



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

July 25, 2023

6:00 p.m.

Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner
John Mora, Commissioner
David Ayala, Vice Chairperson
Francis Carbajal, Chairperson

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

You may attend the Planning Commission 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/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

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 Planning Department. 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 Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Ayala, Carbajal, Flores, Jimenez, and Mora

4. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. PUBLIC HEARING (Continued from the June 22, 2023 Planning Commission Meeting)

CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan

Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

6. PRESENTATION

Update on Homeless Encampment at the Sonic Site

7. PUBLIC COMMENT

This is the time when comments may be made by members of the public on matters within the jurisdiction of the Planning Commission, not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chairperson.

8. STAFF ANNOUNCEMENTS**9. COMMISSIONER ANNOUNCEMENTS/AB1234 COMMISSION CONFERENCE REPORTING****10. ADJOURNMENT**

I, Teresa Cavallo, Planning Commission Secretary for the City of Santa Fe Springs, 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; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

July 19, 2023

Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

July 25, 2023

PUBLIC HEARING (Continued from the June 22, 2023 Planning Commission Meeting)

CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan

Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

RECOMMENDATIONS:

1. Continue the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Targeted Zoning Ordinance Update, updated Zoning Map, and related Environmental Documents, and thereafter, close the Public Hearing; and
2. Find and determine that the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, are consistent with the goals, policies and program of the City's 2040 General Plan; and
3. Recommend that the City Council review and find the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope and analysis of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions; therefore, no further environmental review is required; and
4. Adopt Resolution No. 242-2023, which incorporates the Planning Commission's findings and actions regarding this matter.
5. Recommend that the City Council approve and adopt two Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance; and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.

BACKGROUND

At the July 10, 2023, Planning Commission Meeting, to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan, Assistant Director of Planning, Cuong Nguyen, stated that an error occurred when notifying the property owners of the proposed actions. This error occurred while trying to eliminate duplicate property owners. The name field shifted, resulting in notifications with the correct addresses, but incorrect ownership information. Of the 635 properties notified, approximately 271 were incorrectly noticed. Assistant Director Cuong Nguyen requested that the Planning Commission continue the meeting to a

Special meeting in July, to allow stall to properly notify the 271 property owners. At said meeting, a detailed presentation would be provided to the Planning Commission.

Since the meeting was noticed in the newspaper and there may be property owners in the audience and on Zoom, Mr. Nguyen requested to open the public hearing, receive comments, and thereafter continue the matter. Chairperson Carbajal opened the public hearing. The property owner of Angelus Shoe spoke. While he understood the reasoning (affordable housing and issues like that), his objections, among others, were the conditions, which he believes are just unfair, placed on his property that are quite costly to him that he has no way to be reimbursed for as the result of his property being declared residential. On Zoom was Stephane Wandel, representing Golden Springs Development.

Following the public comments, Assistant Director Cuong Nguyen acknowledged receiving seven comments, which he summarized for the Planning Commission. Said comments are attached. Director of Planning, Wayne M. Morrell, also reminded Mr. Nguyen that we also met with a father and son, who were concerned about the impacts to their property on Washington Boulevard. Mr. Nguyen explained that yes indeed we met with the property owners of Washington Boulevard. We explained to both gentlemen the plans that we are moving forward with, gave them the background of the general plan and how this project is essentially to bring the zoning documents to be consistent with that general plan effort. We also went over and provided them with a link to the current draft of the nonconforming provisions. Mr. Nguyen further stated that overall they seem supportive of this effort with the understanding, that for the nonconforming provisions, they will have an opportunity to participate in later. Thereafter, there was a motion and a second, followed by a unanimous vote to continue the matters to a Special Meeting on July 25, 2023.



Wayne M. Morrell
Director of Planning

Attachments:

1. Revised Public Hearing Notice
2. Public Comments received
3. TZO Staff Report with attachments dated July 10, 2023



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

"A great place to live, work, and play"

**NOTICE OF PUBLIC HEARING
TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING MAP,
TO ENSURE THAT THE CITY'S ZONING ORDINANCE AND ZONING MAP ARE ALIGNED
WITH THE CITY'S 2040 GENERAL PLAN**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

PROJECT: The City of Santa Fe Springs is proposing a Targeted Zoning Ordinance Update (TZOU) to ensure consistency with State Law and alignment with the Santa Fe Springs 2040 General Plan.

The TZOU is recommending new mixed uses zones, revisions to heavy and light industrial zones, revisions to multi-family standards, new objective development standards, revisions to parking standards, and a revised zoning map. The TZOU project also involves the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. However, in order to ensure the comprehensive completion of the new Nonconforming Situations section, and effective collaboration with various stakeholders, the replacement of the current Nonconforming Uses section will proceed on a different timeline.

A link to the Draft Zoning Text Amendments and Draft Zoning Map is provided below:

Draft Zoning Text Amendments

<https://www.reimaginesantafesprings.org/files/managed/Document/225/4%20-%20CC%20Ord%201131%20Exhibits%20A-E%20ZTA%20Text.pdf>

Draft Zoning Map

https://www.reimaginesantafesprings.org/files/managed/Document/224/PublicHearingDraftZoningMap_07-05-2023.pdf

PROJECT LOCATION: All lands within the City of Santa Fe Springs city and zoning boundaries.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Tuesday, July 25, 2023 at 6:00 p.m.**

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
Tom Hatch, Interim City Manager

You may also attend the 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/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944 | Password: 554545

Telephonically: Dial: 888-475-4499 | Meeting ID: 558 333 944

CEQA STATUS: After review and analysis, staff finds that the Targeted Zoning Ordinance Update project is consistent with the environmental analysis conducted as part of the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

ALL INTERESTED PERSONS are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Cuong Nguyen, Assistant Director of Planning, via e-mail at: cuongnguyen@santafesprings.org or otherwise by phone at (562) 868-0511 ext. 7059.

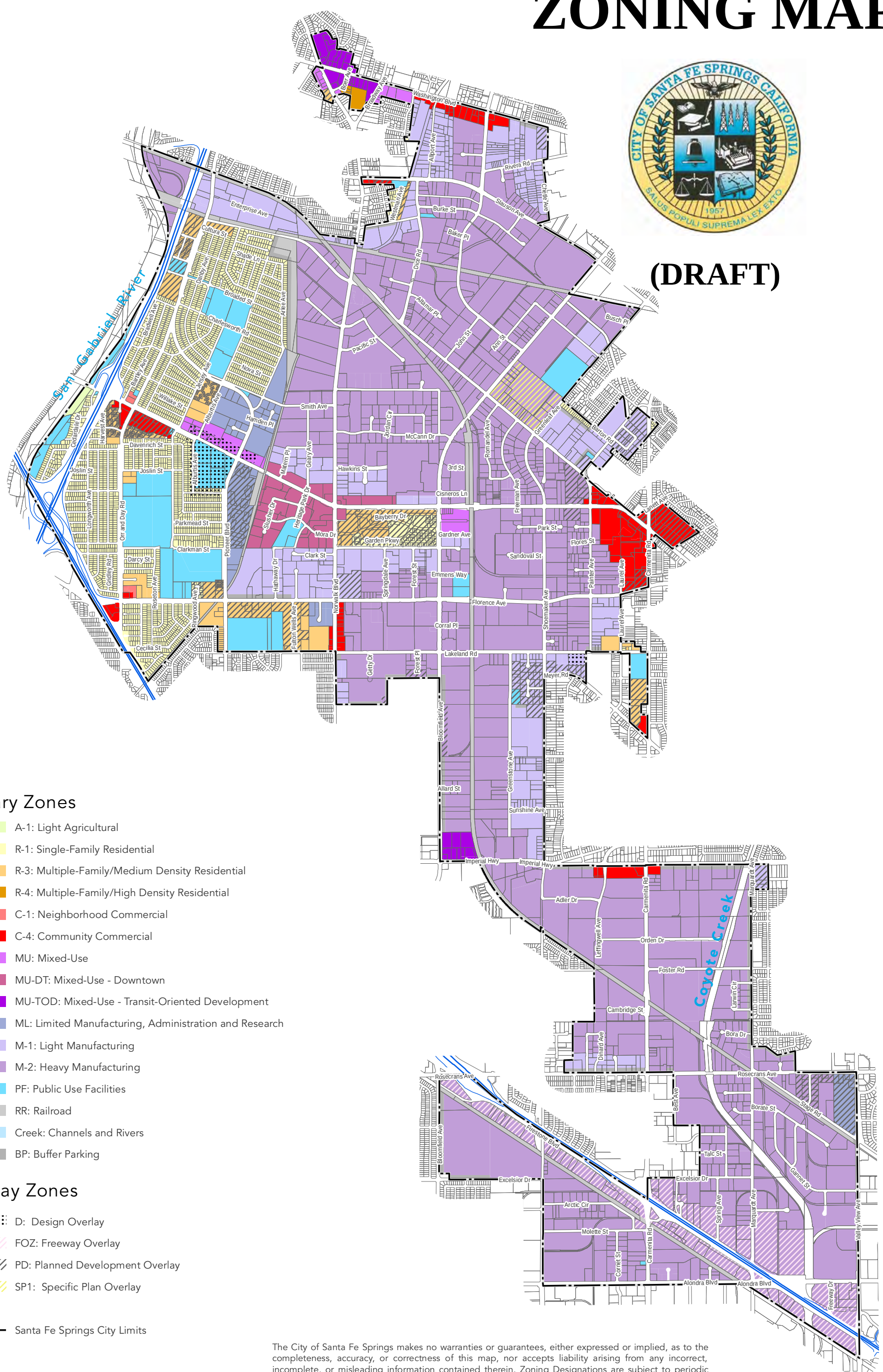
Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
Tom Hatch, Interim City Manager

City of Santa Fe Springs

ZONING MAP



(DRAFT)



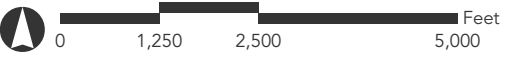
Primary Zones

- A-1: Light Agricultural
- R-1: Single-Family Residential
- R-3: Multiple-Family/Medium Density Residential
- R-4: Multiple-Family/High Density Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU: Mixed-Use
- MU-DT: Mixed-Use - Downtown
- MU-TOD: Mixed-Use - Transit-Oriented Development
- ML: Limited Manufacturing, Administration and Research
- M-1: Light Manufacturing
- M-2: Heavy Manufacturing
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

Overlay Zones

- D: Design Overlay
- FOZ: Freeway Overlay
- PD: Planned Development Overlay
- SP1: Specific Plan Overlay
- Santa Fe Springs City Limits

Source: City of Santa Fe Springs
Revised: July 2023



The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts liability arising from any incorrect, incomplete, or misleading information contained therein. Zoning Designations are subject to periodic changes, which may not be reflected on this map. as such, you are advised to confirm the Zoning designations of any particular parcel prior to proceeding with a land use decision or development project. The City of Santa Fe Springs Planning Department may be contacted at:

City of Santa Fe Springs | Planning Department
11710 Telegraph Road, Santa Fe Springs, CA 90670
Tel: 562-868-0511
Web: <https://www.santafesprings.org>

Property Owner	Address of Property	Affect to Property	Comments
Roy Walter	11126 Greenstone Avenue	M-2-PD to M-1 PD	1st call: Plastic molds (Originally); Wheel chair manufacturer (current); concerned with potential reduction in the value of his property; called to seek further information. While Roy did express concerns with the potential impact to his property, he was thankful that the city is planning to completely revise its non-conforming provisions and consider provisions that would allow him to preserve and protect his financial interest. 2nd Call: What does the dash lines mean?
Lisa Vernola	10605 Bloomfield Avenue (APN: 8009-013-094)	M-2 to M-1	Called to seek further information. Lisa understood that her property is in close proximity to the Villages at Heritage Springs. While she understands that a change from M-2 to M-1 will reduce the number of available uses for her property, she appeared to be supportive of the change; She mentioned that the letter was mailed to her but was addressed to "Saleh, Amir CO TR A Saleh and H Sarras Trust".
Mohan	N/A	N/A	Interested buyer of a property considered for a zone change. He requested access to view an online version of the proposed zoning map. A link to the map was e-mailed to Mohan.
Gary Herman Sr	10640 Washington Blvd	M-2 to C-4	Called and has requested to meet with staff to seek further information to better understand the potential impacts to his property. Met with the property owner on 7/10. Gary and his son would prefer to have their property excluded. Staff went over the GP and the zoning efforts and how the TZOU will conform with the General Plan and 2040 vision asnd new state laws. We also informed the property owner that the city is in the process of completely rewriting the nonconforming provisions, and among other things, removing the sunset provisions from the Code.
Andy Nadar			Left two phone messages - 562-244-1547
City of Cerritos	N/A	N/A	Submitted a comment letter that was forwarded to the Commissioners.
Matt Franklin on behalf of the Franklin Family Partnerships/Dan Haskins	11130 Washington Blvd	C-4 to MU-TOD	Provided attachment with comments by Dan Haskins and latest response from the City. The comments were related to the non-conforming provisions which are now on a separate track and will be presented at a later date.



PUBLIC HEARING

CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

RECOMMENDATIONS:

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Targeted Zoning Ordinance Update, updated Zoning Map and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, are consistent with the goals, policies and program of the City's 2040 General Plan; and
- Recommend that the City Council review and find the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope and analysis of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions; therefore, no further environmental review is required; and
- Adopt Resolution No. 242-2023, which incorporates the Planning Commission's findings and actions regarding this matter.
- Recommend that the City Council approve and adopt two Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance; and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.

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 was only amended a handful of times since then. 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.

Since February of last year, the General Plan team has been diligently working on the Targeted Zoning Ordinance Update which are various amendments to the existing zoning ordinance to ensure consistency with State Law as well as coherence with and alignment between the City's two primary planning documents: The General Plan and Zoning Code. The Targeted Zoning Ordinance Update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan, and to meet State housing law and key implementation measures identified in the 2021-2029 Housing Element. The draft Targeted Zoning Ordinance Update project encompasses the following key components:

- Establishment of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments;
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers); and
- Updating the Zoning Map to ensure consistency with the General Plan land use map.

As part of the Targeted Zoning Ordinance Update project, the team was concurrently working on the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. The replacement of the existing Nonconforming Uses section, however, will now move forward on a different timeline to allow Staff additional time to complete the new Nonconforming Situations sections and further collaborate with various stakeholders.

DETAILED DESCRIPTION OF THE ZONING TEXT AMENDMENTS

To implement the goals of the General Plan, including the 2021-2029 Housing Element, several text amendments to the City's Zoning Ordinance, Title 15 (Land Usage), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code are required. The proposed Targeted Zoning Ordinance Project includes the following Targeted Amendments to the text of the City's Zoning Ordinance:

Definitions

The existing Zoning Ordinance required a number of new definitions to better define uses that are proposed with the various new zone districts and also to conform to new state housing laws. As such, the following definitions have been added to Section 155.003 (Definitions) of the City's Zoning Ordinance:

- Animal Grooming
- Automated Teller Machines (ATMs)
- Automobile Sales and Rental
- Automobile Service, Major
- Automobile Service, Minor
- Automobile Washing/Detailing
- Boarding House
- Brewery, Winery, or Distillery
- Business Support Services
- Check Cashing Business (also "Payday Loan Business")
- Cigar Lounge or Bar
- Clinic/Urgent Care
- Cocktail Lounges and Bars
- College (also "University")
- Commercial Recreation
- Community Gardens
- Cultural Institutions
- Drive-Through or Drive-Up Establishments
- Dwelling, Single Unit (also "Dwelling, Single Family")
- Dwelling, Multi-Unit
- Dwelling, Two-Unit Dwelling
- Emergency Shelter, Permanent
- Emergency Shelter, Temporary Low Barrier Navigation Center
- Employee Housing, Large
- Employee Housing, Small
- Entertainment Venue, Indoor
- Family Day Care Home, Large

- Family Day Care Home, Small
- Financial Institutions
- Gymnasium and Fitness Centers, Large
- Gymnasium and Fitness Centers, Small
- Hospitals
- Hotel or Motel
- Kennel
- Laboratory – Medical Analytical Research, Testing
- Live/Work Unit
- Manufacturing – Light
- Mobile Home
- Mobile Home Parks
- Office, Business and Professional (Non-Medical and Dental Office)
- Office, Medical and Dental
- Park
- Personal Services, General
- Personal Services, Restricted
- Primary Street Frontage
- Religious Assembly Facilities
- Research and Development.
- Restaurant
- Retail Sales – General
- Retail Sales – Restricted
- Schools, K-12 – Private
- Service/Fueling Station, Automobile
- Single Room Occupancy (SRO)
- Supportive Housing
- Technical Trade Business or Professional Schools
- Transit Station
- Utility Facilities

In addition, the following existing definitions are being renamed and updated:

- Boardinghouse
- Clinic, Dental or Medical
- Dwelling, Single-Family
- Dwelling, Multiple
- Day Care, Large Family
- Day Care, Small Family
- Hospital

- Hotel
- Laboratory
- Motel
- Service Stations, Automobile
- Single Room Occupancy (SRO) Housing

These changes to Section 155.003 (Definitions) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.

Parking

A review and update of the City's parking requirements was completed to ensure they adequately address the four new zone districts and new State housing laws. The Targeted Zoning Ordinance Update, therefore, included several changes to Section 155.481 of the City's Zoning Ordinance. The new provisions specify particular instances whereby parking is required for sites located within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resource Code. The new provisions also updates the existing parking requirements for residential uses, care services and facilities, and mixed-uses.

These changes to Section 155.481 (Required Parking) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No.32.

Multi-Family Residential Zones

Part 4 of Chapter 155 of the Santa Fe Springs Municipal Code will be entirely replaced with new sections for the Multi-Family Residential zone districts, which will now include an R-3 and R-4 zone district. A description and purpose for both zone districts are provided below:

- The *Multiple-Family/Medium Density Residential (R-3) zone district* provides a suitable environment for those wishing to live in attached and detached housing on small lots, apartments, or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for medium density living, and stabilize and protect existing medium density areas. Detached and attached housing is permitted with a range of density (9.1 to 25 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.
- The *Multiple-Family/High Density Residential (R-4) zone district* provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and

street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high density areas. Multiple dwelling unit developments is permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality. The Multiple-Family/High Density Residential (R-4) zone district provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high density areas. Multiple dwelling unit developments is permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.

Similar to other zone districts within the City's existing Zoning Ordinance, the new provisions for multi-family residential includes the following sections:

- Purpose
 - *Revised to identify both the R-3 and R-4 zone districts.*
- Uses
 - *Previously Principal Permitted uses and Conditional uses; also, this section is now provided in a table format for both the R-3 and R-4 zone.*
- Accessory Uses
 - *Remains unchanged, except a new provision was added to allow the Director of Planning and Development authority to deem other uses not listed as appropriate accessory uses.*
- Development Standards
 - *This section is now provided in a table format and includes the requirements for the following standards: Lot Area, Lot Width, Lot Depth, Dwelling Size, Lot Coverage, Open Space, Storage, Setbacks, Building Height, Required Step-Down Abutting Residential Zone, Distance Building Buildings, and Density.*
- Permitted Fences, Hedges, and Walls
 - *Revised to clarify the maximum height of seven feet behind the front yard area and to also prohibit barbed wire, chain-link and razor wire.*

- Required Off-Street Parking, Access, EV Charging and Bicycle Parking
 - *This section now includes EV Charging and Bicycle Parking.*
- Signs
 - *Remains unchanged, except removal of previous subsection (E) Reserved.*
- Landscaping and Outdoor Open Space
 - *This section now includes Outdoor Open Space*
- Permitted Encroachments into Required Yards
 - *The sections reference in this section was updated. Previous reference was §§ 155.385 through 155.958 and update now references only the two relevant sections: § 155.455 (D) and §155.457(C).*

However, the incorporation of Objective Development Standards into the newly established zones also resulted in the following new sections:

- Setbacks
 - *Requirement to have a minimum of 50% of ground-floor building frontage be within 5 feet of the minimum front setback.*
- Stepbacks
 - *Requirements to ensure upper floors are stepped back for street-facing facades and on facades abutting an R1, Single-Family Residential, zone.*
- Screening of Mechanical Equipment
 - *Requirements to ensure that all mechanical equipment are not visible from any public street, civic space, or abutting properties.*
- Accessory Buildings
 - *Requirements for the development and redevelopment of accessory structures, excluding accessory dwelling units.*
- Frontages
 - *Requirements surrounding the ground floor and facades.*
- Architectural Design Standards
 - *Requirements surrounding modulation.*

- Streetscape Requirements
 - *Requirements for pedestrian improvements and street trees.*

These changes to Part 4 (Multi-Family Residential Zone Districts) of Chapter 155 of the Santa Fe Springs Municipal Code, Specifically to Sections 155.090 through 155.106 are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.

Mixed Use Zones

Part 6.A. will be added to Chapter 155 of the Santa Fe Springs Municipal Code for the three new Mixed-Use Zone Districts, which will include an MU, MU-DT, and MU-TOD zone district. A description and purpose for the three new zone districts are provided below:

- The *Mixed-Use (MU) zone district* provides opportunities to create mixed use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
- The *Mixed-Use Downtown (MU-DT) zone district* implements the City's goal to establish a new downtown—one which is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical/horizontal mixed-use development featuring ground-floor commercial uses and residences above. The district provides opportunities for multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, entertainment, hospitality, lodging restaurants, entertainment venues and public gathering spaces for community events within highly walkable areas with broad pedestrian-friendly sidewalks, trees, landscaping, signage, and art.
- The *Mixed-Use Transit-Oriented Development (MU-TOD) zone district* is intended for use around the planned Metro L Line station at Washington and Norwalk Boulevards) and the existing Metrolink Norwalk/Santa Fe Springs Station. Transit-oriented communities consist of residential and commercial activity. The standards are intended to help ensure that the physical environment around each station considers the pedestrian scale, with easy walking connections to the station platforms. A mix of uses are permitted including multi-family residential (up to 60 units per acre), retail and service commercial, office, dining, and entertainment.

Following a similar format as the multi-family zone district provisions, the new provisions for the three new mixed-use zone districts will include the following sections:

- Purpose
 - *This section provides the purpose for the MU, MU-DT, and MU-TOD zone districts.*
- Uses
 - *This section clarifies the allowable Permitted uses, Conditional uses, and also identifies uses that are not allowed or otherwise requires an Administrative Use Permit; Similar to the new Multi-Family Residential zone district, this section is provided as a single table for all three mixed-use zones.*
- Accessory Uses
 - *This section clarifies that accessory uses are “those uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities”.*
- Development Standards
 - *This section is provided in a table format and includes the requirements for the following standards: Lot Area, Lot Width, Lot Depth, Floor Area Ratio (FAR), Landscape Area, Open Space, Storage, Setbacks, Building Height, Required Step-Down Abutting Residential Zone, and Density.*
- Setbacks
 - *This section clarifies the requirement to have a minimum of 70% of building frontage be within 5 feet of the minimum front setback for primary right-of-ways and 50% for secondary right-of-ways. This section also clarifies the minimum percentage of landscaping within the setback area.*
- Stepbacks
 - *Similar to the new Multi-Family Residential zone district, this section provides requirements to ensure upper floors are stepped back for street-facing facades and on facades abutting an R1, Single-Family Residential, zone.*
- Permitted Fences, Hedges, and Walls
 - *The requirements within this section are identical to the new Multi-Family Residential zone district.*

- Screening of Mechanical Equipment
 - *The requirements within this section are identical to the new Multi-Family Residential zone district.*
- Required Off-Street Parking, Access, EV Charging and Bicycle Parking
 - *This section mirrors the new Multi-Family Residential zone district, however, it also includes provisions for Off-site Parking and Shared Parking.*
- Signs
 - *This section refers to the C-4, Community Commercial sign standards as well as existing provisions within §§ 155.515 through 155.536.*
- Landscaping and Outdoor Open Space
 - *This section identifies the minimum landscaped area and requirement for curbs along the borders of all on-site landscape areas. This section also identifies the requirements for Open Space, including private open space, common open space and public open space. It should be noted that, as proposed, public open space will only be required within the MU-TOD zone district for projects over 80,000 square feet of gross floor area.*
- Frontages
 - *Similar to the new Multi-Family Residential zone district, this section provides requirements surrounding the ground floor and facades. It also identifies Window Requirements not found in the Multi-Family Residential zone district.*
- Architectural Design Standards
 - *This section identifies the façade articulation standards for developments with the mixed-use zone districts including requirements for the incorporation of certain design features, varied roof lines, and other modulation standards.*
- Streetscape Requirements
 - *The requirements within this section are identical to the new Multi-Family Residential zone district.*

In order to ensure that mixed use projects create a visually appealing and cohesive streetscape and also encourage active street frontages that allow pedestrians to feel comfortable and safe, the mixed-use zone districts provisions also includes the following section below:

- Streetwall
 - *This section identifies a minimum height and percentage of building frontage along public right-of-ways.*

These changes to Part 6A (Mixed-Use Zone Districts) of Chapter 155 of the Santa Fe Springs Municipal Code, Specifically to Sections 155.175.1 through 155.175.17 are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.

Establishment of Zone Districts

The City's Zoning Ordinance, specifically Section 155.015 (Establishment of Zone Districts) require an update to incorporate the inclusion of the four new zone districts. This update provided staff with an opportunity to implement several modifications surrounding the various overlay zones within the City. A description the changes to Section 155.015 are provided below:

- *Revise R-3 – Multi-Family Residential to Medium Density Residential*
- *Add R-4 – High Density Residential*
- *Add MU – Mixed Use*
- *Add MU-DT – Mixed Use Downtown*
- *Add MU-TOD – Mixed Use Transit Oriented Development*
- *Revise D – Design Zone to Design Overlay Zone*
- *Add FOZ – Freeway Overlay Zone*
- *Revise PD – Planned Development Zone to Planned Development Overlay Zone*
- *Add SP1 – Specific Plan Overlay Zone*

These changes to Section 155.015 (Establishment of Zone Districts) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.

PROPOSED UPDATED ZONING MAP

As mentioned previously, the City adopted new land use designations, as part of the City's 2040 General Plan, to facilitate mixed-use development in designated areas throughout the City. In addition to the identification of areas for new mixed-use development, the City's land use map identified areas where new high-density residential development may occur and also recognize properties designated as Freeway Commercial.

The new land use map adopted along with the 2040 General Plan also included the following changes:

- Updated land use designations for the following areas:
 - Southwest corner of Telegraph Road and Pioneer Boulevard.
 - Northeast corner of Orr & Day Road and Florence Avenue
 - Norwalk Boulevard, between Florence Avenue and Lakeland Road
 - East Side of Norwalk Boulevard, South of Lakeland Road.
 - Southside of Imperial, beginning from the west side of Leffingwell Avenue to the east side of Carmenita Road
 - Southwest corner of Rosecrans Avenue and Valley View Avenue.
- Modify the land use designation for church properties to Medium Density Residential.
- Modify the land use designation for various Industrials properties in close proximity from a residential use to Light Industrial.

The General Plan Implementation Plan requires an update to the City's Zoning Map to reflect updated General Plan Land Use Map revisions to create consistency between the General Plan Land Use Map and the City's Zoning Map. Additionally, the City's 2021-2029 Housing Element includes Program 11-1, which is a plan of action to increase housing choices, concentrate higher density projects adjacent to planned and existing transit stations and around the planned Downtown area by creating new mixed-use zones and also apply those zones to the zoning map to achieve consistency with the General Plan.

Staff has identified approximately 635 parcels within the city that will need to be rezoned to be consistency with the City's 2040 General Plan. As such, the proposed updated zoning map, which is the subject of Ordinance No. 1132, will replace the official zoning map referenced in Section 155.004 of the City's Zoning Ordinance.

These changes to the official zoning map, as reference in Section 155.004 (Official Zoning Map Adopted) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are illustrated in the draft ordinance as part of Exhibit C of Attachment No. 3.

PROJECT ENGAGEMENT EFFORTS

The Targeted Zoning Ordinance Update project has implemented a comparable approach to community involvement as the one used during the recent Comprehensive General Plan Update. Similar to the engagement efforts for the

General Plan, the objective was to ensure effective communication of the project's details and to gather input from community members and stakeholders. As outlined below, the engagement process included four Zoning Advisory Group (ZAG) meetings, two joint study sessions involving the City Council and Planning Commission, a Community Meeting involving affected property owners, and a meeting with the Santa Fe Springs Chamber of Commerce (Chamber) and Industrial Business Group.

Zoning Advisory Group (ZAG)

A Zoning Advisory Group (ZAG) was formed to support the Targeted Zoning Ordinance Update project and was comprised of individuals representing various community interests, including residents, property owners, and other stakeholders. A total of four ZAG meetings were conducted as follows:

- *Meeting #1: June 29, 2022*
 - ZAG members were given a general overview of the Targeted Zoning Ordinance Update project. They received information about the three new mixed-use zone districts and a brief overview of the forthcoming decisions concerning development standards and allowable uses for such zones. ZAG members also received a brief overview of the revision process for addressing nonconforming situations and the concurrent efforts of the Objective Development Standards project.
- *Meeting #2: July 27, 2022*
 - ZAG members were presented with a more in-depth presentation on nonconforming situations. The presentation covered the city's existing standards, the General Plan policy guiding the proposed changes, and the entirely new approach that will replace the current nonconforming section.
- *Meeting #3: August 31, 2022*
 - ZAG members were presented with a more in-depth presentation on the three new mixed-use zone districts. They were provided with information on the location of these districts within the city and received a walkthrough of the draft regulations associated with them.
- *Meeting #4: February 1, 2023*
 - ZAG members received an update on the progress of the Targeted Zoning Ordinance Update project. They were informed about the latest key changes made to the nonconforming situations and were given a walkthrough of corresponding draft

regulations. Additionally, ZAG members received a more comprehensive presentation on the multiple-family zone districts, along with a walkthrough of the draft regulations. Lastly, the group was updated on the City's compliance with State Law regarding the Housing Element.

Joint Study Sessions - City Council and Planning Commission

Two joint study sessions were held before the City Council and Planning Commission.

- The first study session, which took place on August 2, 2022, had the primary objective of providing a comprehensive overview of the project to the City Council and Planning Commission. It also aimed to emphasize the significance of maintaining internal consistency between the General Plan and Zoning Code. During this session, attendees were also provided with preliminary draft land uses and development standards for the new mixed-used zone districts (MU, MU-TOD, and MU-DT), along with a general framework of the nonconforming situations sections.
- The second study session, held on February 21, 2023, provided an update on the Targeted Zoning Ordinance Update project to the City Council and Planning Commission. This update included the revised drafts for the mixed-use zones and the nonconforming situations sections. Additionally, the session introduced preliminary draft land uses and development standards for the multiple-family zone districts (R-3 and R-4). While staff acknowledged receiving comments from the Industrial Business Group and a Zoning Advisory Group (ZAG) member, there was no discussion regarding the non-conforming situations sections during this second study session.

Community Meeting - Affected Property Owners

On August 24, 2022, the City extended an invitation by mail to all property owners impacted by the proposed zoning code changes to attend a public meeting. The main objective of the meeting was to enhance their understanding of the City's Zoning Ordinance, with a specific emphasis on the proposed mixed-used standards and nonconforming provisions. Attendees were given the opportunity to delve into the specifics of the proposed changes and actively engage by asking questions and seeking clarification.

Meeting with Chamber and Industrial Business Group

On September 2, 2022, the City extended an e-mail invitation to the Chamber and Industrial Business Group to participate in a public meeting. The purpose was to

engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance. The focal point of the discussion revolved around the initial draft sections addressing nonconforming situations sections, which had garnered notable interest from the Chamber and Industrial Business Group

Study Session with the Planning Commission

A final study session was held on June 22, 2023, to provide the Planning Commission with an overview of the draft materials before the Targeted Zoning Ordinance Update is presented for their consideration and recommendation to the City Council. The Study Session also served as an opportunity to gather input on any additional consideration or inclusions that should be made in the final draft Targeted Zoning Ordinance Update.

ENVIRONMENTAL DOCUMENTS

Staff has determined that the Targeted Zoning Ordinance Update project was part of the environmental analysis conducted for the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. A link to the various environmental documents associated with the Program EIR are provided below:

CEQAnet (SCH Number: 2021050193)

- <https://ceqanet.opr.ca.gov/2021050193>
 - Notice of Preparation:
 - https://files.ceqanet.opr.ca.gov/269870-1/attachment/Q-BP0zNRKsEOe3dOd_5UAYs3-YBklxMUD6LBIOkptkSNXyqNn2h9Ar7dYFqmnzoi3GjWMv8uW6vNOsOQ0
 - Notice of Availability/Completion:
 - https://files.ceqanet.opr.ca.gov/269870-1/attachment/NREm8J069iDysdJDUk-5e_ryZijGeUNLo8_QFymQgdvR_LFjx7DFPNfRMO8F1AXpyQKoGysobbzN203N0

- Draft EIR with Appendices:
 - <https://cms5.revize.com/revize/santafespringsca/departments/planning/environmental%20documents/Environmental%20Impact%20Report%20With%20Appendices.pdf>
- Response to Comments, Errata, and Public Circulation
 - https://www.reimaginesantafesprings.org/files/managed/Document/173/SFS_GPU_FEIR.pdf
- Findings of Fact and Statement of Overriding Considerations
 - <https://www.reimaginesantafesprings.org/files/managed/Document/174/FindingsofFactandSOC.pdf>
- Mitigation Monitoring Report
 - https://www.reimaginesantafesprings.org/files/managed/Document/175/SFS_EIR_MMRP.pdf

The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

The CEQA Consistency Findings are provided as Exhibit A of Attachment No. 3.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code. The legal notice was posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, the City's Library, and published in a newspaper of general circulation (*Whittier Daily News*) on June 29, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

Additionally, on June 29, 2023, hard copy letters were mailed to the property owners of each of the parcels being considered for rezoning. These letters provided the property owners with a project background, CEQA status, including a copy of the proposed Zoning Map. All property owners were invited to attend the meeting telephonically or electronically, submit written comments to the City by 12:00pm on the day of the Planning Commission meeting, or otherwise call the City to provide a comment or seek further information.

The Public Hearing Notice is provided as Attachment No. 1 and the Letter and Proposed Zoning Map to Property Owners is provided as Attachment No. 2.

Public Comment

As of the date of this report, staff has received two phone calls from property owners that had received the hard copy letter and Zoning Map.

1. Roy Walter – property owner at 11126 Greenstone Avenue called to seek further information. While Roy did express concerns with the potential impact to his property, he was thankful that the city is planning to completely revise its non-conforming provisions and consider provisions that would allow him to preserve and protect his financial interest.
2. Lisa Vernola – property owner at 10605 Bloomfield Avenue called to seek further information. Lisa understood that her property is in close proximity to the Villages at Heritage Springs. While she understands that a change from M-2 to M-1 will reduce the number of available uses for her property, she appeared to be supportive of the change.
3. Mohan Kondragunta – interested buyer of a property considered for a zone change. He requested access to view an online version of the proposed zoning map. A link to the map was e-mailed to Mohan.
4. Gary Herman Sr. – property owner at 10640 Washington Boulevard called and has requested to meet with staff to seek further information to better understand the potential impacts to his property.

PLANNING COMMISSION REVIEW

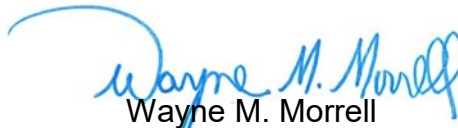
The Planning Commission hearing to consider the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, is required by State Statute and provides an additional opportunity for the community and interested parties to provide their comments regarding the Project. Furthermore, because the Project is an amendment to the City's Municipal Code, the Planning Commission's recommendation regarding the proposed updates will be forwarded to the City Council for their consideration at a subsequent public hearing, tentatively scheduled for August 15, 2023.

STAFF REMARKS

The Targeted Zoning Ordinance Update project, including an updated Zoning Map, implements the General Plan Implementation Plan Program A.1 (*Zoning Revisions Related to Housing Element*), Program A.16 (*Residential Electric Vehicle and Bicycle Parking Requirements*) and the Housing Element Program 11 (*Zoning Code Revisions*) and is necessary to create consistency between the City's 2040 General

Plan (inclusive of the 2021-2029 Housing Element) and Zoning Ordinance (inclusive of the Zoning Map). Furthermore, the project is mandated by the State law requiring that the zoning code and zoning districts be consistent with the City's current General Plan. And lastly, the City's Housing Element requires the creation of more housing opportunities to meet the City's Regional Housing Needs Assessment (RHNA) numbers as mandated by the State of California. These changes will provide the foundation zoning for new development opportunities that allow for the redevelopment of older sites, while also providing needed housing and new commercial opportunities which will bring new economic growth to the City.

Staff is therefore recommending that the Planning Commission adopt Resolution No. 242-2023, thereby recommending that the City Council find that the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions and therefore no further environmental review is required; and that the City Council approve and adopt two separate Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance; and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.



Wayne M. Morrell
Director of Planning

Attachments:

1. Public Hearing Notice
2. Letter and Proposed Zoning Map to Property Owners
3. Resolution No. 242-2023
 - a. Exhibit A – CEQA Consistency Findings
 - b. Exhibit B – Ordinance No. 1131 (Targeted Amendments to City's Zoning Ordinance)
 - c. Exhibit C – Ordinance No. 1132 (Changes to the existing Zoning Map)

Attachment 1 – Public Hearing Notice

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN
UPDATED ZONING MAP, TO ENSURE THAT THE CITY'S ZONING
ORDINANCE AND ZONING MAP ARE ALIGNED WITH THE CITY'S
2040 GENERAL PLAN**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

PROJECT: The City of Santa Fe Springs is proposing various targeted zoning ordinance updates to ensure consistency with State Law as well as coherence with and alignment between the City's two primary planning documents: The General Plan and Zoning Code. The zoning ordinance update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan. The draft Targeted Zoning Ordinance Updates project encompasses the following key components:

- Development of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments.
- Update of the Zoning Map to ensure consistency with the General Plan; and
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers).

The Targeted Zoning Ordinance Update project also involves the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. The replacement of the existing Nonconforming Uses section, however, will now move forward on a different timeline to allow Staff additional time to complete the new Nonconforming Situations sections and also collaborate with various stakeholders.

PROJECT LOCATION: All lands within the City of Santa Fe Springs city and zoning boundaries.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 10, 2023 at 6:00 p.m.**

You may also attend the 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/558333944?pwd=b0FqbKV2aDZneVRnQ3BiYU12SmJlQT09>

Zoom Meeting ID: 558 333 944
Password: 554545

Telephonically

Dial: 888-475-4499
Meeting ID: 558 333 944

CEQA STATUS: After review and analysis, staff finds that the Targeted Zoning Ordinance Update project is consistent with the environmental analysis conducted as part of the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

ALL INTERESTED PERSONS are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Cuong Nguyen, Assistant Director of Planning, via e-mail at: cuongnguyen@santafesprings.org or otherwise by phone at (562) 868-0511 ext. 7059.

Whittier Daily News
Published: 6/29/23

Attachment 2 – Letter and Proposed Zoning Map to Property Owners

11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

"A great place to live, work, and play"

**NOTICE OF PUBLIC HEARING
TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING
MAP, TO ENSURE THAT THE CITY'S ZONING ORDINANCE AND ZONING MAP
ARE ALIGNED WITH THE CITY'S 2040 GENERAL PLAN**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

PROJECT: The City of Santa Fe Springs is proposing a Targeted Zoning Ordinance Update (TZOU) to ensure consistency with State Law and alignment with the Santa Fe Springs 2040 General Plan.

The TZOU is recommending new mixed uses zones, revisions to heavy and light industrial zones, revisions to multi-family standards, new objective development standards, revisions to parking standards, and a revised zoning map. The TZOU project also involves the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. However, in order to ensure the comprehensive completion of the new Nonconforming Situations section, and effective collaboration with various stakeholders, the replacement of the current Nonconforming Uses section will proceed on a different timeline.

PROJECT LOCATION: All lands within the City of Santa Fe Springs city and zoning boundaries.

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 10, 2023 at 6:00 p.m.**

You may also attend the 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/558333944?pwd=b0FqbV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944 | Password: 554545

Telephonically: Dial: 888-475-4499 | Meeting ID: 558 333 944

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
Tom Hatch, Interim City Manager

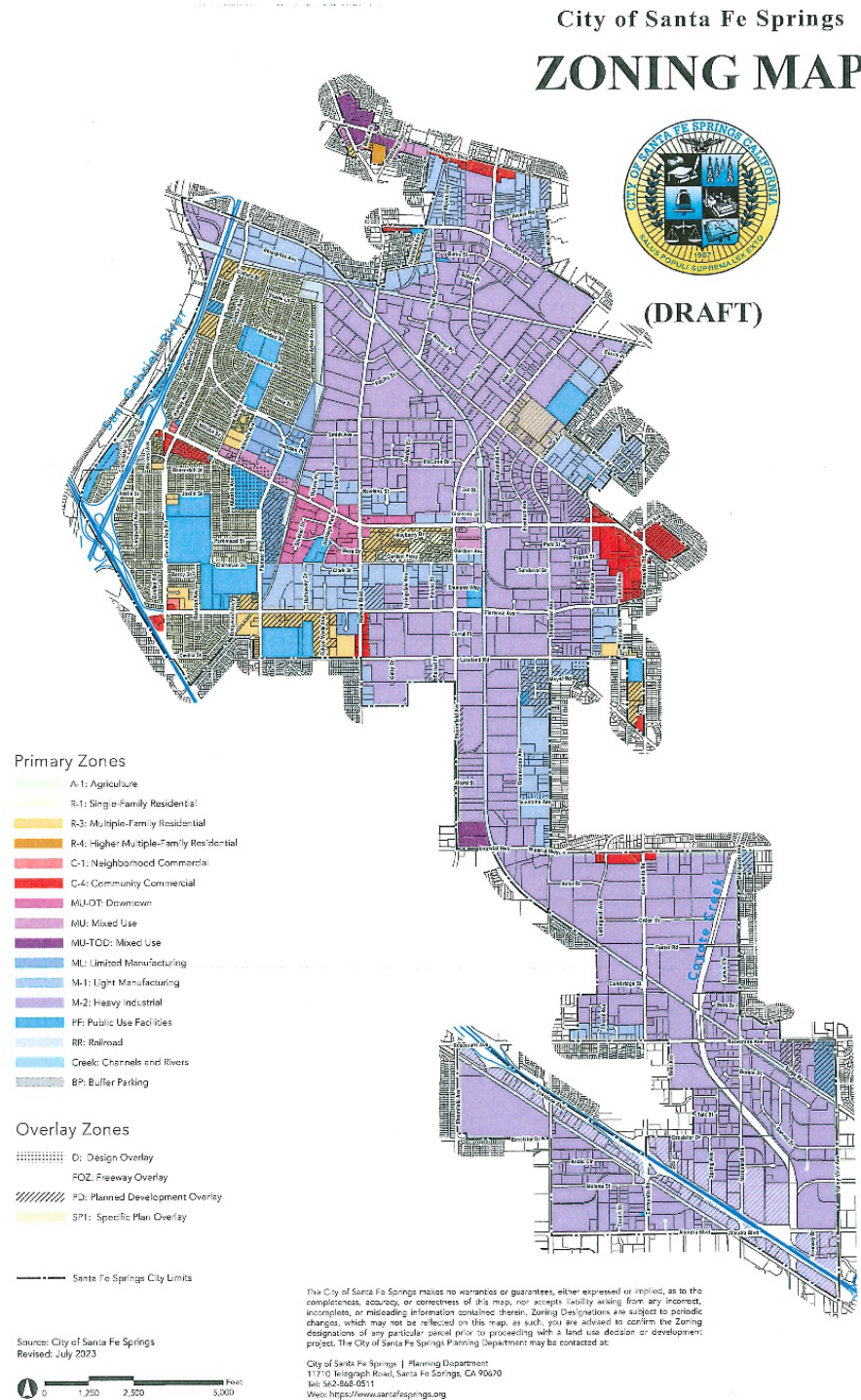
CEQA STATUS: After review and analysis, staff finds that the Targeted Zoning Ordinance Update project is consistent with the environmental analysis conducted as part of the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

ALL INTERESTED PERSONS are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained from Cuong Nguyen, Assistant Director of Planning, via e-mail at: cuongnguyen@santafesprings.org or otherwise by phone at (562) 868-0511 ext. 7059.

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
Tom Hatch, Interim City Manager



Attachment 3 - Resolution No. 242-2023

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 242-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL
APPROVE AND ADOPT SEVERAL TARGETED ZONING ORDINANCE
UPDATES, INCLUDING AN UPDATED ZONING MAP, TO ENSURE
CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND
THE CITY'S 2040 GENERAL PLAN**

WHEREAS, in February 2020 the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to

engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and

WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with the implementation of the 2040 General Plan and Targeted Zoning Ordinance Update (the "project"). "); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing the project, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760 which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8th) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date and a

notice was also mailed directly to each owner of property subject to a rezone, and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 10, 2023, the Planning Commission of the City of Santa Fe Springs considered the Targeted Zoning Ordinance Update, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION I. The Planning Commission recommends that the following findings be made by the City Council regarding the Targeted Zoning Ordinance Update:

1. The above recitals are true and correct and are a substantial part of this Resolution.
2. The Exhibits attached to this Resolution are each incorporated by reference and made a part of this Resolution.
3. The Targeted Zoning Ordinance Update is consistent with the 2040 General Plan and utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan.
4. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.
5. The Targeted Zoning Ordinance Update meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Targeted Zoning Ordinance Update has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65853-65860).

SECTION II. The Planning Commission recommends that the following findings be made by the City Council with respect to CEQA:

1. The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
 - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require

- major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
- b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously- adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
 - c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.
2. The draft Targeted Zoning Ordinance Update, including a Zoning Map, implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found consistent with the analysis prepared in the Program EIR.
 3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

SECTION III. On the basis of the foregoing and all of the evidence in the administrative record before it, the Planning Commission hereby adopts Resolution No. 242-2023 to recommend that the City Council determine that no further environmental documentation is required for the Targeted Zoning Ordinance Update as detailed in Exhibit “A” Finding of Consistency, attached hereto and incorporated herein by reference; and to recommend that the City Council adopt Ordinance No. 1131 to effectuate the proposed amendments to the text of the City’s Zoning Ordinance as provided in Exhibit “B”, attached hereto and incorporated herein by reference; and to recommend that the City Council adopt Ordinance No. 1132 to effectuate the proposed Zoning Map amendments as provided in Exhibit “C”, attached hereto and incorporated herein by reference.

ADOPTED and APPROVED this 10th day of July 2023 BY THE PLANNING
COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Francis Carbajal, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

Exhibit A – CEQA Finding of Consistency

Exhibit B - Ordinance No. 1131

Exhibit C - Ordinance No. 1132

Exhibit A – CEQA Consistency Findings

California Environmental Quality Act (CEQA) Finding of Consistency

Project Title:

City of Santa Fe Springs Targeted Zoning Ordinance Update

Project Location – Specific:

City of Santa Fe Springs (citywide)

Project Location – City and County:

City of Santa Fe Springs, County of Los Angeles

Description of Nature, Purpose and Beneficiaries of the Project:

The City of Santa Fe Springs is proposing a Targeted Zoning Ordinance Update to ensure consistency with State Law and to ensure consistency with the Santa Fe Springs 2040 General Plan, adopted on February 8, 2022. The Targeted Zoning Ordinance Update includes development regulations to implement the goals and policies identified in 2040 General Plan, and to meet State housing law and key implementation measures identified in the 2021-2029 Housing Element. The draft Targeted Zoning Ordinance Update project encompasses the following key components:

- Establishment of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed use development;
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers); and
- Updating the Zoning Map to ensure consistency with the General Plan Land Use Map.

On February 8, 2022, the Santa Fe Springs City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (Program EIR) for the 2040 General Plan. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan that was prepared pursuant to the requirements of CEQA. The Program EIR (State Clearinghouse Number 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts to a less than significant level.

The draft Targeted Zoning Ordinance Update project does not expand the proposed uses, increase intensity, or result in a change from the original Program EIR conclusions.

Name of Public Agency Approving the Project:

The Santa Fe Springs City Council

Name of Persons or Agency Carrying Out the Project:

City of Santa Fe Springs

The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts.

After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:

- (1) The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts;
- (2) The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously-adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
- (3) No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.

The draft Targeted Zoning Ordinance Update, including a Zoning Map, implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with within the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan; therefore, the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found to be consistent with the analysis prepared in the Program EIR.

The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided/mitigated pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

**Exhibit B – Ordinance No. 1131
(Targeted Amendments to the City’s Zoning Ordinance)**

CITY OF SANTA FE SPRINGS
ORDINANCE NO. 1131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING SEVERAL TARGETED ZONING ORDINANCE UPDATES TO ENSURE CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND THE CITY'S 2040 GENERAL PLAN

WHEREAS, in February 2020 the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and

WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with the implementation of the 2040 General Plan and Targeted Zoning Ordinance Update (the "project"); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing the project, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760 which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8th) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date and a notice was also mailed directly to each owner of property subject to a rezone, and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 10, 2023, the Planning Commission of the City of Santa Fe Springs adopted Resolution 242-2023 to recommend that the City Council adopt Ordinance 1131 and Ordinance 1132; and

WHEREAS, on August 15, 2023, the City Council of the City of Santa Fe Springs considered the Targeted Zoning Ordinance Update, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

NOW, THEREFORE, be it RESOLVED that the CITY COUNCIL of the CITY OF SANTA FE SPRINGS does hereby FIND, DETERMINE AND ORDAIN AS FOLLOWS:

SECTION I. Findings:

1. The above recitals are true and correct and are a substantial part of this Ordinance.
2. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
3. The Targeted Zoning Ordinance Update is consistent with the 2040 General Plan and utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan.
4. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.
5. The Targeted Zoning Ordinance Update meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Targeted Zoning Ordinance Update has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65853-65860).

SECTION II. The City Council hereby finds with respect to CEQA:

1. The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
 - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and

- b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously- adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
 - c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.
- 2. The Targeted Zoning Ordinance Update implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found consistent with the analysis prepared in the Program EIR.
- 3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

SECTION III. Amendments:

- 1. Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003 DEFINITIONS is hereby amended as provided in Exhibit A.
- 2. Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.015 is hereby amended as provided in Exhibit B.
- 3. Code of Ordinances of the City of Santa Fe Springs Chapter 155 is hereby amended to delete Part 4. R-3 MULTIPLE-FAMILY ZONE DISTRICT, Sections 155.090 through 155.110 in its entirety and restated to read in its entirety as provided in Exhibit C.
- 4. Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to add Part 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT and MU-TOD), Section 155.175 as provided in Exhibit D.

5. Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to delete Section 155.481 REQUIRED PARKING in its entirety and restated to read in its entirety as provided in Exhibit E.

Section IV. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section V. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof. PASSED and ADOPTED this ____ day of _____, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

Juanita Martin, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

Exhibit A – Definitions Text Amendments

Exhibit B – Establishment of Zones Text Amendments

Exhibit C – Multiple-Family Residential Zone Districts Text Amendments

Exhibit D – Mixed-Use Zone Districts Text Amendments

Exhibit E – Required Parking Text Amendments

**Exhibit C – Ordinance No. 1132
(Changes to existing Zoning Map)**

CITY OF SANTA FE SPRINGS
ORDINANCE NO. 1132

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE
SPRINGS ADOPTING AN UPDATED ZONING MAP TO ENSURE
CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND
THE CITY'S 2040 GENERAL PLAN**

WHEREAS, in February 2020 the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and

WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with the implementation of the 2040 General Plan and Targeted Zoning Ordinance Update (the "project"); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing the project, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760 which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8th) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date and a notice was also mailed directly to each owner of property subject to a rezone (Exhibit A), and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 10, 2023, the Planning Commission of the City of Santa Fe Springs adopted Resolution 242-2023 to recommend that the City Council adopt Ordinance 1131 and Ordinance 1132; and

WHEREAS, on August 15, 2023, the City Council of the City of Santa Fe Springs considered the Updated Zoning Map, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

NOW, THEREFORE, be it RESOLVED that the CITY COUNCIL of the CITY OF SANTA FE SPRINGS does hereby FIND, DETERMINE AND ORDAIN AS FOLLOWS:

SECTION I. Findings:

1. The above recitals are true and correct and are a substantial part of this Ordinance.
2. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
3. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.

SECTION II. The City Council hereby finds with respect to CEQA:

1. The draft Targeted Zoning Ordinance Update, including a Zoning Map, has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
 - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
 - b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously- adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
 - c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.

2. The Targeted Zoning Ordinance Update implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found consistent with the analysis prepared in the Program EIR.
3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

SECTION III. Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.004 OFFICIAL ZONING MAP ADOPTED is hereby amended as provided in Exhibit B.

Section IV. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section V. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof. PASSED and ADOPTED this ____ day of _____, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

Juanita Martin, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

Exhibit A – Affected Properties List

Exhibit B – Updated Zoning Map

Exhibit A - Affected Properties List

APN	Existing Zone	Proposed Zone	Address	City
8005-002-047	ML	MU	9901 ALBURTIS AVE	SANTA FE SPRINGS
8005-002-048	ML	MU	9846 JERSEY AVE	SANTA FE SPRINGS
8005-002-053	ML	MU	11621 TELEGRAPH RD	SANTA FE SPRINGS
8005-002-054	ML-D	MU	9915 ALBURTIS AVE	SANTA FE SPRINGS
8005-002-055	ML-D	MU	11643 TELEGRAPH RD	SANTA FE SPRINGS
8005-002-060	ML-D	MU	11651 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-005	ML	MU	11755 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-005	ML-D	MU	11755 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-035	ML-D	MU	11701 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-036	ML-D	MU	11745 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-037	ML	MU	11721 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-037	ML-D	MU	11721 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-001	ML	MU	11909 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-001	ML-D	MU	11909 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-900	M-L	MU	11921 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-016	M-2	M-1	10241 MATERN PL	SANTA FE SPRINGS
8005-012-017	M-2	M-1	10261 MATERN PL	SANTA FE SPRINGS
8005-012-018	M-2	MU-DT	11949 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-022	M-2	M-1	10240 MATERN PL	SANTA FE SPRINGS
8005-012-023	M-2	M-1	10260 MATERN PL	SANTA FE SPRINGS
8005-012-025	M-2	M-1	N/A	N/A
8005-012-026	M-2	M-1	10135 GEARY AVE	SANTA FE SPRINGS
8005-012-027	M-2	M-1	N/A	N/A
8005-012-028	M-2	MU-DT	12009 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-029	M-2	M-1	N/A	N/A
8005-012-031	M-2	MU-DT	12131 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-041	M-2	MU-DT	10309 NORWALK BLVD	SANTA FE SPRINGS
8005-012-044	M-2	M-1	10240 GEARY AVE	SANTA FE SPRINGS
8005-012-047	M-2	M-1	10137 NORWALK BLVD	SANTA FE SPRINGS
8005-012-902	M-2	MU-DT	12171 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-018	M-2	M-1	10214 NORWALK BLVD	SANTA FE SPRINGS
8005-015-019	M-2	M-1	10230 NORWALK BLVD	SANTA FE SPRINGS
8005-015-020	M-2	M-1	10242 NORWALK BLVD	SANTA FE SPRINGS
8005-015-021	M-2	M-1	10306 NORWALK BLVD	SANTA FE SPRINGS
8005-015-022	M-2	M-1	10316 NORWALK BLVD	SANTA FE SPRINGS
8005-015-028	M-2	MU-DT	12405 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-029	M-2	MU-DT	12317 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-035	M-2	MU-DT	12215 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-040	M-2	M-1	12342 HAWKINS ST	SANTA FE SPRINGS
8005-015-041	M-2	M-1	12328 HAWKINS ST	SANTA FE SPRINGS
8005-015-042	M-2	M-1	12246 HAWKINS ST	SANTA FE SPRINGS
8005-015-043	M-2	M-1	12238 HAWKINS ST	SANTA FE SPRINGS
8005-015-044	M-2	M-1	10233 PALM DR	SANTA FE SPRINGS
8005-015-045	M-2	M-1	10232 PALM DR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8005-015-047	M-2	M-1	N/A	N/A
8005-015-047	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-907	M-2	MU-DT	N/A	N/A
8005-015-909	M-2	MU-DT	N/A	N/A
8005-015-910	M-2	M-1	N/A	N/A
8007-008-900	C-4	R-3	10051 ORR AND DAY RD	SANTA FE SPRINGS
8008-010-010	R-1	R-3	11422 JOSLIN ST	SANTA FE SPRINGS
8008-010-015	R-1	R-3	10210 ORR AND DAY RD	SANTA FE SPRINGS
8008-010-017	R-1	R-3	10220 ORR AND DAY RD	SANTA FE SPRINGS
8008-016-054	C-1	R-3	11449 FLORENCE AVE	SANTA FE SPRINGS
8009-001-013	M-2	MU-DT	10400 NORWALK BLVD	SANTA FE SPRINGS
8009-007-023	M-2	MU-DT	12070 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-028	M-2	MU-DT	10375 SLUSHER DR	SANTA FE SPRINGS
8009-007-029	M-2	MU-DT	10375 SLUSHER DR	SANTA FE SPRINGS
8009-007-030	M-2	MU-DT	10395 SLUSHER DR	SANTA FE SPRINGS
8009-007-031	M-2	MU-DT	10395 SLUSHER DR	SANTA FE SPRINGS
8009-007-032	M-2	MU-DT	10415 SLUSHER DR	SANTA FE SPRINGS
8009-007-033	M-2	MU-DT	10415 SLUSHER DR	SANTA FE SPRINGS
8009-007-034	M-2	MU-DT	10425 SLUSHER DR	SANTA FE SPRINGS
8009-007-035	M-2	MU-DT	10425 SLUSHER DR	SANTA FE SPRINGS
8009-007-036	M-2	MU-DT	10455 SLUSHER DR	SANTA FE SPRINGS
8009-007-038	M-2	MU-DT	10430 SLUSHER DR	SANTA FE SPRINGS
8009-007-039	M-2	MU-DT	12020 MORA DR	SANTA FE SPRINGS
8009-007-040	M-2	MU-DT	12041 MORA DR	SANTA FE SPRINGS
8009-007-041	M-2	MU-DT	12015 MORA DR	SANTA FE SPRINGS
8009-007-042	M-2	MU-DT	10370 SLUSHER DR	SANTA FE SPRINGS
8009-007-045	M-2	MU-DT	11980 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-046	M-2	MU-DT	11980 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-047	M-2	MU-DT	10355 SLUSHER DR	SANTA FE SPRINGS
8009-007-048	M-2	MU-DT	10355 SLUSHER DR	SANTA FE SPRINGS
8009-007-049	M-2	MU-DT	10349 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-050	M-2	MU-DT	12016 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-051	M-2	MU-DT	10350 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-052	M-2	MU-DT	10350 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-053	M-2	MU-DT	12145 MORA DR	SANTA FE SPRINGS
8009-007-054	M-2	MU-DT	12145 MORA DR	SANTA FE SPRINGS
8009-007-055	M-2	MU-DT	12155 MORA DR	SANTA FE SPRINGS
8009-007-056	M-2	MU-DT	12170 MORA DR	SANTA FE SPRINGS
8009-007-057	M-2	MU-DT	12160 MORA DR	SANTA FE SPRINGS
8009-007-058	M-2	MU-DT	12150 MORA DR	SANTA FE SPRINGS
8009-007-059	M-2	MU-DT	12130 MORA DR	SANTA FE SPRINGS
8009-007-060	M-2	MU-DT	12130 MORA DR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8009-007-061	M-2	MU-DT	10440 ONTIVEROS PL	SANTA FE SPRINGS
8009-007-064	M-2	MU-DT	12120 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-064	M-2	MU-DT	12120 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-930	M-2	MU-DT	N/A	N/A
8009-013-065	M-2	M-1	12536 CLARK ST	SANTA FE SPRINGS
8009-013-066	M-2	M-1	12520 CLARK ST	SANTA FE SPRINGS
8009-013-067	M-2	M-1	10608 FOREST ST	SANTA FE SPRINGS
8009-013-068	M-2	M-1	10624 FOREST ST	SANTA FE SPRINGS
8009-013-069	M-2	M-1	10636 FOREST ST	SANTA FE SPRINGS
8009-013-070	M-2	M-1	N/A	N/A
8009-013-071	M-2	M-1	N/A	N/A
8009-013-078	M-2	M-1	10609 FOREST ST	SANTA FE SPRINGS
8009-013-083	M-2	M-1	12410 CLARK ST	SANTA FE SPRINGS
8009-013-084	M-2	M-1	10620 SPRINGDALE AVE	SANTA FE SPRINGS
8009-013-085	M-2	M-1	10640 SPRINGDALE AVE	SANTA FE SPRINGS
8009-013-089	M-2	M-1	N/A	N/A
8009-013-090	M-2	M-1	N/A	N/A
8009-013-091	M-2	M-1	N/A	N/A
8009-013-092	M-2	M-1	N/A	N/A
8009-013-093	M-2	M-1	N/A	N/A
8009-013-094	M-2	M-1	N/A	N/A
8009-015-048	M-2	M-1	10715 BLOOMFIELD AVE	SANTA FE SPRINGS
8009-020-008	M-2	M-1	10622 NORWALK BLVD	SANTA FE SPRINGS
8009-020-009	M-2	M-1	10532 NORWALK BLVD	SANTA FE SPRINGS
8009-020-011	M-2	M-1	12380 CLARK ST	SANTA FE SPRINGS
8009-020-012	M-2	M-1	N/A	N/A
8009-020-023	M-2-PD	M-1	12251 FLORENCE AVE	SANTA FE SPRINGS
8009-020-024	M-2	M-1	12250 CLARK ST	SANTA FE SPRINGS
8009-022-001	M-2	C-4	10810 NORWALK BLVD	SANTA FE SPRINGS
8009-022-005	M-2	C-4	10858 NORWALK BLVD	SANTA FE SPRINGS
8009-022-008	M-2	C-4	10918 NORWALK BLVD	SANTA FE SPRINGS
8009-022-039	M-2	C-4	10840 NORWALK BLVD	SANTA FE SPRINGS
8009-022-040	M-2	C-4	10910 NORWALK BLVD	SANTA FE SPRINGS
8009-022-050	BP	C-4	10950 NORWALK BLVD	SANTA FE SPRINGS
8009-022-050	M-2	C-4	10950 NORWALK BLVD	SANTA FE SPRINGS
8009-022-051	M-2	C-4	10924 NORWALK BLVD	SANTA FE SPRINGS
8009-022-060	M-2	C-4	10826 NORWALK BLVD	SANTA FE SPRINGS
8009-022-061	M-2	C-4	10820 NORWALK BLVD	SANTA FE SPRINGS
8009-022-062	M-2	C-4	10850 NORWALK BLVD	SANTA FE SPRINGS
8009-023-011	BP	R-3	12111 LAKELAND RD	SANTA FE SPRINGS
8009-023-011	M-2	R-3	12111 LAKELAND RD	SANTA FE SPRINGS
8009-023-016	M-2	R-3	12060 FLORENCE AVE	SANTA FE SPRINGS
8009-023-023	BP	C-4	10959 NORWALK BLVD	SANTA FE SPRINGS
8009-023-023	M-2	C-4	10959 NORWALK BLVD	SANTA FE SPRINGS
8009-023-024	BP	R-3	12147 LAKELAND RD	SANTA FE SPRINGS
8009-023-024	M-2	R-3	12147 LAKELAND RD	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-040	M-2	R-3	12046 FLORENCE AVE	SANTA FE SPRINGS
8009-023-041	M-2	ML	12078 FLORENCE AVE	SANTA FE SPRINGS
8009-023-041	M-2	ML	12078 FLORENCE AVE	SANTA FE SPRINGS
8009-025-007	M-2	M-1	10601 NORWALK BLVD	SANTA FE SPRINGS
8009-025-011	M-2	M-1	10603 NORWALK BLVD	SANTA FE SPRINGS
8009-025-020	M-2	M-1	12030 CLARK ST	SANTA FE SPRINGS
8009-025-023	M-2	M-1	12075 CLARK ST UNIT 103	SANTA FE SPRINGS
8009-025-024	M-2	M-1	12113 CLARK ST	SANTA FE SPRINGS
8009-025-025	M-2	M-1	12135 CLARK ST	SANTA FE SPRINGS
8009-025-028	M-2	M-1	12060 CLARK ST	SANTA FE SPRINGS
8009-025-029	M-2	M-1	12110 CLARK ST	SANTA FE SPRINGS
8009-025-030	M-2	M-1	12122 CLARK ST	SANTA FE SPRINGS
8009-025-031	M-2	M-1	10555 NORWALK BLVD	SANTA FE SPRINGS
8009-025-034	M-2	M-1	12000 CLARK ST	SANTA FE SPRINGS
8009-025-035	M-2	M-1	12055 CLARK ST	SANTA FE SPRINGS
8009-025-038	M-2	M-1	11821 FLORENCE AVE	SANTA FE SPRINGS
8009-025-045	M-2	M-1	10643 NORWALK BLVD	SANTA FE SPRINGS
8009-025-046	M-2	M-1	12075 FLORENCE AVE	SANTA FE SPRINGS
8009-025-053	M-2	M-1	12025 FLORENCE AVE	SANTA FE SPRINGS
8009-025-054	M-2	M-1	12045 FLORENCE AVE	SANTA FE SPRINGS
8009-025-055	M-2	M-1	10707 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-057	M-2	M-1	11947 FLORENCE AVE NO 1	SANTA FE SPRINGS
8009-025-058	M-2	M-1	11947 FLORENCE AVE	SANTA FE SPRINGS
8009-025-059	M-2	M-1	10513 HATHAWAY DR	SANTA FE SPRINGS
8009-025-060	M-2	M-1	10510 HATHAWAY DR	SANTA FE SPRINGS
8009-025-061	M-2	M-1	10546 HATHAWAY DR	SANTA FE SPRINGS
8009-025-062	M-2	M-1	10702 HATHAWAY DR	SANTA FE SPRINGS
8009-025-063	M-2	M-1	11975 FLORENCE AVE	SANTA FE SPRINGS
8009-025-064	M-2	M-1	11901 FLORENCE AVE	SANTA FE SPRINGS
8009-025-066	M-2	M-1	11901 FLORENCE AVE	SANTA FE SPRINGS
8009-025-067	M-2	M-1	10623 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-069	M-2	M-1	10628 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-070	M-2	M-1	10629 NORWALK BLVD	SANTA FE SPRINGS
8009-025-071	M-2	M-1	10747 NORWALK BLVD	SANTA FE SPRINGS
8009-025-071	M-2	M-1	10747 NORWALK BLVD	SANTA FE SPRINGS
8009-025-072	M-2	M-1	10711 NORWALK BLVD	SANTA FE SPRINGS
8011-012-023	M-2	M-1	10910 PAINTER AVE	SANTA FE SPRINGS
8011-012-034	M-2	M-1	10847 LAUREL AVE	SANTA FE SPRINGS
8011-012-040	M-2	M-1	10905 LAUREL AVE	SANTA FE SPRINGS
8011-012-042	M-2	M-1	10920 PAINTER AVE	SANTA FE SPRINGS
8011-012-043	M-2	M-1	10926 PAINTER AVE	SANTA FE SPRINGS
8011-012-044	M-2	M-1	10934 PAINTER AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8011-012-048	M-2	M-1	13205 LAKELAND RD	SANTA FE SPRINGS
8011-012-049	M-2	M-1	13215 LAKELAND RD	SANTA FE SPRINGS
8011-012-050	M-2	M-1	13221 LAKELAND RD	SANTA FE SPRINGS
8011-012-053	M-2	M-1	10841 LAUREL AVE	SANTA FE SPRINGS
8011-012-068	M-2	M-1	10770 PAINTER AVE	SANTA FE SPRINGS
8011-012-069	M-2	M-1	13210 FLORENCE AVE	SANTA FE SPRINGS
8011-012-070	M-2	M-1	10756 PAINTER AVE	SANTA FE SPRINGS
8011-012-073	M-2	M-1	13250 FLORENCE AVE	SANTA FE SPRINGS
8011-012-074	M-2	M-1	10765 LAUREL AVE	SANTA FE SPRINGS
8011-012-076	M-2	M-1	10810 PAINTER AVE	SANTA FE SPRINGS
8011-012-079	M-2	M-1	10900 PAINTER AVE	SANTA FE SPRINGS
8011-018-900	M-2	MU	N/A	N/A
8011-018-901	M-2	MU	N/A	N/A
8011-018-902	M-2	MU	N/A	N/A
8011-018-903	M-2	MU	N/A	N/A
8011-018-904	M-2	MU	N/A	N/A
8011-018-905	M-2	MU	N/A	N/A
8011-018-906	M-2	MU	N/A	N/A
8011-019-911	M-2	MU	N/A	N/A
8011-020-017	M-2	M-1	12645 CLARK ST	SANTA FE SPRINGS
8011-020-034	M-2	M-1	12633 CLARK ST	SANTA FE SPRINGS
8011-020-040	M-2	M-1	12605 CLARK ST	SANTA FE SPRINGS
8016-001-008	PF	R-3	10831 PIONEER BLVD	SANTA FE SPRINGS
8016-001-014	PF	R-3	10831 PIONEER BLVD	SANTA FE SPRINGS
8016-001-015	PF	R-3	10827 PIONEER BLVD	SANTA FE SPRINGS
8017-018-001	PF	R-3	11730 FLORENCE AVE	SANTA FE SPRINGS
8025-001-014	C-4	M-1	11212 NORWALK BLVD	SANTA FE SPRINGS
8025-001-014	M-2	M-1	11212 NORWALK BLVD	SANTA FE SPRINGS
8025-001-015	C-4	M-1	11234 NORWALK BLVD	SANTA FE SPRINGS
8025-001-015	M-2	M-1	11234 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	BP	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	C-4	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	M-2	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-019	C-4	M-1	N/A	N/A
8025-002-007	BP	M-1	11120 NORWALK BLVD	SANTA FE SPRINGS
8025-002-007	M-2	M-1	11120 NORWALK BLVD	SANTA FE SPRINGS
8026-001-008	M-2-PD	M-1	11200 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-009	M-2-PD	M-1	11212 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-011	M-2-PD	M-1	11100 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-012	M-2-PD	M-1	11118 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-013	M-2-PD	M-1	11126 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-024	M-2	M-1	12900 LAKELAND RD	SANTA FE SPRINGS
8026-001-025	M-2	M-1	12912 LAKELAND RD	SANTA FE SPRINGS
8026-001-026	M-2	M-1	12924 LAKELAND RD	SANTA FE SPRINGS
8026-001-027	M-2	M-1	12930 LAKELAND RD	SANTA FE SPRINGS
8026-001-028	M-2	M-1	11017 LOCKPORT PL	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8026-001-029	M-2-PD	M-1	11029 LOCKPORT PL	SANTA FE SPRINGS
8026-001-030	M-2-PD	M-1	11037 LOCKPORT PL	SANTA FE SPRINGS
8026-001-031	M-2-PD	M-1	11034 LOCKPORT PL	SANTA FE SPRINGS
8026-001-032	M-2-PD	M-1	11024 LOCKPORT PL	SANTA FE SPRINGS
8026-001-033	M-2	M-1	11018 LOCKPORT PL	SANTA FE SPRINGS
8026-001-034	M-2	M-1	12950 LAKELAND RD	SANTA FE SPRINGS
8026-001-035	M-2	M-1	12958 LAKELAND RD	SANTA FE SPRINGS
8026-002-011	M-1	M-1	11010 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-014	M-1-PD	M-1	11106 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-015	M-1-PD	M-1	11122 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-018	M-1-PD	M-1	N/A	N/A
8026-002-019	M-1-PD	M-1	13057 MEYER RD	SANTA FE SPRINGS
8026-002-020	M-1-PD	M-1	N/A	N/A
8026-002-022	M-1-D	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-023	M-1-PD	M-1	13111 MEYER RD	SANTA FE SPRINGS
8026-002-024	M-1-PD	M-1	13117 MEYER RD	SANTA FE SPRINGS
8026-002-026	M-1	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1-PD	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1-PD	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-018-030	M-1	M-1	11688 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-030	M-2	M-1	11688 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-031	M-2	M-1	11720 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-901	M-2	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-020-005	M-2	M-1	11810 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-006	M-2	M-1	11808 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-009	M-2	M-1	11741 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-018	M-2	M-1	11731 1/2 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-019	M-2	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-037	M-1	M-1	11813 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-037	M-2	M-1	11813 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-039	M-1	M-1	N/A	N/A
8026-020-039	M-2	M-1	N/A	N/A
8026-020-040	M-2	M-1	N/A	N/A
8026-020-042	M-2	M-1	12911 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-047	M-2	M-1	N/A	N/A
8026-020-050	M-2	M-1	11915 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-051	M-2	M-1	11910 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-053	M-2	M-1	N/A	N/A
8026-020-056	M-2	M-1	12811 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-057	M-2	M-1	12903 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-058	M-2	M-1	12917 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-062	M-2	M-1	12112 GREENSTONE AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8026-020-063	M-2	M-1	12805 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-066	M-1	M-1	12927 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-066	M-2	M-1	12927 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-077	M-1	M-1	12034 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-077	M-2	M-1	12034 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-081	M-2	M-1	11735 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-087	M-1	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-087	M-2	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-027	M-2	M-1	12415 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-028	M-2	M-1	12419 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-029	M-2	M-1	12427 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-030	M-2	M-1	12505 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-031	M-2	M-1	12513 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-032	M-2	M-1	12521 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-050	M-2	M-1	12311 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-051	M-2	M-1	12321 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-054	M-2	M-1	12959 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-006	BP	MU-TOD	12623 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-006	C-4	MU-TOD	12623 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-007	C-4	MU-TOD	12607 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-008	C-4	MU-TOD	12631 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-009	C-4	MU-TOD	12643 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-010	M-2	MU-TOD	12655 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-014	M-2	MU-TOD	12711 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-017	M-2	MU-TOD	N/A	N/A
8026-042-018	M-2	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-020	M-2	MU-TOD	12420 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-022	BP	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-022	M-2	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-803	BP	MU-TOD	N/A	N/A
8026-042-803	BP	MU-TOD	N/A	N/A
8029-003-048	M-1	M-1	13400 TELEGRAPH RD	WHITTIER
8044-001-007	M-2	C-4	13352 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-025	M-2	C-4	13238 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-046	M-2	C-4	13204 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-047	M-2	C-4	13220 IMPERIAL HWY	SANTA FE SPRINGS
8044-002-007	M-2	C-4	13412 IMPERIAL HWY	SANTA FE SPRINGS
8059-003-002	M-1	M-2	14010 CARMENITA RD	SANTA FE SPRINGS
8059-003-003	M-1	M-2	14018 CARMENITA RD	SANTA FE SPRINGS
8059-003-018	M-1	M-2	13451 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-028	M-1	M-2	N/A	N/A
8059-003-029	M-1	M-2	14006 CARMENITA RD	SANTA FE SPRINGS
8059-003-030	M-1	M-2	13443 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-031	M-1	M-2	13443 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-033	M-1	M-2	13461 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-010	C-4-PD	ML	14317 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-017	C-4-PD	ML	14122 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-030	C-4-PD	ML	14114 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-043	C-4-PD	ML	14311 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-044	C-4-PD	ML	14150 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-045	C-4-PD	ML	14515 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-047	C-4-PD	ML	14156 ROSECRANS AVE	SANTA FE SPRINGS
8167-003-008	M-2	M-1	12943 LOS NIETOS RD	SANTA FE SPRINGS
8167-003-800	M-2	M-1	9816 GREENLEAF AVE	SANTA FE SPRINGS
8167-003-801	M-2	M-1	N/A	N/A
8167-004-024	M-2	M-1	13023 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-025	M-2	M-1	13021 7/8 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-026	M-2	M-1	13015 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-027	M-2	M-1	13017 1/2 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-028	M-2	M-1	13011 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-035	M-2	M-1	12983 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-048	M-2	M-1	12997 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-003	M-2	M-1	13039 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-017	M-2	M-1	13109 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-018	M-2	M-1	10047 PAINTER AVE	SANTA FE SPRINGS
8167-005-019	M-2	M-1	10035 PAINTER AVE	SANTA FE SPRINGS
8167-005-020	M-2	M-1	13112 BARTON RD	WHITTIER
8167-005-021	M-2	M-1	13120 BARTON RD	WHITTIER
8167-005-022	M-2	M-1	13136 BARTON RD	WHITTIER
8167-005-023	M-2	M-1	13142 BARTON RD	WHITTIER
8167-005-025	M-2-PD	M-1	10135 PAINTER AVE	SANTA FE SPRINGS
8167-005-026	M-2	M-1	13045 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-026	M-2	M-1	13045 LOS NIETOS RD	SANTA FE SPRINGS
8167-006-006	M-1	M-1	9825 PAINTER AVE	SANTA FE SPRINGS
8167-006-006	M-1	M-1	9825 PAINTER AVE	SANTA FE SPRINGS
8167-028-028	M-1-PD	M-1	9810 PAINTER AVE	SANTA FE SPRINGS
8167-028-029	M-1-PD	M-1	13281 BARTON CIR	SANTA FE SPRINGS
8167-028-030	M-1-PD	M-1	13273 BARTON CIR	SANTA FE SPRINGS
8167-028-031	M-1-PD	M-1	13265 BARTON CIR	SANTA FE SPRINGS
8167-028-032	M-1-PD	M-1	13257 BARTON CIR	SANTA FE SPRINGS
8167-028-033	M-1-PD	M-1	13249 BARTON CIR	SANTA FE SPRINGS
8167-028-034	M-1-PD	M-1	13241 BARTON CIR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8167-028-035	M-1-PD	M-1	13233 BARTON CIR	SANTA FE SPRINGS
8167-028-036	M-1-PD	M-1	13225 BARTON CIR	SANTA FE SPRINGS
8167-028-037	M-1-PD	M-1	13217 BARTON CIR	WHITTIER
8167-028-038	M-1-PD	M-1	13209 BARTON CIR	SANTA FE SPRINGS
8167-028-039	M-1-PD	M-1	13201 BARTON CIR	SANTA FE SPRINGS
8167-028-040	M-1-PD	M-1	9920 PAINTER AVE	SANTA FE SPRINGS
8167-028-041	M-1-PD	M-1	13210 BARTON CIR	SANTA FE SPRINGS
8167-028-042	M-1-PD	M-1	13236 BARTON CIR	SANTA FE SPRINGS
8167-028-043	M-1-PD	M-1	13240 BARTON CIR	SANTA FE SPRINGS
8167-028-044	M-1-PD	M-1	13270 BARTON CIR	SANTA FE SPRINGS
8167-028-045	M-1-PD	M-1	9930 PAINTER AVE	SANTA FE SPRINGS
8167-029-003	M-1	M-1	10030 PAINTER AVE	SANTA FE SPRINGS
8167-029-019	M-1	M-1	10016 PAINTER AVE	SANTA FE SPRINGS
8167-029-023	M-1	M-1	10106 PAINTER AVE	SANTA FE SPRINGS
8167-029-026	M-1	M-1	10040 PAINTER AVE	SANTA FE SPRINGS
8167-029-026	M-1	M-1	10040 PAINTER AVE	SANTA FE SPRINGS
8167-037-012	M-2	M-1	9415 GREENLEAF AVE	SANTA FE SPRINGS
8167-037-013	M-2	M-1	12801 ANN ST	SANTA FE SPRINGS
8167-037-014	M-2	M-1	12866 ANN ST	SANTA FE SPRINGS
8167-037-015	M-2	M-1	12866 ANN ST	SANTA FE SPRINGS
8168-001-007	M-2	M-1	8916 NORWALK BLVD	SANTA FE SPRINGS
8168-001-042	M-2	M-1	11650 BURKE ST	SANTA FE SPRINGS
8168-001-043	M-2	M-1	11630 BURKE ST	SANTA FE SPRINGS
8168-001-050	M-2	M-1	8739 DICE RD	SANTA FE SPRINGS
8168-001-051	M-2	M-1	11718 BURKE ST	SANTA FE SPRINGS
8168-001-816	M-2	M-1	N/A	N/A
8168-015-002	M-1	M-1	8317 1/2 SECURA WAY	SANTA FE SPRINGS
8168-015-007	M-1	M-1	8333 SECURA WAY	SANTA FE SPRINGS
8168-015-011	M-1	M-1	8357 SECURA WAY	SANTA FE SPRINGS
8168-015-013	M-1	M-1	8411 SECURA WAY	SANTA FE SPRINGS
8168-015-016	M-1	M-1	11990 RIVERA RD	SANTA FE SPRINGS
8168-015-017	M-1	M-1	8317 SECURA WAY	SANTA FE SPRINGS
8168-015-019	M-1	M-1	8425 SECURA WAY	SANTA FE SPRINGS
8168-015-020	M-1	M-1	8417 SECURA WAY	SANTA FE SPRINGS
8168-015-023	M-1	M-1	8413 SECURA WAY	SANTA FE SPRINGS
8168-015-046	M-1	M-1	8355 SECURA WAY	SANTA FE SPRINGS
8168-015-047	M-1	M-1	8349 SECURA WAY	SANTA FE SPRINGS
8168-015-049	M-1	M-1	12000 RIVERA RD	SANTA FE SPRINGS
8168-015-051	M-1	M-1	8427 SECURA WAY	SANTA FE SPRINGS
8168-015-052	M-1	M-1	12004 1/2 RIVERA RD	SANTA FE SPRINGS
8168-026-004	M-1	M-1	8444 SECURA WAY	SANTA FE SPRINGS
8168-026-005	M-1	M-1	8440 SECURA WAY	SANTA FE SPRINGS
8168-026-006	M-1	M-1	8432 SECURA WAY	SANTA FE SPRINGS
8168-026-007	M-1	M-1	8424 SECURA WAY	SANTA FE SPRINGS
8168-026-008	M-1	M-1	8418 SECURA WAY	SANTA FE SPRINGS
8168-026-009	M-1	M-1	8416 SECURA WAY	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8168-026-010	M-1	M-1	8406 SECURA WAY	SANTA FE SPRINGS
8168-026-011	M-1	M-1	8400 SECURA WAY	SANTA FE SPRINGS
8168-026-012	M-1	M-1	8354 SECURA WAY	SANTA FE SPRINGS
8168-026-013	M-1	M-1	8348 SECURA WAY	SANTA FE SPRINGS
8168-026-014	M-1	M-1	8342 SECURA WAY	SANTA FE SPRINGS
8168-026-015	M-1	M-1	8332 SECURA WAY	SANTA FE SPRINGS
8168-026-016	M-1	M-1	12020 RIVERA RD	SANTA FE SPRINGS
8168-026-017	M-1	M-1	12030 RIVERA RD	SANTA FE SPRINGS
8168-026-026	M-1	M-1	8421 CHETLE AVE	SANTA FE SPRINGS
8168-026-027	M-1	M-1	8433 CHETLE AVE	SANTA FE SPRINGS
8168-026-028	M-1	M-1	8433 CHETLE AVE	SANTA FE SPRINGS
8168-026-029	M-1	M-1	8503 CHETLE AVE	SANTA FE SPRINGS
8168-026-030	M-1	M-1	8509 CHETLE AVE	SANTA FE SPRINGS
8168-026-039	M-1	M-1	8403 CHETLE AVE	SANTA FE SPRINGS
8168-026-040	M-1	M-1	8409 CHETLE AVE	SANTA FE SPRINGS
8168-026-041	M-1	M-1	8333 CHETLE AVE	SANTA FE SPRINGS
8168-026-042	M-1	M-1	8515 CHETLE AVE	SANTA FE SPRINGS
8168-026-043	M-1	M-1	12040 RIVERA RD	SANTA FE SPRINGS
8168-026-044	M-1	M-1	8311 CHETLE AVE	SANTA FE SPRINGS
8168-026-045	M-1	M-1	8533 CHETLE AVE	SANTA FE SPRINGS
8169-001-011	M-1-PD	M-1	12000 WASHINGTON BLVD	SANTA FE SPRINGS
8169-001-012	M-1	M-1	12051 RIVERA RD	SANTA FE SPRINGS
8169-001-013	M-1	M-1	12055 RIVERA RD	SANTA FE SPRINGS
8169-001-013	M-1-PD	M-1	12055 RIVERA RD	SANTA FE SPRINGS
8169-001-016	M-1	M-1	11954 WASHINGTON BLVD	SANTA FE SPRINGS
8169-001-016	M-1	M-1	11954 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-002	M-1	M-1	N/A	N/A
8169-002-005	M-1	M-1	11934 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-005	M-1	M-1	11934 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-008	M-1	M-1	8119 SECURA WAY	SANTA FE SPRINGS
8169-002-009	M-1	M-1	8123 SECURA WAY	SANTA FE SPRINGS
8169-002-011	M-1	M-1	8140 SECURA WAY	SANTA FE SPRINGS
8169-002-014	M-1	M-1	8200 SECURA WAY	SANTA FE SPRINGS
8169-002-015	M-1	M-1	8206 SECURA WAY	SANTA FE SPRINGS
8169-002-016	M-1	M-1	11983 RIVERA RD	SANTA FE SPRINGS
8169-002-022	M-1	M-1	8141 SECURA WAY	SANTA FE SPRINGS
8169-002-023	M-1	M-1	8145 SECURA WAY	SANTA FE SPRINGS
8169-002-025	M-1	M-1	8108 SECURA WAY	SANTA FE SPRINGS
8169-002-026	M-1	M-1	8110 SECURA WAY	SANTA FE SPRINGS
8169-002-027	M-1	M-1	8118 SECURA WAY	SANTA FE SPRINGS
8169-002-028	M-1	M-1	8100 SECURA WAY	SANTA FE SPRINGS
8169-002-029	M-1	M-1	11965 RIVERA RD	SANTA FE SPRINGS
8169-002-030	M-1	M-1	11967 RIVERA RD	SANTA FE SPRINGS
8169-002-031	M-1	M-1	11969 RIVERA RD	SANTA FE SPRINGS
8169-002-032	M-1	M-1	11973 RIVERA RD	SANTA FE SPRINGS
8169-002-033	M-1	M-1	8203 SECURA WAY	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8169-002-034	M-1	M-1	8209 SECURA WAY	SANTA FE SPRINGS
8169-002-035	M-1	M-1	8122 SECURA WAY	SANTA FE SPRINGS
8169-002-036	M-1	M-1	8126 SECURA WAY	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-003-005	M-1	M-1	11923 RIVERA RD	SANTA FE SPRINGS
8169-003-006	M-1	M-1	11927 RIVERA RD	SANTA FE SPRINGS
8169-003-007	M-1	M-1	N/A	N/A
8169-003-008	M-1	M-1	11937 RIVERA RD	SANTA FE SPRINGS
8169-003-009	M-1	M-1	11941 RIVERA RD	SANTA FE SPRINGS
8169-003-012	M-1	M-1	11955 RIVERA RD	SANTA FE SPRINGS
8169-003-013	M-1	M-1	11959 RIVERA RD	SANTA FE SPRINGS
8169-003-017	M-1	M-1	8230 SORENSEN AVE	SANTA FE SPRINGS
8169-003-018	M-1	M-1	8224 SORENSEN AVE	SANTA FE SPRINGS
8169-003-019	M-1	M-1	8214 SORENSEN AVE	SANTA FE SPRINGS
8169-003-026	M-1	M-1	8206 1/2 SORENSEN AVE	SANTA FE SPRINGS
8169-003-027	M-1	M-1	8202 SORENSEN AVE	SANTA FE SPRINGS
8169-003-031	M-1	M-1	8212 SORENSEN AVE	SANTA FE SPRINGS
8169-003-032	M-1	M-1	8210 1/2 SORENSEN AVE	SANTA FE SPRINGS
8169-003-033	M-1	M-1	8210 SORENSEN AVE	SANTA FE SPRINGS
8169-003-034	M-1	M-1	8208 SORENSEN AVE	SANTA FE SPRINGS
8169-003-035	M-1	M-1	11919 RIVERA RD	SANTA FE SPRINGS
8169-003-041	M-1	M-1	8308 SORENSEN AVE	SANTA FE SPRINGS
8169-003-042	M-1	M-1	11945 RIVERA RD	SANTA FE SPRINGS
8169-003-043	M-1	C-4	11808 WASHINGTON BLVD	SANTA FE SPRINGS
8169-003-044	M-1	C-4	8028 SORENSEN AVE	SANTA FE SPRINGS
8169-003-045	M-1	M-1	8110 SORENSEN AVE	SANTA FE SPRINGS
8169-004-001	M-1	C-4	N/A	N/A
8169-004-002	M-1	C-4	11668 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-003	M-1	C-4	11720 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-004	M-1	C-4	11734 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-006	M-1	C-4	11746 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-016	M-1	C-4	11750 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-001	M-1	C-4	11642 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-012	M-1	M-1	8140 ALLPORT AVE	SANTA FE SPRINGS
8169-005-014	M-1	M-1	8035 FREESTONE AVE	SANTA FE SPRINGS
8169-005-017	M-1	C-4	11648 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-018	M-1	C-4	N/A	N/A
8169-005-019	M-1	C-4	11664 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-020	M-1	C-4	8020 FREESTONE AVE	SANTA FE SPRINGS
8169-005-025	M-1	M-1	8122 1/2 ALLPORT AVE	SANTA FE SPRINGS
8169-005-028	M-1	C-4	8030 FREESTONE AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8169-005-029	M-1	M-1	8038 FREESTONE AVE	SANTA FE SPRINGS
8169-005-030	M-1	M-1	8130 ALLPORT AVE	SANTA FE SPRINGS
8169-005-031	M-1	M-1	8122 ALLPORT AVE	SANTA FE SPRINGS
8169-005-032	M-1	M-1	8112 FREESTONE AVE	SANTA FE SPRINGS
8169-005-033	M-1	M-1	8124 ALLPORT AVE	SANTA FE SPRINGS
8169-005-034	M-1	M-1	8024 ALLPORT AVE	SANTA FE SPRINGS
8169-005-035	M-1	M-1	8036 ALLPORT AVE	SANTA FE SPRINGS
8169-005-036	M-1	M-1	8118 ALLPORT AVE	SANTA FE SPRINGS
8169-007-001	M-1	M-1	8338 ALLPORT AVE	SANTA FE SPRINGS
8169-007-004	M-1	M-1	11751 SLAUSON AVE	SANTA FE SPRINGS
8169-007-011	M-1	M-1	11769 SLAUSON AVE	SANTA FE SPRINGS
8169-007-012	M-1	M-1	11765 SLAUSON AVE	SANTA FE SPRINGS
8169-007-014	M-1	M-1	11775 SLAUSON AVE	SANTA FE SPRINGS
8169-007-015	M-1	M-1	11779 SLAUSON AVE	SANTA FE SPRINGS
8169-007-016	M-1	M-1	8406 ALLPORT AVE	SANTA FE SPRINGS
8169-007-018	M-1	M-1	8406 ALLPORT AVE	SANTA FE SPRINGS
8169-007-019	M-1	M-1	8402 ALLPORT AVE	SANTA FE SPRINGS
8169-007-020	M-1	M-1	8200 ALLPORT AVE	SANTA FE SPRINGS
8169-007-021	M-1	M-1	8222 ALLPORT AVE	SANTA FE SPRINGS
8169-007-022	M-1	M-1	8226 ALLPORT AVE	SANTA FE SPRINGS
8169-007-023	M-1	M-1	8282 ALLPORT AVE	SANTA FE SPRINGS
8169-007-024	M-1	M-1	11807 7/8 SLAUSON AVE	SANTA FE SPRINGS
8169-007-025	M-1	M-1	11807 3/4 SLAUSON AVE	SANTA FE SPRINGS
8169-007-026	M-1	M-1	11807 3/8 SLAUSON AVE	SANTA FE SPRINGS
8169-007-027	M-1	M-1	11807 SLAUSON AVE	SANTA FE SPRINGS
8169-007-028	M-1	M-1	11805 SLAUSON AVE	SANTA FE SPRINGS
8169-007-029	M-1	M-1	11803 SLAUSON AVE	SANTA FE SPRINGS
8169-007-030	M-1	M-1	11801 SLAUSON AVE	SANTA FE SPRINGS
8169-007-031	M-1	M-1	11809 SLAUSON AVE UNIT B	SANTA FE SPRINGS
8169-007-032	M-1	M-1	11809 SLAUSON AVE	SANTA FE SPRINGS
8169-007-033	M-1	M-1	11811 SLAUSON AVE	SANTA FE SPRINGS
8169-007-034	M-1	M-1	11813 SLAUSON AVE	SANTA FE SPRINGS
8169-007-035	M-1	M-1	11815 SLAUSON AVE	SANTA FE SPRINGS
8169-007-036	M-1	M-1	11821 SLAUSON AVE	SANTA FE SPRINGS
8169-007-038	M-1	M-1	8330 ALLPORT AVE	SANTA FE SPRINGS
8169-007-039	M-1	M-1	8312 ALLPORT AVE	SANTA FE SPRINGS
8169-008-002	M-1	M-1	8339 ALLPORT AVE	SANTA FE SPRINGS
8169-008-003	M-1	M-1	8403 ALLPORT AVE	SANTA FE SPRINGS
8169-008-014	M-1	M-1	11705 SLAUSON AVE	SANTA FE SPRINGS
8169-008-015	M-1	M-1	8415 ALLPORT AVE	SANTA FE SPRINGS
8169-008-017	M-1	M-1	8315 ALLPORT AVE	SANTA FE SPRINGS
8169-008-018	M-1	M-1	8319 ALLPORT AVE	SANTA FE SPRINGS
8169-011-014	M-1	M-1	8058 WESTMAN AVE	SANTA FE SPRINGS
8169-011-014	M-1	M-1	8058 WESTMAN AVE	SANTA FE SPRINGS
8169-011-015	M-1	M-1	8050 WESTMAN AVE	SANTA FE SPRINGS
8169-011-015	M-1	M-1	8050 WESTMAN AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8169-011-016	M-1	M-1	8040 WESTMAN AVE	SANTA FE SPRINGS
8169-011-016	M-1	M-1	8040 WESTMAN AVE	SANTA FE SPRINGS
8169-011-017	M-1	M-1	8032 WESTMAN AVE	SANTA FE SPRINGS
8169-011-017	M-1	M-1	8032 WESTMAN AVE	SANTA FE SPRINGS
8169-011-018	M-1	M-1	8018 WESTMAN AVE	SANTA FE SPRINGS
8169-011-021	M-1	M-1	8037 ALLPORT AVE	SANTA FE SPRINGS
8169-011-022	M-1	M-1	8101 ALLPORT AVE	SANTA FE SPRINGS
8169-011-023	M-1	M-1	8107 ALLPORT AVE	SANTA FE SPRINGS
8169-011-024	M-1	M-1	8135 ALLPORT AVE	SANTA FE SPRINGS
8169-011-026	M-1	M-1	8205 ALLPORT AVE	SANTA FE SPRINGS
8169-011-027	M-1	M-1	8207 ALLPORT AVE	SANTA FE SPRINGS
8169-011-028	M-1	M-1	8229 ALLPORT AVE	SANTA FE SPRINGS
8169-011-029	M-1	M-1	8231 ALLPORT AVE	SANTA FE SPRINGS
8169-011-030	M-1	M-1	8235 ALLPORT AVE	SANTA FE SPRINGS
8169-011-031	M-1	M-1	8303 ALLPORT AVE	SANTA FE SPRINGS
8169-011-032	M-1	M-1	11540 WASHINGTON BLVD	SANTA FE SPRINGS
8169-011-032	M-1	M-1	11540 WASHINGTON BLVD	SANTA FE SPRINGS
8169-011-038	M-1	M-1	11701 SLAUSON AVE	SANTA FE SPRINGS
8169-011-038	M-1	M-1	11701 SLAUSON AVE	SANTA FE SPRINGS
8169-012-006	C-4	MU	8032 BROADWAY AVE	SANTA FE SPRINGS
8169-012-017	C-4	MU	8044 BROADWAY AVE	SANTA FE SPRINGS
8169-012-018	C-4	MU	8100 BROADWAY AVE	SANTA FE SPRINGS
8169-012-047	C-4	MU	11508 WASHINGTON BLVD	SANTA FE SPRINGS
8169-012-050	C-4	MU	11400 WASHINGTON BLVD	SANTA FE SPRINGS
8169-012-051	C-4	MU	11426 WASHINGTON BLVD	SANTA FE SPRINGS
8169-021-029	M-2	M-1	11700 SLAUSON AVE	SANTA FE SPRINGS
8169-027-046	M-2	M-1	8623 DICE RD	SANTA FE SPRINGS
8169-027-047	M-2	M-1	8535 DICE RD	SANTA FE SPRINGS
8169-027-048	M-2	M-1	8607 DICE RD	SANTA FE SPRINGS
8176-017-005	C-4	MU-TOD	7820 NORWALK BLVD	WHITTIER
8176-017-006	C-4	MU-TOD	7860 NORWALK BLVD	WHITTIER
8176-017-008	C-4	MU-TOD	11125 WASHINGTON BLVD	WHITTIER
8176-017-010	C-4	MU-TOD	7910 NORWALK BLVD	SANTA FE SPRINGS
8176-017-012	C-4	MU-TOD	7916 NORWALK BLVD	SANTA FE SPRINGS
8176-017-013	C-4	MU-TOD	11143 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-014	C-4	MU-TOD	11139 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-015	C-4	MU-TOD	11153 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-016	C-4	MU-TOD	11161 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-017	C-4	MU-TOD	11213 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-018	C-4	MU-TOD	11223 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-019	C-4	MU-TOD	11235 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-029	C-4	MU-TOD	7932 NORWALK BLVD	WHITTIER
8176-017-030	C-4	MU-TOD	7810 NORWALK BLVD	SANTA FE SPRINGS
8177-031-009	M-2	M-1	8741 PIONEER BLVD	SANTA FE SPRINGS
8177-031-010	M-2	M-1	8807 PIONEER BLVD	SANTA FE SPRINGS
8177-031-013	M-2	M-1	8731 PIONEER BLVD	SANTA FE SPRINGS

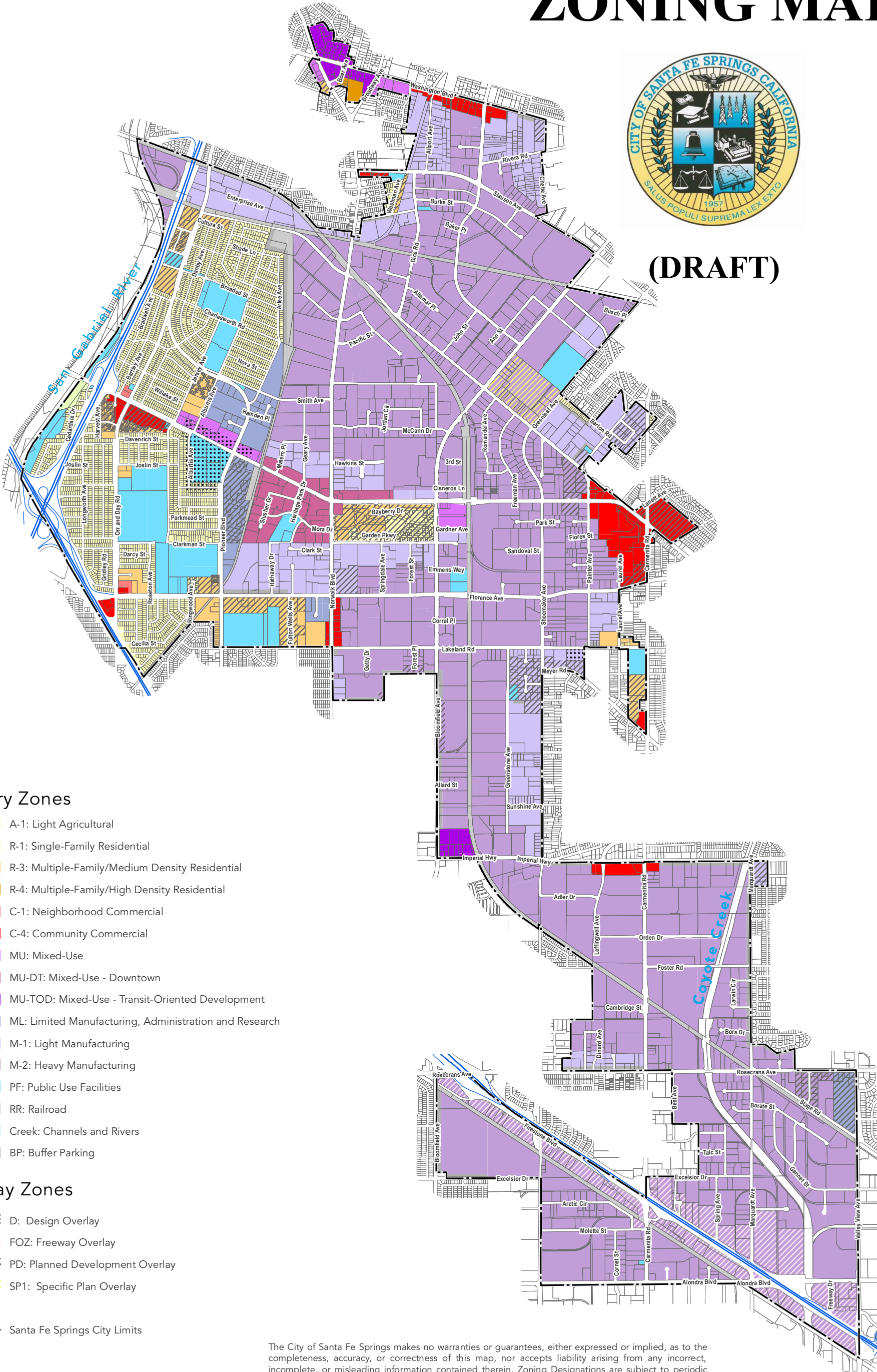
APN	Existing Zone	Proposed Zone	Address	City
8177-031-017	M-2	M-1	N/A	N/A
8177-031-018	M-2	M-1	N/A	N/A
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8178-001-015	C-4	MU-TOD	11208 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-016	C-4	MU-TOD	11230 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-026	C-4	MU-TOD	11130 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-027	C-4	MU-TOD	N/A	N/A
8178-001-045	C-4	MU-TOD	11330 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-049	C-4	MU	8118 NORWALK BLVD	SANTA FE SPRINGS
8178-001-054	C-4	MU-TOD	11236 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-055	C-4	MU-TOD	8018 BOER AVE	SANTA FE SPRINGS
8178-001-061	C-4	MU-TOD	11302 WASHINGTON BLVD	SANTA FE SPRINGS
8178-004-004	C-4	MU	8039 NORWALK BLVD	SANTA FE SPRINGS
8178-004-005	C-4	MU	8045 NORWALK BLVD	SANTA FE SPRINGS
8178-004-009	C-4	MU	8013 NORWALK BLVD	SANTA FE SPRINGS
8178-004-065	C-4-PD	MU	N/A	N/A
8178-004-068	C-4-PD	MU	11036 WASHINGTON BLVD	WHITTIER
8178-033-050	M-2	M-1	8905 NORWALK BLVD	SANTA FE SPRINGS
8178-033-054	M-2	M-1	11584 PERKINS AVE	SANTA FE SPRINGS
8178-033-055	M-2	M-1	N/A	N/A
8178-033-056	M-2	M-1	11548 PERKINS AVE	SANTA FE SPRINGS
8178-033-057	M-2	M-1	11546 PERKINS AVE	SANTA FE SPRINGS
8178-033-058	M-2	M-1	11544 PERKINS AVE	SANTA FE SPRINGS
8178-033-063	M-2	M-1	11578 PERKINS AVE	SANTA FE SPRINGS
8178-033-063	M-2	M-1	11578 PERKINS AVE	SANTA FE SPRINGS
8178-035-013	M-2	M-1	8830 DECOSTA AVE	SANTA FE SPRINGS
8178-037-003	M-2	M-1	8724 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-004	M-2	M-1	8834 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-012	M-2	M-1	8825 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-014	M-2	M-1	8721 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-017	M-2	M-1	N/A	N/A
8178-037-019	M-2	M-1	8739 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-020	M-2	M-1	8750 PIONEER BLVD	SANTA FE SPRINGS
8178-037-028	M-2	M-1	8844 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-029	M-2	M-1	N/A	N/A
8178-037-030	M-2	M-1	N/A	N/A
8178-037-802	M-2	M-1	N/A	N/A

City of Santa Fe Springs

ZONING MAP



(DRAFT)



Primary Zones

- A-1: Light Agricultural
- R-1: Single-Family Residential
- R-3: Multiple-Family/Medium Density Residential
- R-4: Multiple-Family/High Density Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU: Mixed-Use
- MU-DT: Mixed-Use - Downtown
- MU-TOD: Mixed-Use - Transit-Oriented Development
- ML: Limited Manufacturing, Administration and Research
- M-1: Light Manufacturing
- M-2: Heavy Manufacturing
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

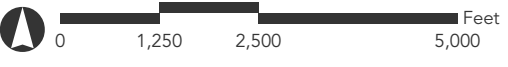
Overlay Zones

- D: Design Overlay
 - FOZ: Freeway Overlay
 - PD: Planned Development Overlay
 - SP1: Specific Plan Overlay
- — — Santa Fe Springs City Limits

Source: City of Santa Fe Springs
Revised: July 2023

The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts liability arising from any incorrect, incomplete, or misleading information contained therein. Zoning Designations are subject to periodic changes, which may not be reflected on this map. as such, you are advised to confirm the Zoning designations of any particular parcel prior to proceeding with a land use decision or development project. The City of Santa Fe Springs Planning Department may be contacted at:

City of Santa Fe Springs | Planning Department
11710 Telegraph Road, Santa Fe Springs, CA 90670
Tel: 562-868-0511
Web: <https://www.santafesprings.org>





City of Santa Fe Springs

Adjourned Planning Commission Meeting

July 25, 2023

PRESENTATION

Update on Homeless Encampment at the Sonic/Dave's Hot Chicken Site

RECOMMENDATION

- Receive the update from staff, provide feedback as desired and thereafter file the report.

BACKGROUND

At the Planning Commission meeting of July 10, 2023, at the end of Associate Planner Vince Velasco's Mid-Year Presentation, Commissioner Ayala inquired about the homeless encampment at the Sonic/Dave's Hot Chicken site. Because discussions ensued, but the item was not on the agenda, it was recommended by acting Planning Commission Attorney Kristi Smith, that the item be placed on a future agenda.


Wayne M. Morrell
Director of Planning