General Plan Advisory Group (GPAG)
Meeting #4 - Summary

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

GPAC Members in Attendance: Ralph Aranda, Kelly Collazo, Kathie Fink, Rick Landis, Jeannette Lizarraga, Tom Summerfield, Stephane Wandel

Welcome
The fourth Santa Fe Springs General Plan Advisory Group (GPAG) meeting was held on Wednesday, October 7, 2020 as a Zoom meeting.

Jose Rodriguez, MIG consultant team member, welcomed GPAG members to the meeting. Seven 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.

Presentation and Discussion
After reviewing the meeting agenda, Mr. Rodriguez presented land use considerations and alternatives for four focus areas: Downtown, Telegraph and Pioneer, Former Vons Distribution Center, and Los Nietos Industrial area.

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

1. Downtown Focus Area, total votes = 5
    a. Existing General Plan – 0 (0%)
    b. Alt 1 – 1 (20%)
    c. Alt 2 – 3 (60%)
    d. Alt 3 – 1 (20%)
    e. I would prefer to develop another alternative – 0 (0%)

2. Telegraph and Pioneer Focus Area, total votes = 5
    a. Existing General Plan – 0 (0%)

b. Alt 1 – 0 (0%)
c. Alt 2 – 1 (20%)
d. Alt 3 – 4 (80%)
e. I would prefer to develop another alternative – 0 (0%)

3. Former Vons Distribution Center Focus Area, total votes = 5
   a. Existing General Plan – 1 (20%)
   b. Alt 1 – 2 (40%)
   c. Alt 2 – 1 (20%)
   d. Alt 3 – 0 (0%)
   e. I would prefer to develop another alternative – 1 (20%)

4. Los Nietos Industrial Focus Area, total votes = 5
   a. Existing General Plan – 3 (60%)
   b. Alt 1 – 2 (40%)
   c. Alt 2 – 0 (0%)
   d. I would prefer to develop another alternative – 0 (0%)

Adjournment and Next Steps

After the group discussion and public comments, the consultant team thanked everyone for coming. The next GPAG meeting are anticipated to occur in early 2021.

Re-Imagine Santa Fe Springs
2040 GENERAL PLAN

General Plan Advisory Group (GPAG)

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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 #4

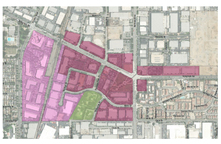
October 7, 2020, 5 pm to 7 pm

Downtown Focus Area

Existing General Plan

Business Park Industrial

Alt 2



Business Park Downtown Mixed Use

Alt 1

Business Park Downtown Mixed Use

Alt 3

Business Park Downtown Mixed Use

- Great idea
- I gravitate more towards options 2 & 3
- Stay away from mandating uses - e.g. vertical or horizontal mixed use
- Should watch what we do and make sure the commitment to use is there
- We'd love to have a hotel (conference rooms, visiting employees) but hasn't come to fruition
- Corridor between City Hall and Norwalk already in the works
- Can we keep it flexible? Some elements of office, shopping and mixed use
- I agree that 2 & 3 are the way to go
- On the other side of the bridge there are unoccupied units - businesses haven't been able to make it
- New project should do well
- Existing businesses fit mold
- I'm concerned about the hotel - another group bailed previously
- Big population across the street and they weren't supporting nearby businesses

Telegraph and Pioneer Focus Area

Existing General Plan

Business Park

Alt 2

Business Park Mixed Use 40

Alt 1

Business Park Industrial

Alt 3

Business Park Mixed Use 60

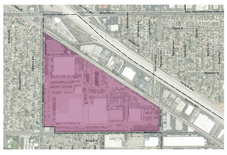
- Mix between 2 and 3 - like the idea of having housing on Albertas; businesses on Telegraph don't serve the community
- Are there any current residents that would be displaced?
- I like both 2 and 3 with a slight preferance for 3
- Something to draw people in and be useful to the community
- The area around Pioneer doesn't seem to be well utilized
- If there's residential keep that west of Pioneer; use Pioneer as a delineation between uses
- This is a great area for redevelopment
- I like alternate 3

Former Vons Distribution Center

Existing General Plan

Industrial

Alt 2



Mixed Use Village

Alt 1

Business Park Campus

- This would be a great place for a lot of residential with freeway access
- I'm in that neighborhood with my business and the housing that's there is old and this feels like "build it and they'll come"
- Industrial is all they [Goodman] do - I'm not sure if they'll support the alternatives
- I agree (residential) and there is an Elementary school on the corner
- What's being asked for in Norwalk? In SFS? - What does the area want?
- Alternative 1 may be closer to what the owner wants
- There's housing along Bloomfield and Excelsior
- Has anyone reached out to Goodman to get their thoughts on this?
- A hotel in that area would work - it's down the street from amusement parks

Los Nietos Industrial Focus Area

Existing General Plan

Industrial

Alt 2

Industrial Mixed Use Village

Alt 1

Industrial Business Park Campus

- A tough area because of the railroads - can't envision residential nearby
- Putting residential with retail on the ground floor seems tough from a market demand standpoint
- I'd like to understand traffic patterns in the area - is that a major thoroughfare? We have a large industrial area adjacent
- The railroad runs parallel so there's no access
- There's a lot of trucks
- I don't think residential would be good there with the railroads and truck traffic

Additional Comments

- Residents have not supported these shops/restaurants in the past
- The rents are lower than other areas; giving the developer flexibility may encourage development
- We haven't had any new restaurants come in in quite some time
- Would there be an opportunity for workshops during the business day to engage local businesses?
- My friend who does residential development suggested allowing for up to 60 units/acre would make sense economically and allow for different construction types
- Developing more residential will help us long-term
- New residential should support new businesses