



AGENDA

SPECIAL MEETING – STUDY SESSION OF THE SANTA FE SPRINGS CITY COUNCIL

**December 12, 2019
5:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

**John Mora, Councilmember
Annette Rodriguez, Councilmember
Joe Angel Zamora, Councilmember
William K. Rounds, Mayor Pro Tem
Juanita Trujillo, Mayor**

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda. If you wish to address the City Council, please complete a speaker card and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda.

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.

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. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

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.

City of Santa Fe Springs
Special Meeting

December 12, 2019

1. CALL TO ORDER

2. ROLL CALL

John Mora, Councilmember
Annette Rodriguez, Councilmember
Joe Angel Zamora, Councilmember
William K. Rounds, Mayor Pro Tem
Juanita Trujillo, Mayor

CITY COUNCIL

3. ORAL COMMUNICATIONS

STUDY SESSION

4. Comprehensive General Plan Update (Planning)

Recommendation:

- This report is for informational purposes only and does not require any action by the Council.

5. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; 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

December 6, 2019
Date



STUDY SESSION

Comprehensive General Plan Update.

RECOMMENDATION

- This report is for informational purposes only and does not require any action by the Council.

BACKGROUND

WHAT IS THE GENERAL PLAN?

A general plan is the City's blueprint, or constitution, for future development. It documents the City's long-range vision and establishes clear goals, objectives, and actions to guide the community through its next 20 to 30 years of change. The City must update its General Plan periodically to keep up with the changing needs and conditions of the City and region. It should also be updated to reflect new local, regional, state, and national laws.

Periodically, the City receives a letter from the Governor's Office of Planning and Research notifying the City that the General Plan has not been revised within the last eight (8) years (Government Code section 65040.5(a)). Additionally, the Governor's Office of Planning and Research has reported to the Attorney General that the Santa Fe Springs General Plan has not been revised in ten (10) years (Government Code section 65040.5(b)). The State considers a comprehensive update to be a revision of at least five (5) of the seven (7) State mandated General Plan Elements, which have been adopted by the City.

General Plans that are older than eight (8) years are not necessarily legally inadequate. The State, however, cites the California Supreme Court, which has noted that local governments have an implied duty to keep their General Plans current. The State General Plan Statutes do not provide a mandatory minimum time frame for revision of elements except for housing elements, which must be revised based on a schedule established in the Government Code.

The General Plan is intended to guide and influence future development related decisions. It is long range in that it seeks to provide for the needs of the community for as far into the future as is useful and possible to anticipate. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work, and frequent the City. It contains goals and policies that provide guidance to City Officials and City Staff. The goals describe general conditions that are desired and the policies provide a framework for how to achieve those goals.

With the exception of the Housing Element, which was last adopted in 2014, the remaining Elements of the City's General Plan was last updated in 1993-1994. The current General Plan includes the seven (7) mandatory elements listed in Government Code section 65302. The seven (7) mandatory elements and adoption dates are: •

Land Use (June 24, 1993) • Housing (January 30, 2014) • Open Space/Conservation (March 10, 1994) • Safety (April 14, 1994) • Circulation (January 11, 1994) • Noise (February 24, 1994) • Environmental (September 7, 1994). Cities and counties that have identified disadvantaged communities must also address environmental justice in their general plans.

FUNDING:

In 2015, the City issued an RFP to update the General Plan, and received proposals from five (5) consulting firms. In addition to the seven (7) mandatory elements, the 2015 RFP included two additional elements: an Economic Development Element and a Health and Wellness Element. Based on the proposals and interview scores, the two highest scoring consulting firms were selected as finalists. Although one million dollars (\$1,000,000) was budgeted for the General Plan and Zoning Regulations update, the cost of both firms selected as finalist exceeded \$1,000,000, with one firm's cost, approaching 1.5 million. For this and other reasons, including a change in city managers, change in Council, and the perception of spending monies at a time when the City was experiencing a structural deficit, the Update was placed on hold.

Five (5) years later and with a budget of eight hundred fifty thousand (\$850,000) instead of one million (\$1,000,000), the City is again attempting to update its General Plan and Zoning Regulations. This time, however, additional monies for the General Plan Update will be partially subsidized by a Caltrans Sustainable Transportation Communities Grant. The Land Use and Circulation Element updates, new Environmental Justice Element, as well as corresponding updates to the Zoning Regulations to implement the new Land Use, Circulation and Environmental Justice policies and strategies will also be funded through this grant. Additionally, the City intends to utilize monies from a non-competitive SB 2 planning grant to help fund a Housing Element update and a program/project EIR that will help housing developers streamline future CEQA analysis for potential housing sites identified throughout the City via the creation of an Overlay Zone.

CHALLENGES:

There are current and future challenges facing the City that need to be addressed in this General Plan Update.:

- **Economic Development:** Santa Fe Springs voters approved Measure Y, a one-cent sales tax, in November 2018 to address a structural deficit in the budget. Revenue protection and development will be keys to ensuring long-term fiscal sustainability. The City aims to enhance economic development activities, business retention and expansion, business incentives and leverage the City's assets for increased regional competitiveness in the areas of new retail and professional services and diversity of housing types and price ranges.
- **Global Warming:** Addressing State and Federal requirements for Greenhouse gas emission reductions. GHG reduction will be addressed within CEQA compliance but

the City will consider additional initiatives that may be incorporated into the General Plan Update to comply with Assembly Bill 32 "Global Warming Solutions Act of 2006."

- **Land Use Changes:** The majority of recent developments in Santa Fe Springs have been large-scale industrial buildings that cater to the ever-growing logistics industry, which typically involves a sizeable amount of truck traffic and adverse air quality. Additionally, existing city zoning and general plan designations limit opportunities for commercial, residential and mixed-use developments. The city would like to encourage higher density, mixed-use, Transit Oriented Development (TOD) near public transit, Light Rail Transit (LRT) stations, commercial corridors, as well as destination-type developments to help improve the city's nighttime population. A new downtown area near the intersection of Telegraph Road and Norwalk Boulevard, where the City owns several large parcels, with one parcel entitled for a 110-room Hilton Garden Inn hotel, is just one of several ideas to that end.
- **Environmental Justice:** Santa Fe Springs is identified as a Disadvantaged Community based on income level, environmental burden and health inequities. The City is burdened by poor air quality and emissions generated from three nearby freeways, manufacturing uses, and heavy truck traffic associated with the City's large industrial base. The City hopes to identify objectives and policies to reduce the health risks in disadvantaged communities by reducing exposure to pollution, improving air quality, and accessibility to healthy foods, jobs, and affordable housing.
- **Limited Opportunities for Residential:** As mentioned previously, Santa Fe Springs is mostly zoned for industrial uses. Consequently, there are limited opportunities for housing developments in the City. The City is looking to not only identify goals and policies, but also to identify and evaluate specific sites throughout the city that are suitable for housing. An alternative could be to provide additional housing sites through the implementation of a Housing Overlay as well as a program/project level EIR that will streamline future projects and incentivize the production of new housing units.

OBJECTIVES:

Aside from a new Environmental Justice Element, the City is not interested in adding any additional elements to the General Plan at this time. The City's main objectives are to:

- Provide incentives for new and diverse residential developments.
- Reduce the health risks in disadvantage communities.
- Facilitate economic and job development.
- Implement streamlined housing and commercial development.
- Maintain and enhance the City's fiscal health.
- Preserve and enhance the residents' quality of life.
- Maintain and preserve single-family residential neighborhoods.
- Maintain and diversify active public transportation infrastructure (e.g. walking, biking, public transportation).
- Maintain and preserve public utilities and infrastructure (e.g. roads, walls, sidewalks, public facilities, water, sewer, etc.).

- Comply with State Code and Regional Plans.
- Revise ineffective goals and policies.
- Address the growing impact of logistics developments on City's infrastructure.
- Remove completed action items.

WHY UPDATE THE GENERAL PLAN?

The existing plan:

- Does not contain policies that promote sustainability or reduce GHG emissions.
- Does not identify the existing Metrolink station and planned Metro Gold Line Extension LRT station in the northern portion of the City.
- Promotes vehicular travel and low-density development, which conflicts with State planning and sustainability goals.
- Does not encourage higher density, mixed-use, TOD developments near public transit, LRT stations, commercial corridors, nor connectivity to major job centers and residential areas with attractive active transportation corridors and pedestrian linkages (pedestrian amenities, shade trees, bike lanes, bike lockers).
- Promotes private automobile and goods movement with large trucks on major arterials, causing congestion and spewing toxins into the air.
- Discourages active transportation, walkability, and First Mile/Last Mile strategies
- Lacks environmental justice policies, yet the community is burdened by poor air quality and GHG emissions generated from three nearby freeways and heavy truck traffic associated with the City's large industrial base.

WHO IS PART OF THE GENERAL PLAN UPDATE?

All of Santa Fe Springs is invited to collaborate in the process! The Plan is relevant to all who live, work, plan and invest in the City. In addition to local residents, businesses and employees, community groups and nonprofits, developers, institutions, residents, regional agencies and partners, schools, and many others will be invited to participate. Everyone will have a voice in the update process. The City Council, its appointed committees, commissions, and all City departments will be working to lead the community through the General Plan update. Additionally, an experienced, creative and skilled consulting team will help ensure the highest quality outcome. The process of updating the General Plan is a collaborative, multi-year effort.

CONCLUSION

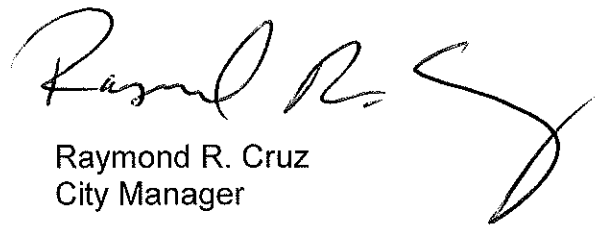
Simply stated, the City's 1993-1994 General Plan and 1960's Zoning Regulations are severely antiquated. Neither could anticipate Uber, Lyft, Amazon, fulfillment centers, autonomous vehicles, the Internet, or macro and micro wireless telecommunication facilities. In summary, the current vision, goal, policies, and zoning do not necessarily reflect today's and tomorrow's community conditions and needs.

FISCAL IMPACT:

Staff may need to go back to Council to appropriate the \$150,000 that was originally budgeted, but used for other projects. . This would be dependent on the firm selected for the General Plan update and their cost. Moreover, additional monies will be needed to update the Zoning Regulations to be consistent with the goals and policies of the updated General Plan. A future RFP will be done for a comprehensive Zoning Regulations update.

INFRASTRUCTURE IMPACTS:

There are no infrastructure impacts.



Raymond R. Cruz
City Manager

Attachment:
None