



APPROVED: 03/21/2023

MINUTES OF THE JOINT SPECIAL MEETING OF THE SANTA FE SPRINGS CITY COUNCIL AND PLANNING COMMISSION

February 21, 2023

1. CALL TO ORDER

Mayor Martin and Chair Carbajal called the joint meeting to order at 5:03 p.m.

2. ROLL CALL

Members present: Councilmembers: Rodriguez, Rounds, Zamora, Mayor Pro Tem Sarno and Mayor Martin.

Commissioners: Commissioners: Flores, Jimenez, Mora, Vice Chair Ayala (arrived at 5:05 p.m.) and Chair Carbajal.

Members absent: None.

3. PUBLIC COMMENT

There were no speakers.

CITY COUNCIL/PLANNING COMMISSION

4. STUDY SESSION

A Presentation by the City's consultant, MIG, to provide an update on the Targeted Zoning Amendments, including the draft non-conforming, mixed-use, and multi-family sections, and the certification of the 2021-2029 Housing Element (Planning)

Recommendation:

- Receive the presentation from MIG, and provide feedback as desired.

Cuong Nguyen, Assistant Director of Planning provided a brief recap of the events that took place before the Study Session. He stated that on February 8, 2022 the City adopted the General Plan after 30 years with no comprehensive update. He also stated that there has been extensive outreach for the various amendments that will be presented today by Jose Rodriguez, project manager from MIG.

Mr. Rodriguez provided a brief overview of the Targeted zoning plan. He stated that there was four (4) ZAG (Zoning Advisory Group) Meetings and a series of workshops that were held in the community to ensure that the business and residents had the opportunity to provide their feedback. He also noted that the city mailed out a notice to those that are being affected by the zone change to understand what industrial and mix use standards were being changed. He continued his presentation including the following concentration of the zone changes such as Mixed Use zones. There are currently no mixed-zones, and standards are being written to know what can be built in that location and the intent. There is a series of new tables that list of what is allowed and prohibited. For example, listing whether it is commercial or residential uses.

Mr. Rodriguez also spoke about the Multi-Family zone. He noted that the last update was in the 1960's and one small change in 2017. However, there has not been any comprehensive changes. He noted that one of the noticeable changes was the R-4 zone, which is the high density area.

Mayor Pro Tem Sarno inquired whether there is a limitation on the R-4 zone and what are the minimum requirements.

Mr. Rodriguez stated that it is a minimum of 20 feet per acre. Both R-3 and R-4 zone districts have the ability to have higher and lower zones. He noted that the zone district tables for both uses have been updated with today's state regulations.

Mr. Rodriguez spoke about the non-conforming uses. He noted that these have not been updated and it has been made more flexible changes that are also reflected in the general plan. Staff has ensured that the changes being made were made to accommodate current businesses to ensure that they can continue the business.

He also spoke about the nonconforming situations. He noted that staff is working closely with the business group to ensure that the city is able to compromise with the businesses on standards. Last, he spoke about the Housing Element. He stated that the housing element was adopted by Council on December 1, 2022. Staff is currently working with the state to address comments made on the Housing element and submit the revised element for the third time.

Council Member Zamora inquired what comments is staff addressing and what state laws have changed.

Mr. Rodriguez responded and stated that some of these included changes from 2022 to 2023. He noted that a few of them were related to Fair Housing. He then continued his presentation and noted that the targeted date is May/June 2023. There are comments still being accepted from the public and are open to still implement changes if submitted. He noted that MIG and another firm is working on updating the zone change and standard design. Therefore, around late April/May the final zone update will be brought forward to Council for adoption.

Mr. Rodriguez spoke about drive-thru restaurants and pedestrian walks. He noted that drive-thru's are only allowed on a few locations such as telegraph. He reminded the commission/council that all drive-thru's require a Conditional Use Permit. He also elaborated on the new parking restrictions on some areas and some flexibility.

Council Member Zamora inquired if there will be permitted parking.

Mr. Rodriguez requested clarification whether he's asking for parking on the new sites.

Council Member Zamora inquired what the City is doing with the roads where the city owns half and the others are owned by the county. He also requested to know what the plan if the city is developing a project by those streets.

Mr. Rodriguez noted that there are new state laws that there are new parking

requirements within one half mile of a quality station. Cities can no longer provided minimum standards.

Vice Chair Ayala inquired whether staff already had an idea where parking will be located.

Mr. Rodriguez responded and stated they do not at this time. Provided an example of the flexibility there is for this zone change.

Commissioner Jimenez inquired what type of area is the one in discussion at this moment.

Mr. Rodriguez noted it is a mixture of R-4 and R-3.

Commissioner Rodriguez inquired whether there have been any business owners request for drive-thrus or concerns.

Mr. Nguyen noted that staff has received request for drive-thrus. He also addressed the shared parking inquiry. Noted that the new zone will add 600 feet, further than the standard codes for parking.

Chair Carbajal expressed her concerns with the development property with the 44 units on Washington and the off-site parking on street. She inquired how the shared parking will work.

Mr. Nguyen suggested entering into an agreement with a commercial/business to specify the hours of parking to accommodate shared parking.

Mayor Martin noted that the main concern across the board is parking. She expressed the crime is high in the area and this parking change zone can possibility create additional crime concerns.

Planning Director, Wayne Morrell spoke in regards to the comment on required parking for mixed uses.

Mayor Pro Tem Sarno expressed his concerns related to the mixed use zone with the 600feet.

City Attorney Ivy Tsai requested for Mr. Rodriguez to go over the 600 feet from development slide again.

Mr. Rodriguez provided further clarification on the parking requirements for mix use development/agreement.

There was a consensus on all council approving the 600 feet parking requirements.

Mr. Rodriguez requested clarification on direction given for drive-thru. He noted that drive-thru are still allowed through CUP in the mix use zone.

Council member Zamora agreed that he was in approval of this process as long as it is case by case.

Mr. Rodriguez noted it is currently case by case. Therefore, how about across board.

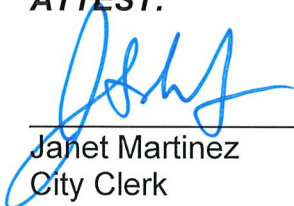
There was a consensus by Council and commissioners to treat is case by case for drive thru requests for all three (3) zones.

Mr. Nguyen noted that if the CDC approves the 3rd changes, it will be brought forward to Council and zone changes will need to be implemented immediately.

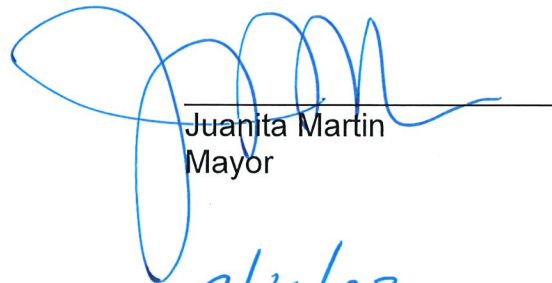
5. ADJOURNMENT

Mayor Martin and Chair Carbajal adjourned the meeting at 5:55 p.m.

ATTEST:



Janet Martinez
City Clerk



Juanita Martin
Mayor

3/21/23

Date