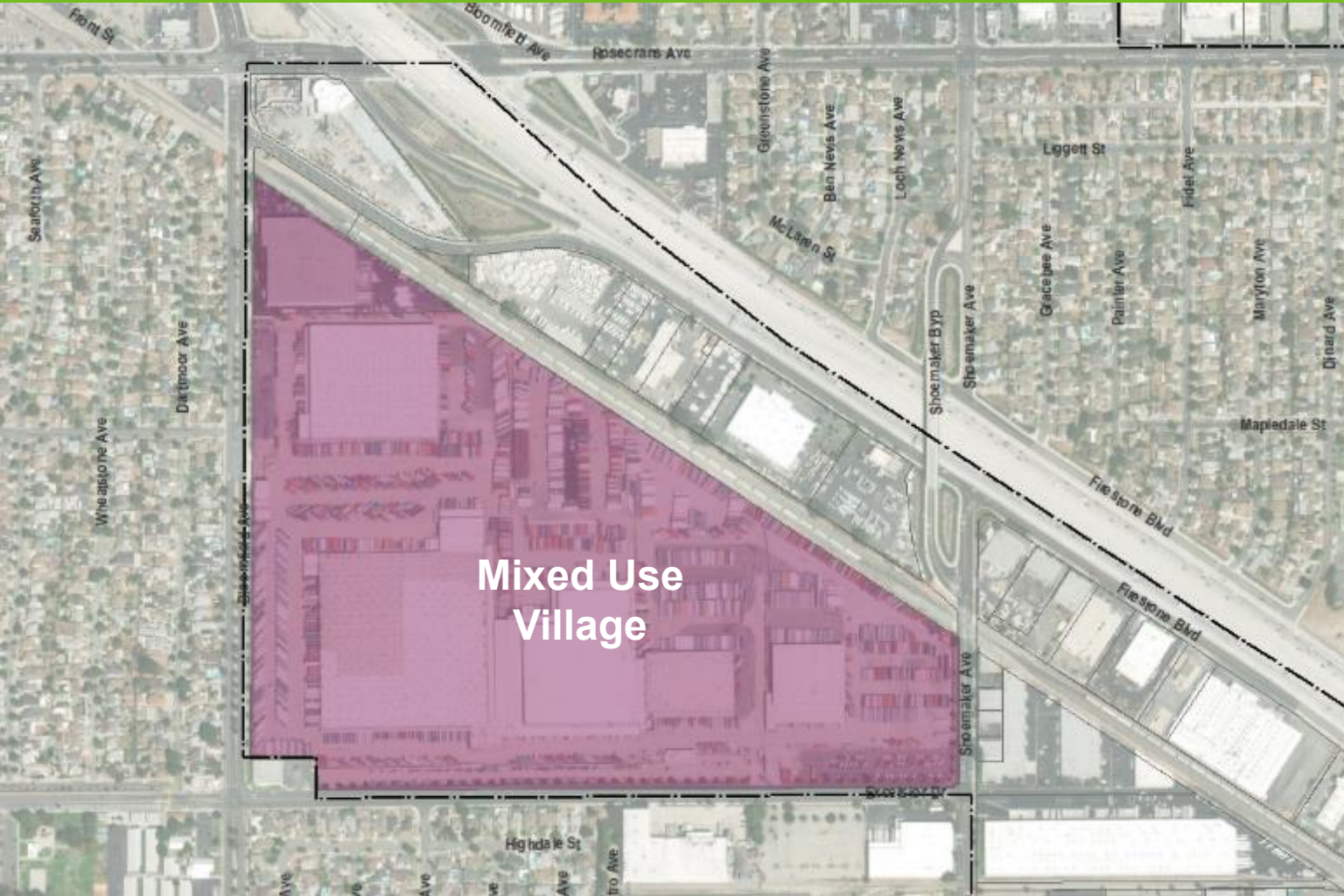
Former Vons Distribution Center Alt 1



Former Vons Distribution Center Alt 1



Former Vons Distribution Center Alt 2



Mixed Use Village

- Commercial, office, entertainment, lodging (hotels), and residential
- Public facilities and amenities and parks
- Diverse multifamily
 - 15 to 48 du/ac
 - 2 to 4 Stories
- 2,800 employees
- 2,000 Units

Former Vons Distribution Center Alt 2



Former Vons Distribution Center Alt 2



Former Vons Distribution Center Alt 2



Former Vons Distribution Center Alt 2



Former Vons Distribution Center Alt 2



Former Vons Distribution Center Alt 2



Former Vons Distribution Center Alt 2



Former Vons Distribution Center Alt 2



Former Vons Distribution Center Alt 2



LAND USE ALTERNATIVES LOS NIETOS INDUSTRIAL FOCUS AREA



General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing

Los Nietos Industrial Focus Area



Los Nietos Industrial Focus Area



Los Nietos Industrial Focus Area



Los Nietos Industrial Focus Area



Strengths

- Total opportunity: ~43.01 acres
- Residential demand
- Disadvantaged Community designation



Weaknesses

- 7 different owners
- Two railroad lines border the site



Opportunities

- Opportunity for residential master planned community
- Neighboring residential uses
- City can fulfill some RHNA and benefit from some property tax revenue
- City will be able to assist with off-site issues (flooding, street conditions, etc.)



Threats

- High value use in place
- Limited police and fire access
- Possible macroeconomic effects brought by COVID-19 pandemic

Existing General Plan Land Use



Industrial

- 400 employees

Los Nietos Industrial Vision



- Remove trucking and noise impacts to surrounding residential area
- Clean industrial: light industrial and manufacturing, small business incubators, small office and research & development and multi-tenant

Los Nietos Industrial Center Alt 1



Business Park

- Professional office
- Research & development
- Commercial retail and restaurants along Pioneer
- Exclude warehousing and trucking uses
- 1,500 employees

Los Nietos Industrial Alt 1



Los Nietos Industrial Alt 1



Los Nietos Industrial Alt 2



Mixed Use Village

- Commercial, office, residential, and parks
- Residential
 - 15 to 40 du/ac
 - 2 to 3 Stories
- 500 employees
- 750 Units

Los Nietos Industrial Alt 2



Los Nietos Industrial Alt 2



Los Nietos Industrial Alt 2



Public Comments



General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing

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



General Plan Advisory Group #4

October 7, 2020 | Zoom Video Conferencing