



APPROVED: 02/15/2022

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

January 18, 2022

1. **CALL TO ORDER**

Mayor Rodriguez called the meeting to order via teleconference at 5:03 p.m.

2. **ROLL CALL**

Members present: Councilmembers Mora, Sarno, Trujillo, Mayor Pro Tem Zamora, and Mayor Rodriguez.

Members absent: None.

CITY COUNCIL

3. **STUDY SESSION**

General Plan Update Presentation (Planning)

Recommendation:

Receive the presentation from the City's General Plan consultant, MIG, and provide feedback as desired.

Director of Planning, Wayne Morrell called upon Laura Stetson from MIG to provide a presentation on the General Plan Update. She explained that the minimum requirements of a General Plan must be comprehensive in scope and long-term in horizon, address the entire city and its sphere of influence, be internally consistent, comply with State law, and reflect community values and vision. She spoke about the several General Plan elements which will be the foundation of the City, and stated that the Land Use, Housing and Circulation Elements are integrated and must be adopted together.

Jose Rodriguez from MIG spoke about the Environmental Justice and its importance to the community. He provided information on pollution burdens. Councilmember Sarno asked which active businesses are responsible for pollution problems in the past. Mr. Rodriguez responded that there are 14 businesses in Santa Fe Springs that generate air pollutants that generate 106 tons/year of Criteria Pollutants, and 11,012 pounds/year of Toxic Pollutants. The goal of the General Plan is to reduce the amount of pollutants in the future, and that there are existing businesses that have landfills and produce methane gas and hazardous materials. To reduce pollution burdens, the General Plan establishes Green Buffer Zones, expands Light Industrial Zone zoning, enforces and monitors, prioritizes cleanups, and provides community education. Director Morrell stated that the goal is to ensure that future businesses cannot produce as much pollution near residential areas.

Associate Planner, Laurel Reimer provided an update on Freeway Commercial Land Use Designation and expanded on the long-term vision of the General Plan. She also provided hypothetical potential redevelopment scenarios and expansion scenarios.

Assistant Director of Planning, Cuong Nguyen spoke about the Preferred Draft Land Use Plan. Councilmember Sarno inquired about the recommended limits of the California Air Resource Board. Assistant Director Nguyen stated that they are simply recommendations and final approval rests with Council. He continued with reasons why buffers should be implemented for sensitive land uses. Councilmember Sarno asked how many businesses still exist that fall under Heavy Industrial Land Uses and requested a copy of the name of those businesses. Assistant Director Nguyen responded that there are currently concrete batch plants, chemical manufacturing facilities, truck terminals, and salvage yards located within 500 feet of residential areas. Director Morrell clarified that the plans goal is to reduce current types of usage when they are redeveloped to minimize pollutants. He added that those uses will not be done away with immediately, only when the property is redeveloped. Councilmember Sarno expressed dissatisfaction at rezoning areas that are not close to residential areas. City Manager, Raymond R. Cruz stated that rezoning is an important topic, and most of the concerns and comments made by the business community are being brought forward by those that are located by residential areas. Planner Reimer provided clarification on buffer areas and the type of areas that are of most concern to residents.

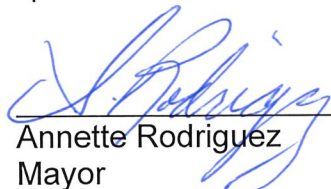
Assistant Director Nguyen continued to speak about focus areas and catalytic sites, including a potential downtown area, Telegraph Road Corridor, and I-5 Freeway Corridor. He provided information on the Former Vons Distribution Center and other proposed land use map areas. Director Morrell summarized that the future vision of the City's redevelopment is based on the responsibility to do what is right for the City's residents and the residents of neighboring cities.

4. **PUBLIC COMMENTS:** The following people spoke during Public Comments: Jose Cornejo, Jeff Farano, Raffi Minasian, Jeff Hamilton, Ryan Hall, Lang Cottrell, T. Summerfield, and Steve Masura via Zoom.

Council addressed the need for additional study sessions. City Manager Cruz stated that the reason for today's special meeting was to respond to feedback from previous meetings with City businesses, and that special meetings can be created at any time at Council's discretion.

5. **ADJOURNMENT**

Mayor Rodriguez adjourned the meeting at 6:36 p.m.


Annette Rodriguez
Mayor

ATTEST:



Janet Martinez
City Clerk

2/16/22

Date