



# AGENDA

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

August 2, 2022  
5:00 P.M.

*Juanita Martin, Councilmember  
John M. Mora, Councilmember  
Jay Sarno, Councilmember  
Joe Angel Zamora, Mayor Pro Tem  
Annette Rodriguez, Mayor*

*Mark Fresquez, Commissioner  
Johnny Hernandez, Commissioner  
William K. Rounds, Commissioner  
Francis Carbajal, Vice Chairperson  
Gabriel Jimenez, Chairperson*

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

You may attend the joint meeting telephonically or electronically using the following means:

**Electronically using Zoom:** Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdkQXNZVzh4Zz09>

Zoom Meeting ID: 521620472

Password: 659847

**Telephonically:**

Dial: 888-475-4499

Meeting ID: 521620472

**Public Comment:** The public is encouraged to address City Council/Planning Commission on any matter listed on the agenda only. If you wish to address the City Council/Planning Commission, please use the "Raise Hand" function via Zoom once the Mayor opens Public Comment during the meeting. You may also submit comments in writing by sending them to the City Clerk's Office at [cityclerk@santafesprings.org](mailto:cityclerk@santafesprings.org). All written comments received by 12:00 p.m. the day of the Meeting will be distributed to the City Council/Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist.

**Americans with Disabilities Act:** In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

**Please Note:** Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday. Telephone: (562) 868-0511.

1. **CALL TO ORDER**

2. **ROLL CALL**

Juanita Martin, Councilmember  
John M. Mora, Councilmember  
Jay Sarno, Councilmember  
Joe Angel Zamora, Mayor Pro Tem  
Annette Rodriguez, Mayor

Mark Fresquez, Commissioner  
Johnny Hernandez, Commissioner  
William K. Rounds, Commissioner  
Francis Carbajal, Vice Chairperson  
Gabriel Jimenez, Chairperson

3. **PUBLIC COMMENTS** *This is the time when comments may be made by members of the public on matters on the agenda only. The time limit for each speaker is three minutes unless otherwise specified by the Mayor.*

**CITY COUNCIL/PLANNING COMMISSION**

4. **STUDY SESSION**

Targeted Zoning Ordinance Update: A presentation by the consulting firm of MIG on revising specific sections of the City's Zoning Ordinance for consistency with State Law and the recently adopted General Plan and on creating new mixed-use standards and land uses (Planning)

**Recommendation:**

- City Council and Planning Commission receive the presentation from MIG, and provide feedback as desired.

5. **ADJOURNMENT**

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; City's website at [www.santafesprings.org](http://www.santafesprings.org); Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 24 hours prior to the meeting.



Janet Martinez, CMC, City Clerk

July 28, 2022  
*Date Posted*



## **STUDY SESSION**

Targeted Zoning Ordinance Update: A presentation by the consulting firm of MIG on revising specific sections of the City's Zoning Ordinance for consistency with State Law and the recently adopted General Plan and on creating new mixed-use standards and land uses

### **RECOMMENDATION**

- City Council and Planning Commission receive the presentation from MIG, and provide feedback as desired.

## **BACKGROUND**

The Santa Fe Springs General Plan establishes a long-range vision for how the community will grow and a legal foundation for all land-use decisions in the community. The General Plan is the City's "constitution" or blueprint because it establishes goals and policies to guide growth, land development, traffic, circulation, housing, conservation, fiscal sustainability, economic development, environmental justice, and other important topics over the next 20 years.

The City of Santa Fe Springs' General Plan was last comprehensively updated in 1993-1994 and has had only a few revisions since that time. On September 26, 2019, the City of Santa Fe Springs City Council authorized the Director of Planning to release a competitive Request for Proposal (RFP) for the preparation of the 2040 Comprehensive General Plan Update, Targeted Zoning Ordinance Update, and the necessary environmental documents. On February 13, 2020, the Santa Fe Springs City Council awarded said contract to MIG, Inc. As such, the comprehensive update to the City's roughly 30-year-old General Plan began in the spring of 2020. On February 8, 2022, almost two years later, the comprehensive update was completed and the City Council adopted the 2040 General Plan, including the Environmental Impact Report and Statement of Overriding Considerations.

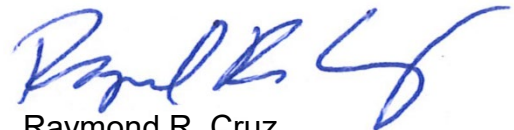
Over the last few months, staff has continued to work with MIG to finalize the General Plan document to reflect all amendments as directed by the City Council, and other non-substantive changes as deemed necessary. The 2021-2029, 6<sup>th</sup> cycle Housing Element was also sent to the California Department of Housing and Community Development (HCD) and staff has received a findings letter from HCD in May which detailed the necessary changes to bring the City's housing element into conformance with State Law. Staff is currently working diligently to address all comments from HCD and we anticipate completing all necessary revisions in the coming weeks.

In addition to finalizing the General Plan document and making necessary revisions to the 6<sup>th</sup> cycle Housing Element, the General Plan team has been working on the

Targeted Zoning Ordinance Update to ensure consistency between the City's two primary planning documents: The General Plan and Zoning Code. Said zoning ordinance update utilizes supplementary land use controls to implement the overall character and vision established within the 2040 General Plan. To assist staff in these efforts, a Zoning Advisory Group (ZAG) comprised of local stakeholders was formed.

A total of two ZAG meetings have occurred. The first meeting was held on June 29, 2022, and second ZAG meeting was held on July 27, 2022. In the two meetings thus far, ZAG members received a general overview which included: 1) a description of the three new mixed use zones and brief overview of the forthcoming decisions on the development standards and allowable uses for such zones; 2) a brief discussion on nonconforming situations including draft provisions related to nonconforming land uses, lots, and structures or buildings; and 3) an overview of the Objective Development Standards project which will need to be considered as we move forward with implementing development standards for the three new mixed use zones.

The purpose of this joint study session is to provide the City Council and the Planning Commission with a brief update on the subsequent efforts made since the General Plan was adopted on February 8, 2022. This study session is also to get your initial thoughts on what you would like to be considered or otherwise included in the new mixed use zones. While both the City Council and the Planning Commission will have an opportunity to ask questions and provide comments at the end of the presentation, MIG will ask several questions throughout the presentation to solicit specific feedback and to make the presentation more interactive.



Raymond R. Cruz  
City Manager