



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING PLANNING COMMISSION CITY HALL COUNCIL CHAMBERS

**January 21, 2014
4:30 P.M.**

**Frank Ybarra, Chairperson
Susie Johnston, Vice Chairperson
Louie González, Commissioner
Michael Madrigal, Commissioner
Joe Angel Zamora, Commissioner**

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.

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.

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

Please Note: Staff reports 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 González, Johnston, Madrigal, Ybarra, and Zamora.

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes of the December 9, 2013 Regular Planning Commission Meeting.

6. APPOINTMENT TO THE HERITAGE ARTS ADVISORY COMMITTEE**7. PUBLIC HEARING**

City of Santa Fe Springs 2014-2021 Housing Element Update to the City's General Plan, and Environmental Document (SCH No. 2013121063)

8. PUBLIC HEARING**Conditional Use Permit Case No. 747**

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN:8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, Inc.)

9. CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT AGENDA**Conditional Use Permit Case No. 500-6**

A compliance review of a counseling and recovery center for both substance abuse and homeless individuals on property located at 11015 Bloomfield Avenue, in the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (LACADA)

B. CONSENT ITEM**Conditional Use Permit Case No. 589-3**

A compliance review of a meat processing facility at 11540 Washington Blvd., in the C-4, Community Commercial zoning district and within the Washington Boulevard Redevelopment Project Area. (Khanthaly Sayarath for Lao Khitsada Food, Inc.)

C. CONSENT ITEM**Conditional Use Permit Case No. 611-3**

A compliance review of a church facility within an approximately 1,824 sq. ft. tenant space located at 14515 Valley View Avenue, Unit D (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay zone, and within the Valley View Commerce Center. (Pastor Peter Keuk-Moon Bae for Spiritual Rock Presbyterian Church)

D. CONSENT ITEM**Conditional Use Permit Case No. 727-1**

A compliance review of an industrial waste transfer facility on the subject 1.1-acre property located at 13722 Carmenita Road (APN: 8059-005-016), in the M-2, Heavy Manufacturing zone, and within the Consolidated Redevelopment Project Area. (Daniel Busbee for Advanced Chemical Transport, Inc.)

E. CONSENT ITEM**Conditional Use Permit Case No. 730-1**

A compliance review of a residential-treatment facility on property located at 11015 Bloomfield Avenue, in the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (LACADA)

10. ANNOUNCEMENTS

- ◆ Commissioners
- ◆ Staff

11. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.

Teresa Cavallo

Commission Secretary

January 13, 2014

Date

**MINUTES
ADJOURNED MEETING
SANTA FE SPRINGS PLANNING COMMISSION
December 9, 2013**

1. CALL TO ORDER

Chairperson Frank Ybarra called the meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Ybarra called upon Commissioner Madrigal to lead the Pledge of Allegiance.

3. ROLL CALL

Present: Commissioner Velasco
Commissioner Madrigal
Vice Chairperson Johnston
Chairperson Ybarra

Staff: Steve Skolnik, City Attorney
Cuong Nguyen, Associate Planner
Rafael Garcia, Planning Consultant
Teresa Cavallo, Planning Secretary
Dino Torres, Director of Police Services
Margarita Munoz, Management Assistant

Absent: Wayne M. Morrell, Director of Planning
Luis Collazo, Code Enforcement Officer

4. ORAL COMMUNICATIONS

Oral Communications were opened at 4:31 p.m. There being no one wishing to speak, Oral Communications were closed at 4:31 p.m.

5. APPROVAL OF MINUTES

Minutes of the November 25, 2013 Adjourned Planning Commission Meeting

Vice Chairperson Johnston moved to approve the minutes of November 25, 2013; Commissioner Velasco seconded the motion which passed unanimously.

6. PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 63

Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone. (Vinifera Imports)

Chairperson Ybarra called the Public Hearing opened at 4:32 p.m. for Item No. 6.

Director of Police Services Dino Torres presented Item No. 6. No one was present in the audience.

Commissioner Ybarra inquired about the Public Hearing Notices being sent out and if any objections were received. Director of Police Services Dino Torres indicated that no objections were received.

Commissioner Madrigal inquired about Shoemaker Candy going out of business or relocating since they occupied 13273 Barton Circle. Dino Torres indicated that he did not know; however, he enjoyed going after school for some candy when he attended St. Paul High School.

The Planning Commissioners, after Vice Chairperson Johnston noted the incorrect county, requested that Vinifera Imports' Application for Alcohol Sales Conditional Use Permit be corrected to indicate that the business is located in Los Angeles County not the County of Monrovia.

Director of Police Services Dino Torres also took this time to introduce Margarita Munoz the new Management Assistant for Police Services.

Having no further questions, Chairperson Ybarra closed the Public Hearing at 4:35 p.m. and requested a motion on this matter.

Commissioner Madrigal moved to approve Item No. 6; Vice Chairperson Johnston seconded the motion, which passed unanimously.

7. PUBLIC HEARING

Development Plan Approval Case No. 880

A request for approval to allow the renovation of the existing office area (approx. 33,000 sq. ft.), construction of an office addition (approx. 8,000 sq. ft.), and construction of a new parking lot and walkways for property located at 9630 Norwalk Boulevard, in the M-2, Heavy Manufacturing, Zone, and within the Consolidated Redevelopment Project Area. (McMaster Carr Supply Company)

Chairperson Ybarra called the Public Hearing open at 4:36 p.m. for Item No. 7.

Associate Planner Cuong Nguyen presented Item No. 7. Representative Drew Kenney was present on behalf of McMaster-Carr Supply Company.

Also, present was John Leviztski from Triangle Distribution. Mr. Leviztski is concerned with parking issues, and truck traffic in that area. Mr. Leviztski would like a traffic signal installed at the intersection of Pike Street and Pacific Street. Planning Staff notified Mr. Leviztski that they would notify the Public Works department about Mr. Leviztski's comments and concerns.

Commissioner Velasco inquired about the number of employees and if the office addition is designated for new employees. Drew Kenney responded that McMaster-Carr Supply Company currently has 674 and that the company has no intentions of immediately adding employees as a result of this office addition.

Chairperson Ybarra inquired if handicap parking was being adding and if McMaster-Carr

warehouse is mainly for distribution. Both Drew Kenney and Cuong Nguyen responded yes to both inquiries.

Drew Kenney thanked Mr. Levitzski for his concerns and that he wanted to note that McMaster-Carr will be removing a building and creating more parking for employees. As for the installation of a traffic signal, Mr. Kenney would prefer the signal be installed on Pike Street not Pacific Street due to the employee outside eating area facing Pacific Street.

City Attorney Steve Skolnik indicated that the Public Works department will need to conduct a traffic study for that area, but that the Planning Department Staff would communicate Mr. Levitzski's concerns to both the Public Works and Police Services departments.

With no further questions, Chairperson Ybarra closed the Public Hearing at 4:52 p.m. and requested a motion on this matter.

Commissioner Velasco moved to approve Item No. 7; Commissioner Madrigal seconded the motion, which passed unanimously.

8. CONSENT AGENDA

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT AGENDA

Conditional Use Permit Case No. 498-7

A compliance review of a truck parking and maintenance facility on the subject 3.647-acre property located at 12965 Sandoval Street (APN: 8011-017-041), in the M-2, Heavy Manufacturing zone, and within the Consolidated Redevelopment Project Area. (Erick R. Hawkins for Air Products and Chemicals, Inc.)

The City Attorney asked the Commission if they required a presentation or if the staff reports were sufficient. Having no questions, Chairperson Ybarra asked for a motion.

Vice Chairperson Johnston moved to approve Item No. 8A; Commissioner Velasco seconded the motion, which passed unanimously.

9. ANNOUNCEMENTS

Commissioners: All Planning Commissioners wished everyone a Merry Christmas.

Staff: City Attorney Steve Skolnik discussed the possibility of changing the January Planning Commission meeting to the following week due to the City's furlough and requested the Planning Commissioner's availability.

Cuong Nguyen introduced the Planning Department's new Planning Consultant Kristi Rojas.

10. **ADJOURNMENT**

Chairperson Ybarra adjourned the meeting at 4:56 p.m.

Vice Chairperson Susie Johnston

ATTEST:

Teresa Cavallo, Planning Secretary



PUBLIC HEARING

City of Santa Fe Springs 2014-2021 Housing Element Update to the City's General Plan, and Environmental Document (SCH No. 2013121063)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing to hear and consider the comments of persons speaking in regards to the City of Santa Fe Springs 2014-2021 Draft Housing Element, with revisions.
2. Find and determine that, based on the Initial Study and comment received, there is no evidence that the City of Santa Fe Springs 2014-2021 Draft Housing Element, with revisions, will have an adverse effect on the environment and, therefore, approve and adopt the Negative Declaration. The potential environmental effect of any future development(s) associated with the implementation of the Element, would be evaluated as part of the project's specific CEQA review.
3. Recommend that the City adopt the City of Santa Fe Springs 2014-2021 Draft Housing Element, with revisions.
4. Order that the Chairperson and Secretary of the Planning Commission certify that the City of Santa Fe Springs 2014-2021 Draft Housing Element, with revisions, has been approved by the Planning Commission of the City of Santa Fe Springs.
5. Adopt Resolution No. 44-2014 which incorporates the Commission's findings and recommendations regarding this matter.

BACKGROUND

OVERVIEW OF THE HOUSING ELEMENT

State law requires each city and county to adopt a general plan containing at least seven mandatory elements including housing. Unlike the other general plan elements, the housing element is subject to detailed statutory requirements and mandatory review by a State agency, the California Department of Housing and Community Development (HCD). Housing elements have been mandatory portions of local general plans since 1969. This reflects the statutory recognition that housing is a matter of statewide importance and cooperation between the government and the private sector is critical to attainment of the State's housing goals.

The Housing Element is the only element of the General Plan that the state must certify. The state requires that the City's Housing Element be updated periodically. In this cycle (2014-2021), jurisdictions are eligible for an eight-year Housing Element cycle, provided they comply with State Housing Law. For the 2014-2021 Housing Element planning period, HCD is encouraging local jurisdictions to use their existing housing element as a base and to update the housing element to reflect new statutory requirements and new demographic data. The City of Santa Fe Springs adopted its previous Housing element update (2008-2014 Housing Element) on December 11, 2008. The State HCD certified the document on January 21, 2009, pursuant to state housing law requirements.

The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals and policies focus on the following issue areas:

1. Ensuring that housing is maintained and preserved,
2. Ensuring that a broad range of housing types are provided to meet the needs of both existing and future residents,
3. Providing increased opportunities for home ownership,
4. Ensuring that housing is sensitive to environmental and social needs; and
5. Promoting equal housing opportunity.

The 2014-2021 Housing Element update to the General Plan also identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

Major components of the 2014-2021 Housing Element consist of the following:

1. An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II)
2. A review of the potential markets, governmental, and infrastructure constraints to meeting Santa Fe Springs' identified housing needs (Section III)
3. An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (Section IV)
4. The Housing Plan for addressing identified housing needs, constraints and resources; including housing goals, policies and programs (Section V)

State Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or RHNA, to Southern California jurisdictions. Pursuant to the RHNA planning period, the City’s Housing Element is an eight-year plan extending from 2014-2021. As defined by the recent Final Recommended RHNA, Santa Fe Springs need for the 2014-2021 period has been established at 324 new units, distributed among five household income categories of “extremely low,” very low,” “lower,” “moderate,” and “above moderate.”

Table I: Regional Housing Needs Assessment 2014-2021

Income Level	% of AMI *	Units	Percent
Extremely Low	0-30	41	13%
Very Low	31-50	41	13%
Lower	51-80	50	15%
Moderate	81-120	53	16%
Above Moderate	120+	139	43%
Total		324	100%

Source: <http://SCAG.ca.gov/Housing/rhna.htm>

*AMI = Area Median Income

*** An estimated half of the City’s very low income housing needs (41 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target.

Santa Fe Springs plans to fulfill its share of regional housing needs using a combination of the following methods:

- Residential projects with development entitlements with post 12/31/2013 occupancy
- Vacant residential sites, including sites owned by the Successor Agency (City) to be developed with affordable housing; and
- Development/sale of Housing Acquisition and Rehabilitation Program (HARP) properties for first-time homebuyers.

As previously mentioned a major component of the Element is the Housing Plan that addresses identified housing needs, constraints and resources; including housing goals, policies and programs. For the most part, the listed programs in the 2008-2014 Housing Element are a continuation of those contained in the current Housing Element (2014-2021), which are still relevant. Such programs include continuation of: the Property Maintenance Program (Program 2); Residential Rental Inspection Program (Program 3); Preservation of Assisted Rental Housing (Program 14); Social Service Program for Special Needs Group (Program 17); and Fair Housing Programs (Program 16).

Some programs seek to refine or update current programs. For example, the Affordable Housing Development Assistance Program (Program 9) was only partially effective in providing affordable housing. The City's Redevelopment Agency (RDA) was a source of funding for affordable housing programs in the City, which were required by California Redevelopment Law. Due to the elimination of Redevelopment in 2012, a more modest goal has been adopted for affordable housing development. The Property Maintenance Program (Program 2) has been refined and now includes a target goal of 60 residential inspections on an annual basis. The Second Dwelling Unit Program (Program 4) now has a target goal, based on past trends, to achieve at least three new second units during the planning period.

Three new programs were added: Housing Element Monitoring/Annual Report Program 9), Fee Deferrals and/or Waivers for Affordable Housing (Program 17), Zoning for Small Employee Housing (Program 18). The Element Monitoring/Annual Report Program requires Staff to submit an annual Housing Element progress report to HCD. The first report is due April 1, 2014. The Fee Deferrals and/or Waivers for Affordable Housing Program require Staff to inform affordable housing developers on available fee incentives in conjunction with affordable projects. Lastly, Zoning for Small Employee Housing (6 or fewer) requires the City to provide expanded housing options for employee housing consistent with the Employee Housing Act (H&S) 17021.5. This would be accomplished by a code amendment within two years of adoption of the housing element.

Several necessary Code amendments also occurred during the 2008-2014 cycle: Ordinance Nos. 1048, 1049 and 1050. Ordinance No. 1048 established provisions for density bonuses and affordable housing incentives in accordance with state density bonus law. Ordinance No. 1049 established procedures for disabled persons to request a reasonable accommodation from the City's zoning and land use regulations. Ordinance No. 1050 established provisions for emergency shelters and transitional and supportive housing. These amendments were listed within the 2008-2014 Element as needing to occur prior to the end of the 2008-2014 planning cycle.

Review by California Department of Housing and Community Development (HCD)

City Planning staff and the City's Housing Element consultant, Ms. Karen Warner, coordinated with staff of the State Department of Housing and Community Development (HCD) regarding the draft Housing Element. Upon review of the document, HCD staff requested that the City make several changes to the draft document. Those changes are attached and are highlighted in yellow. Please note that the entire draft document with changes was not sent to HCD: Only the highlighted changes were. As a result, there are now two parts to the 2014-2021 Housing: the original draft document and highlighted changes. Since it is still possible to receive comments on the Element, the documents will not be combined until after the City Council meeting on January 30, 2014.

After reviewing the revision made by Ms. Karen Warner, HCD provided a letter to the City dated December 23, 2013 (See Attachment) indicating that, with the additional revisions, the draft element meets the statutory requirements of State housing element law. This finding was based on, among other reasons, the amended zoning ordinance to permit year-round emergency shelter(s) without discretionary action pursuant to Government Code Section 65583(a) (4) (A). The element will comply with State housing element law when adopted and submitted to the Department.

To remain on an eight year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline.

PUBLIC INPUT

Section 65583(c) (7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City of Santa Fe Springs solicited input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

Two noticed public hearing/study sessions occurred during the development of the 2014-2021 Housing Element update: the first on September 23, 2013 before the Planning Commission, and the second on September 26, 2013 before the City Council. The purpose of these study sessions was to provide background information on the Element, discuss goals and objectives for the update, and to seek input from the public. Notification of the hearings were provided in the local newspaper and posted on the City's website. In addition, direct notification was provided to local

stakeholders including: non-profit housing providers active in the City; affordable housing complexes in Santa Fe Springs; service agencies representing special needs and lower income populations; realtors; and adjacent jurisdictions.

Upon completion of the draft Housing Element, the City circulated a Notice of Availability to a variety of interested organizations. The Notice defined a review and comment period, and identifies locations for review of the draft document, including City Hall, the City library, the Gus Velasco Neighborhood Center, and the Betty Wilson Senior Center. In addition, the draft Housing Element was placed on the City's website. The draft was also sent to the State Department of Housing and Community Development (HCD) for review and comment. Upon receipt of input from HCD, public hearings are held before the Planning Commission and City Council during adoption of the Element.

Public input received through the City's outreach effort included:

- Suitability of affordable housing for families on the City-owned Lakeland/Laurel site, particularly given the adjacency of the Carmela Elementary School and Amelia/Mayberry Park.
- City has adequate affordable housing for seniors, and instead needs to attract more young families and nurture them to grow along with the City.
- Given the loss of Redevelopment Housing funds and greater reliance on outside programs, City should provide links to County housing programs on its website.
- City should encourage second units as a way to provide lower cost housing for seniors, family members, and renters.

The City's Housing Element is responsive to the input received from the public. Program 8, Affordable Housing Development Assistance, includes an objective to emphasize the provision of affordable housing for families on the two City-owned housing sites. The Element commits the City to placing links on its website and disseminating brochures for a variety of County programs for which eligible Santa Fe Springs residents can participate, including first-time homebuyer, residential rehabilitation, fair housing and Section 8 rental assistance programs (refer to Housing Element programs 5, 6,7,12 and 19).And the City continues to encourage second units, as presented in Program 10 in the Element.

PUBLIC HEARING NOTIFICATION

This matter was set for Public Hearing in accordance with the requirements of the Government Code Section 65905 and the requirements of Section 155.674 and Sections 155.860 through 155.866 of the City's Municipal Code. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on January 10, 2014, and published in a newspaper of general circulation (Whittier Daily

News) on January 10, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL REVIEW

The City of Santa Fe Springs 2014-2021 Housing Element was analyzed for potential environmental impacts pursuant to the California Environmental Quality Act (CEQA). An Initial Study addressing the following environmental issue areas was prepared: land use and planning, biological resources, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, aesthetics, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems, greenhouse gases, and mandatory findings of significance. The project, being a policy document and not a specific physical development, was found to have no potential environmental impacts, and a Negative Declaration (ND) is proposed.

The IS/ND was circulated for public comment from December 19, 2013 through January 17, 2014, and two agency comment letters were received during that period—one from The Native American Heritage Commission (NAHC) and the other from the California Public Utility Commission (CPUC). The following response to the NAHC was made based on consultation with Rincon Consultants, Inc, the firm that prepared the IS. *The proposed project is the 2014-2021 Housing Element which does not include any specific development proposal and does not involve any land use designation or zone changes that would accommodate housing beyond what could already be developed in the City. As noted in the Initial Study, preparation of the City's General Plan EIR included a cultural resources records search for the City conducted by the Archaeological Information Center.*

The specific environmental effects of future housing development in the City would be evaluated on a case-by-case basis as individual projects are proposed. Any needed mitigation measures or conditions of approval would be identified at that time. Required measures may include, but are not limited, compliance with the CEQA Guidelines and the protection of Native American artifacts outlined in the California Health and Safety Code. As appropriate, any future archaeological surveys conducted in conjunction with individual development proposals will be coordinated with the NAHC and local Native American contacts.

With respect to the comment from the CPUC, Staff's response is, "The 2014-2021 Housing Element is a policy document and not a specific physical development. The potential environmental effects of any future development projects would be evaluated as part of the project-specific CEQA review, including rail safety. Notwithstanding, the 2014-2021 Housing Element currently includes several policies which address environmental safety

The comment letters did not warrant any changes to the text of the IS/ND, including the environmental conclusion of no significant impact. Both letters, however, are being made part of the overall record for the housing element update.

SUMMARY

State law requires that each city update its Housing Element on a regular basis to reflect a community's changing needs. The 2014-2021 Housing Element update of the City's General Plan is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. There are potentially serious consequences that extend beyond the realm of residential land use planning for Housing Elements that fail to substantially comply with the State's Housing Element Law. When a jurisdiction's Housing Element is found to be out of compliance, its General Plan is at risk of being deemed inadequate, and therefore invalid. Because there must be findings of general plan consistency in most planning and development decisions, a local government may run the risk of approving projects based on a noncompliant General Plan. If a jurisdiction is sued over an inadequate General Plan the court may impose requirements for land use decisions until the jurisdiction brings its General Plan, including its Housing Element, into compliance with State law. Over the years, California has steadily increased the penalties for not having a legally compliant Housing Element, and this trend is expected to continue. Fortunately, HCD has determined that, with the additional revisions, the City's 2014-2021 Housing Element update meets the statutory requirements of State housing element law. The draft element, however, has to be adopted by the City Council by February 12, 2014.



Wayne M. Morrell
Director of Planning

Attachments:

1. Planning Commission Resolution No. 44-2014
2. City of Santa Fe Springs 2014-2021 Draft Housing Element
3. Revisions, highlighted in yellow, to the City of Santa Fe Springs 2014-2021 Draft Housing Element
4. Initial Study/Negative Declaration
5. Letter from the State Department of Housing and Community Development (12-23-2014)
6. Letter from The Native American Heritage Commission (12-31-2013)
7. Letter from the California Public Utility Commission (01-15-2014)

RESOLUTION NO. 44-2014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS REGARDING THE APPROVAL OF THE CITY OF SANTA FE SPRINGS 2014-2021 DRAFT HOUSING ELEMENT UPDATE TO THE CITY'S GENERAL PLAN

WHEREAS, Section 65588(a) of the California Government Code requires that each city periodically review its housing element and revise it to reflect the results of this review, and

WHEREAS, Section 65585(a) of the California Government Code requires cities to consider the guidelines adopted by the Department of Housing and Community Development and to submit a draft of the revised housing element to the Department for review, and

WHEREAS, Section 65583(c) (7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element," and

WHEREAS, the City of Santa Fe Springs solicited input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process, through public hearings/study sessions, notifications in the local newspaper, posting on the City's website, direct notification to local stakeholders including: non-profit housing providers active in the City; affordable housing complexes in Santa Fe Springs; service agencies representing special needs and lower income populations; realtors; and adjacent jurisdictions, and

WHEREAS, the proposed 2014-2021 Housing Element Update to the General Plan was submitted to the State Department of Housing and Community Development for review as required by law, and the proposed 2014-2021 Housing Element Update to the General Plan has been revised to incorporate those revisions recommended by the Department, and

WHEREAS, the Department of Housing and Community Development has notified the City in writing that said 2014-2021 Housing Element Update to the General Plan, as revised, meets the State's requirements and is eligible for adoption by the City, and

WHEREAS, the Planning Commission held an advertised Public Hearing on January 21, 2014 on the proposed 2014-2021 Housing Element Update to the General Plan, and

WHEREAS, adequate notice of the Public Hearing was given as required by law, and

WHEREAS, the Planning Commission has carefully studied and considered the 2014-2021 Housing Element Update to the General Plan, and finds that said document consist of an identification and analysis of existing and projected housing needs, an inventory of constraints and resources relevant to meeting these needs, a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing and for the provision of adequate sites for housing and for meeting the housing needs of all aspects of the community and for

effective implementation of the State's housing laws and Guidelines.

THE PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS HEREBY RESOLVES AS FOLLOWS:

SECTION 1: The Planning Commission finds and determines that, based on the Initial Study and comments received, there is no evidence to suggest that the City of Santa Fe Springs 2014-2021 Housing Element update to the General Plan, as revised, will have an adverse effect on the environment, and therefore, approves and adopts the Negative Declaration.

SECTION 2: The Planning Commission hereby approves the 2014-2021 Housing Element Update to the General Plan, as revised, attached hereto and made a part of this Resolution and recommends its adoption by the City Council.

SECTION 3: The Planning Commission hereby orders the Chairperson and Secretary of the Commission to certify that said 2014-2021 Housing Element Update to the General Plan, as revised, has been approved by the Planning Commission of the City of Santa Fe Springs.

SECTION 4: The Planning Commission hereby recommends to the City Council that the 2014-2021 Housing Element Update to the General Plan, as revised, be approved and adopted.

APPROVED and ADOPTED this 21st DAY OF JANUARY, 2014.

Susie Johnston, Vice Chairperson

Teresa Cavallo, Secretary



CITY OF SANTA FE SPRINGS 2014-2021 HOUSING ELEMENT

PUBLIC REVIEW DRAFT

November 2013

**CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1170 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670**

Consultant to the City:



KAREN WARNER ASSOCIATES

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I. INTRODUCTION

A. COMMUNITY CONTEXT

The City of Santa Fe Springs is located approximately 13 miles southeast of downtown Los Angeles and 18 miles north of the City of Long Beach. Neighboring cities include Whittier, La Mirada, Cerritos, Norwalk, Downey, and Pico Rivera. The City lies at the convergence of two major transportation routes – Interstate Routes 5 and 605 – and is traversed by the Southern Pacific and Santa Fe rail corridors. Santa Fe Springs' regional location and proximity to major transportation corridors have been important factors contributing to the City's development as a predominately industrial community.

Santa Fe Springs incorporated in 1957, with the majority of its residential growth occurring during the 1950s. Less than ten percent of the City's nine square miles is designated for residential use, with residential neighborhoods historically concentrated in the western portion of the City away from industrial uses, although small pockets of housing also exist along the City's eastern boundary adjoining residential areas in adjacent communities. The City contains approximately 5,100 housing units, with single-family homes comprising two-thirds of all housing, and a homeownership rate of 60 percent.

As Santa Fe Springs' residential neighborhoods are entirely developed, the majority of recent housing development has occurred as a result of the City and its former Community Development Commission (CDC) assembling previous commercial and industrial parcels, selling the land at a substantially reduced rate, and rezoning for residential use. Examples of CDC supported projects include the 144 unit Little Lake Village Senior Apartments, and the 25 unit Lakeland Manor (AbilityFirst) for disabled adults. In the former CDC's most ambitious residential project, 101 prior oilfield parcels were acquired and assembled for development of "The Villages at Heritage Springs" master planned development, encompassing 384 single-family homes and townhomes, and 150 apartment units.

In addition to providing sites to accommodate future growth, the City's 2014-2021 Housing Element also focuses on conserving housing affordability, and maintaining and improving housing conditions and the quality of life in the community. Programs are geared towards meeting the needs of low and moderate income households and special needs households, including large family renters.

B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

The Housing Element requires each jurisdiction to develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the SCAG RHNA cycle, the Santa Fe Springs Housing Element is an eight-year plan extending from 2014-2021.

Santa Fe Springs' Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities. The Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (*Section II*)
- A review of potential market, governmental, and infrastructure constraints to meeting Santa Fe Springs' identified housing needs (*Section III*)
- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (*Section IV*)
- The Housing Plan for addressing identified housing needs, constraints and resources; including housing goals, policies and programs (*Section V*)

C. DATA SOURCES

In preparing the Housing Element, and the Housing Needs Assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2007-2011 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- SCAG's 2008-2035 Regional Transportation Plan/ Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2013 housing market information is obtained through internet rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application;
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

D. PUBLIC PARTICIPATION

Section 65583(c)(7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Santa Fe Springs solicits input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

Santa Fe Springs conducted two noticed public hearings/study sessions during development of the 2014-2021 Housing Element update, the first on September

23, 2013 before the Planning Commission, and the second on September 26, 2013 before the City Council. The purpose of these study sessions were to provide background information on the Element, discuss goals and objectives for the update, and to seek input from the public. Notification of the hearings were provided in the local newspaper and posted on the City's website. Direct notification was also provided to local stakeholders including non-profit housing providers and service agencies representing special needs and lower income populations. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including City Hall, the City library, the Gus Velasco Neighborhood Center, and the Betty Wilson Senior Center. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment. Upon receipt of input from HCD, public hearings are held before the Planning Commission and City Council during adoption of the Element.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The seven elements which comprise the Santa Fe Springs General Plan are required by law to be internally consistent. Together these elements provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the City's residents. To ensure these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

As part of the current Housing Element update, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.



II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. A variety of housing needs maps are presented based on census data; Figure 1 depicts the 2010 census tract and block group boundaries for Santa Fe Springs.

A. DEMOGRAPHIC PROFILE

Demographic changes can affect the type and amount of housing that is needed in a community. This section addresses population, age, race/ethnicity, and employment trends in Santa Fe Springs.

1. Population Growth Trends

Table 2-1 presents population growth trends in Santa Fe Springs and surrounding communities from 1990-2013. During the 1990s, the City evidenced a 12 percent increase in population, well above that of most surrounding communities, as well as the seven percent increase Countywide. In contrast, the City's population actually declined by seven percent during the most recent decade, though in the most recent three years (2010-2013) has again began to evidence modest growth.

Table 2-1: Regional Population Growth Trends 1990-2013

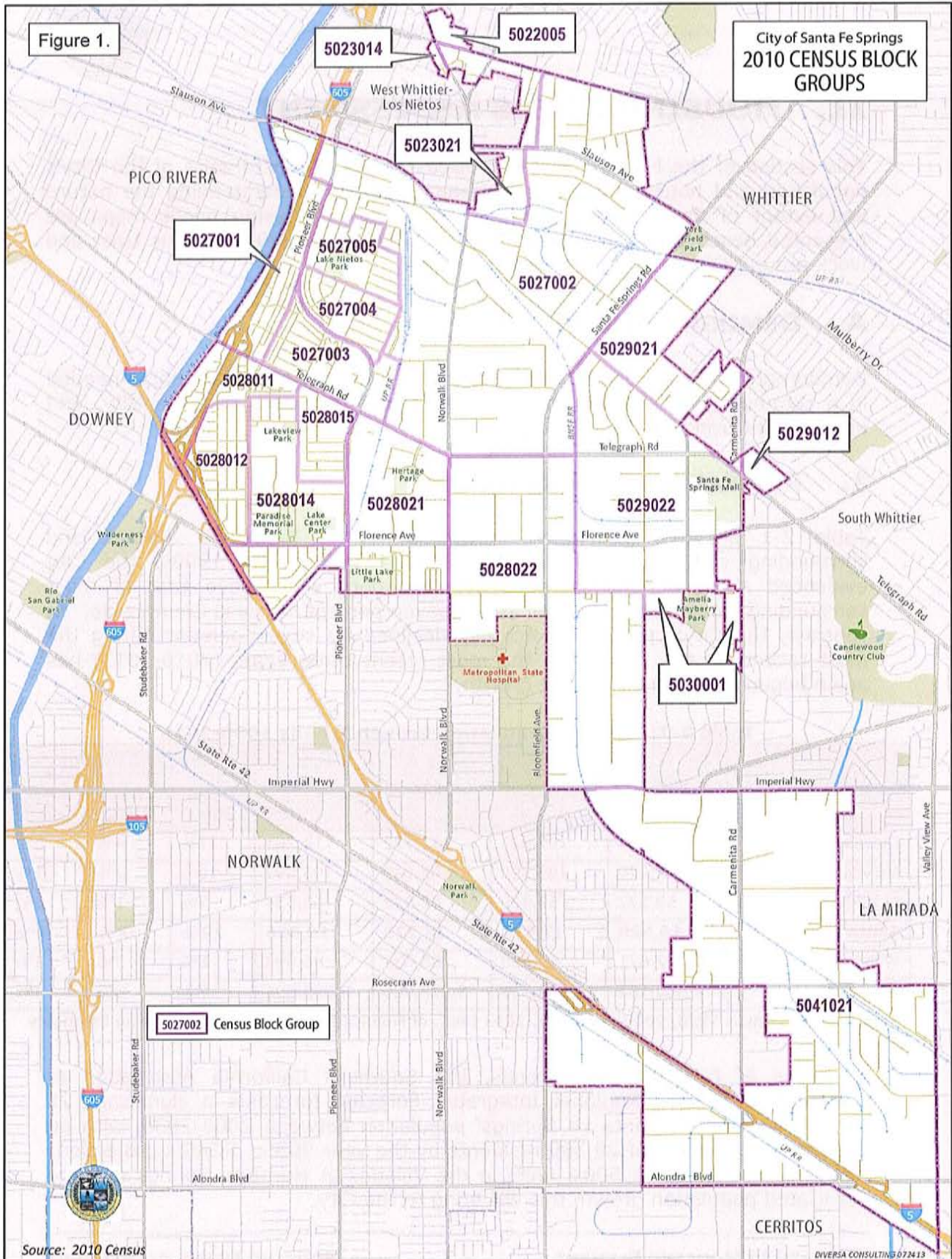
Jurisdiction	1990	2000	2010	2013	Percent Change		
					1990-2000	2000-2010	2010-2013
Downey	91,444	107,323	111,772	112,761	17%	4%	1%
Norwalk	94,279	103,298	105,549	106,093	10%	2%	1%
Pico Rivera	59,177	63,428	62,942	63,534	7%	-1%	1%
Santa Fe Springs	15,520	17,438	16,223	16,816	12%	-7%	4%
Whittier	77,671	83,680	85,331	86,093	8%	2%	1%
LA County	8,863,164	9,519,338	9,818,605	9,958,091	7%	3%	1%

Source: U.S. Census 1990, 2000 and 2010; 2013 Dept. of Finance E5 Population and Housing Estimates.

In terms of future growth trends, the Southern California Association of Government (SCAG) Regional Integrated Forecast forecasts a significant 25 percent increase in Santa Fe Springs' population between 2008-2035, with an estimated population of 20,300 residents by the year 2035. SCAG's projections reflect build out of the 500+ units in the Villages at Heritage Springs and the associated population growth this will bring to the City.

Figure 1.

City of Santa Fe Springs
2010 CENSUS BLOCK GROUPS



Source: 2010 Census

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2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of Santa Fe Springs residents in order to identify potential impacts on housing needs.

Table 2-2 displays the age distribution of the City's population in 1990 and 2010, and compares this with Los Angeles County. As shown in the table below, 25 percent of the City's population in 2010 is under the age of 18, a decrease from the 29 percent in 1990. Changes in Santa Fe Springs' age profile also occurred in the young adult (25-44 years) and middle age (45-64 years) groups. The proportion of young adults declined from 30 to 26 percent of the population, decreasing by over 300 residents. Conversely, the middle age population grew by over 800 residents, increasing from 19 to 23 percent of the population. Senior citizens (65 years and older) also evidenced growth over the past two decades, with an increase of over 350 residents. At 13 percent, the proportion of seniors in Santa Fe Springs is above the 11 percent countywide.

The population of Santa Fe Springs, as a whole, is aging. The 2010 Census puts the median age of Santa Fe Springs at 35.3 years, an increase from the City's 30.8 median age in 1990, and slightly above the median age of 34.8 years for the County. Factors contributing to this shift in the City's age structure include an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, and the limited number of new young adults and families moving into the community. As discussed later in the section, Santa Fe Springs has also experienced a decline in both the number and proportion of families with children over the past two decades.

Table 2-2: Age Distribution 1990-2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	1,544	10%	973	6%	7%
School Age (5-17 yrs)	2,918	19%	3,130	19%	17%
College Age (18-24 yrs)	1,760	11%	1,953	12%	11%
Young Adults (25-44 yrs)	4,582	30%	4,272	26%	30%
Middle Age (45-64 yrs)	2,912	19%	3,735	23%	24%
Seniors (65+ years)	1,804	12%	2,160	13%	11%
TOTAL	15,520	100%	16,223	100%	100%
MEDIAN AGE	30.8 years		35.3 years		34.8 years

Source: U.S. Census 1990 and 2010.

3. Race and Ethnicity

Like many communities in Southern California, Santa Fe Springs' population has become increasingly diverse over the past twenty years. These changes may have implications for housing needs, because different ethnic groups sometimes have household characteristics that may affect their preferences and housing needs. Understanding changes in race/ethnicity, especially among first generation ethnic groups, provides a basis for addressing housing needs.

Table 2-3 displays the racial and ethnic composition of the Santa Fe Springs residents in 1990 and 2010, and compares this with the Countywide distribution in 2010. Hispanic residents continue to comprise the vast majority of the City's population, growing from 60 to 81 percent over the past two decades, representing an increase in over 4,300 Hispanic residents. In contrast, White residents declined from 37 to 12 percent of the population. Asians and African Americans both evidenced modest increases, though remain a small segment of Santa Fe Springs overall population.

Relative to the County's racial and ethnic distribution, Santa Fe Springs has a substantially higher percentage of Hispanic residents, while the proportion for all other race/ethnic groups was lower than the Countywide percentage.

Table 2-3: Racial and Ethnic Composition 1990-2010

Racial/Ethnic Group	1990		2010		L.A. Co. %
	Persons	Percent	Persons	Percent	
Hispanic	8,735	60%	13,137	81%	48%
White	5,343	37%	1,927	12%	28%
Asian/Pacific Islander	286	2%	644	4%	14%
African American	53	<1%	305	2%	8%
American Indian	-	-	65	<1%	<1%
Other Race	103	1%	145	1%	2%
TOTAL	14,520	100%	16,223	100%	100%

Source: U.S. Census 1990 and 2010.

4. Employment

Evaluation of the types of jobs held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information on how a community's employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that as of July 2013, 8,000 Santa Fe Springs residents are in the labor force, with 9.0 percent unemployment, compared to a Countywide unemployment rate of 10.8 percent.

Table 2-4 presents the jobs held by Santa Fe Springs' residents by industry of employment. The most dominant employment sectors were Education/Health/Social Services and Manufacturing, accounting for 40 percent of resident employment. Approximately one-quarter of residents were employed in typically lower paying industries – retail, accommodations/food services, construction, and services.

Table 2-4: Residents Industry of Employment 2009

Industry Sector	Persons	Percent
Educational, health, and social services	1,450	21%
Manufacturing	1,296	19%
Transportation, warehousing and utilities	624	9%
Retail trade	519	8%
Arts/ entertainment, recreation, accommodation and food services	515	7%
Wholesale trade	513	7%
Public administration	405	6%
Professional, scientific, management and administrative services	393	6%
Construction	339	5%
Finance, insurance, real estate and rental housing	339	5%
Other services	272	4%
Information	128	2%
Armed Forces	45	1%
TOTAL	6,838	100%

Source: SCAG Existing Housing Needs Statement, 2012 (as derived from 2005-2009 American Community Survey).

Santa Fe Springs offers a strong industrial employment base, with approximately 50,000 jobs. This job base allows a large number of residents to work in their community. The SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy projects a limited two percent increase, or 900 additional jobs, in Santa Fe Springs during the 2008-2035 period.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents, discussed in detail in the following section.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, as are single persons living alone, and “other” non-family households. Group quarters, such as convalescent homes, are not considered households.

The 2010 Census documents 4,747 households in Santa Fe Springs, with an average household size of 3.38 persons (refer to Table 2-5). This represents a fairly stable household size from 1990 (3.33 persons), and remains higher than the Countywide average household size of 2.98. Larger household size can translate into a greater number of overcrowded households, particularly among renters due to the generally smaller size of rental units.

Table 2-5: Household Characteristics 1990-2010

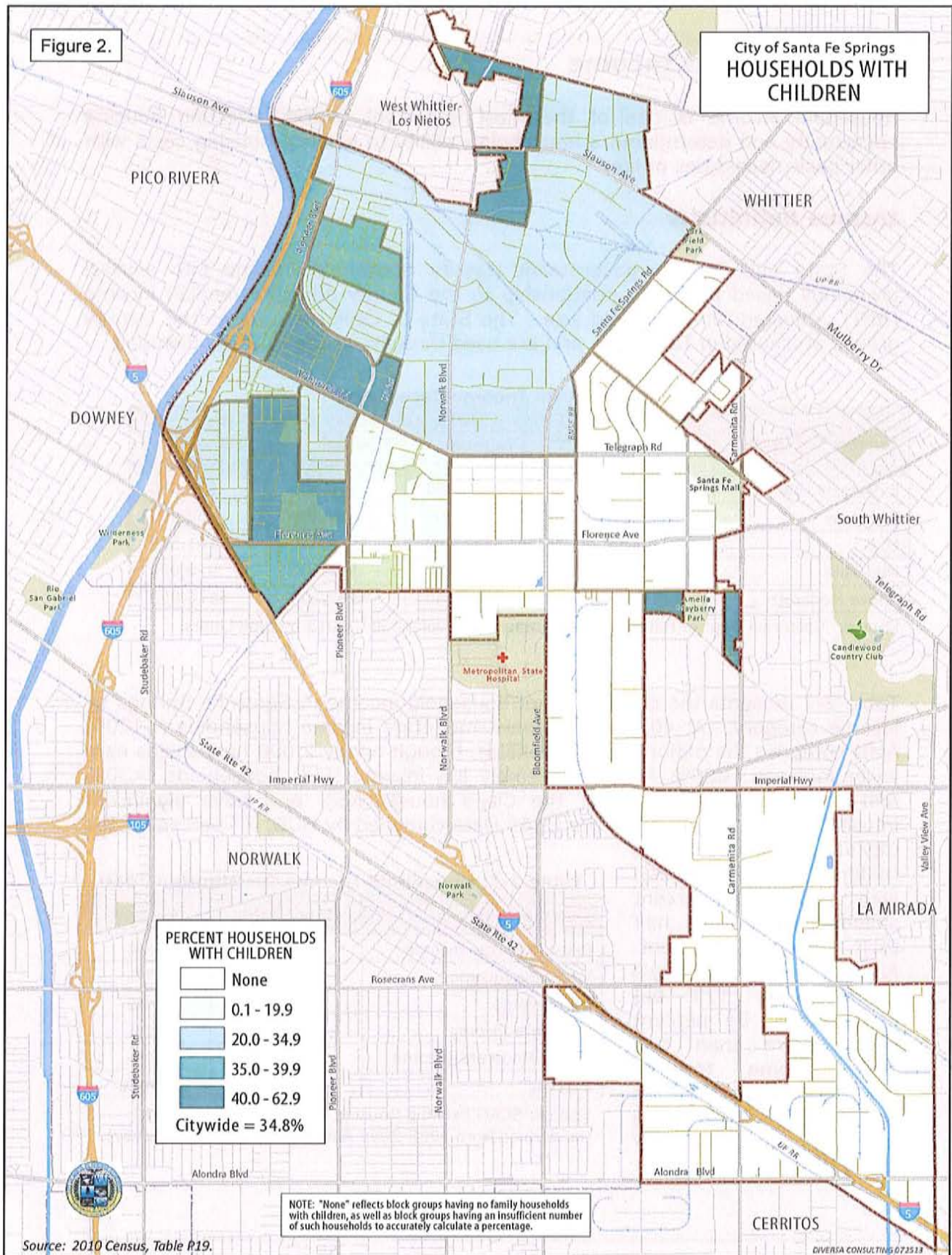
Household Type	1990		2010		
	Households	Percent	Households	Percent	LA County %
Families	3,692	79%	3,687	78%	68%
With children	2,079	(56%)	1,650	(45%)	(33%)
With no children	1,613	(44%)	2,037	(55%)	(35%)
Singles	796	17%	894	19%	24%
Other non-families	168	4%	166	3%	8%
Total Households	4,656	100%	4,747	100%	100%
Average Household Size	3.33		3.38		2.98

Source: U.S. Census 1990 and 2010.

Families comprise 78 percent of Santa Fe Springs' households, compared to 68 percent family households Countywide. Families without children have surpassed families with children as the predominant family type in Santa Fe Springs. Over the past two decades, the City evidenced a decrease in over 400 families with children, reflecting an aging of young families with adult children moving out from their parents' homes, and fewer young families moving into the community. Figure 2 depicts the location of family households with children by census block group.

Figure 2.

City of Santa Fe Springs
HOUSEHOLDS WITH
CHILDREN



2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 2-6, and are used throughout the Housing Element.

Table 2-6: State Income Categories

Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$17,950	\$20,500	\$23,050
Very Low	0-50% AMI	\$29,900	\$34,200	\$38,450
Low	51-80% AMI	\$47,850	\$54,650	\$61,500
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

Source: California Dept of Housing and Community Development, 2013 Income Limits.

Table 2-7 presents the distribution of household income in Santa Fe Springs by income category. At 40 percent, above-moderate income households (>120% AMI) comprise the majority of households, though nearly 2,000 households earn lower incomes (<80% AMI). Extremely low-income (ELI) households (<30% AMI) comprise 15 percent of the City's households, and have significant housing needs. According to the CHAS Data compiled by HUD, 77 percent of the City's ELI households are renters (570 households), with over 60 percent spending more than half their incomes on rent. Among the City's approximately 170 ELI homeowners, 54 percent spend more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes.

Table 2-7: Household Income Distribution 2010

Income Level	Households	Percent
Extremely Low Income	740	15%
Very Low Income	536	11%
Low Income	712	14%
Moderate Income	970	20%
Above Moderate Income	2,010	40%
TOTAL	4,968	100%

Source: SCAG Existing Housing Needs Statement, 2012 (as derived from 2005-2009 American Community Survey).

Many of the workers who make up Santa Fe Springs' workforce earn modest incomes, making it challenging to afford to live in the City. Table 2-8 presents a sampling of occupations in Santa Fe Springs that fall within very-low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Santa Fe Springs with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low-income occupations, such as retail sales workers, nursing aides, and preschool teachers and teacher assistants cannot afford market rents in Santa Fe Springs. Median home and condominium sales prices in Santa Fe Springs are beyond the level of affordability to both low and moderate income households.

Table 2-8: Los Angeles County Wages for Select Occupations 2012

Very Low Income (< \$33,750 - 2 person household)	Hourly Wage	Annual Income	Max. Affordable Housing Cost
Waiters/Waitresses	\$10.41	\$21,645	\$541
Child Care Workers	\$12.11	\$25,187	\$630
Retail Salespersons	\$12.66	\$26,335	\$658
Nursing Aides, Orderlies, and Attendants	\$12.88	\$26,808	\$670
Security Guards	\$13.24	\$27,541	\$689
Emergency Medical Technicians and Paramedics	\$14.77	\$30,732	\$768
Preschool Teachers	\$15.26	31,736	\$793
Low Income (\$33,750 - \$54,000 - 2 person household)	Hourly Wage	Annual Income	Max. Affordable Housing Cost
Transit Bus Drivers	\$18.66	\$38,811	\$970
Bookkeeping, Accounting, and Auditing Clerks	\$19.42	\$40,378	\$1,009
Real Estate Sales Agent	\$22.32	\$46,422	\$1,161
Licensed Practical and Vocational Nurses	\$24.22	\$50,390	\$1,260
Executive Secretaries and Administrative Assistants	\$25.38	\$52,798	\$1,320
Child, Family, and School Social Workers	\$25.80	\$53,677	\$1,342
Carpenters	\$25.97	\$54,021	\$1,350
Moderate Income (\$54,000 - \$62,200 - 2 person household)	Hourly Wage	Annual Income	Max. Affordable Housing Cost
Food Service Managers	\$24.59	\$51,148	\$1,279
Architectural and Civil Drafters	\$26.32	\$54,733	\$1,368
Computer Support Specialists	\$26.38	\$54,859	\$1,371
Postal Mail Carriers	\$26.51	\$55,156	\$1,379
Insurance Appraisers	\$26.62	\$55,377	\$1,384
Paralegals and Legal Assistants	\$28.99	\$60,312	\$1,508
Graphic Designers	\$29.04	\$60,404	\$1,510

Source: 2012 State Employment Statistics – L A County; 2012 State HCD Income Limits.
Income categories based on two-person household with single wage earner.

C. SPECIAL NEEDS POPULATIONS

California law recognizes that certain households face greater difficulties in finding decent and affordable housing due to special circumstances, including but not limited to income, age disability, household size and household type. Special needs populations addressed in the Housing Element include the elderly, persons with disabilities, families with female heads of households, large households, farmworkers and the homeless. Table 2-9 summarizes the special needs populations in Santa Fe Springs. Each of these population groups, as well as their housing needs, is described below.

Table 2-9: Special Needs Populations 2010

Special Needs Groups	Persons	Households	Percent
Seniors (65+)	2,160		13%
With a Disability*	832		(38%)
Senior Households		1,383	29%
Renter		466	(34%)
Owner		917	(66%)
Seniors Living Alone	526		(24%)
Persons with Disability*	3,342		21%
Large Households		1,220	26%
Renter		413	(34%)
Owner		807	(66%)
Female-Headed Family Households		965	20%
With Related Children		392	(41%)
Farmworkers**	0		0%
Homeless***	74		
TOTAL Persons/Households	16,223	4,747	

Source: U.S. Census 2010; *2000 Census % applied to 2010 population; **SCAG Existing Needs Statement; ***2013 LAHSA Homeless Count.

Note: Numbers in () reflect the % of the special needs group, and not the percentage of the total City population/households. For example, of the City's senior households, 34% are renters and 66% are owners.

1. Senior Households

At 29 percent, senior households represent a significant special needs group in Santa Fe Springs. Consistent with trends throughout the nation, this population is expected to continue increasing as the baby boom generation approaches retirement.

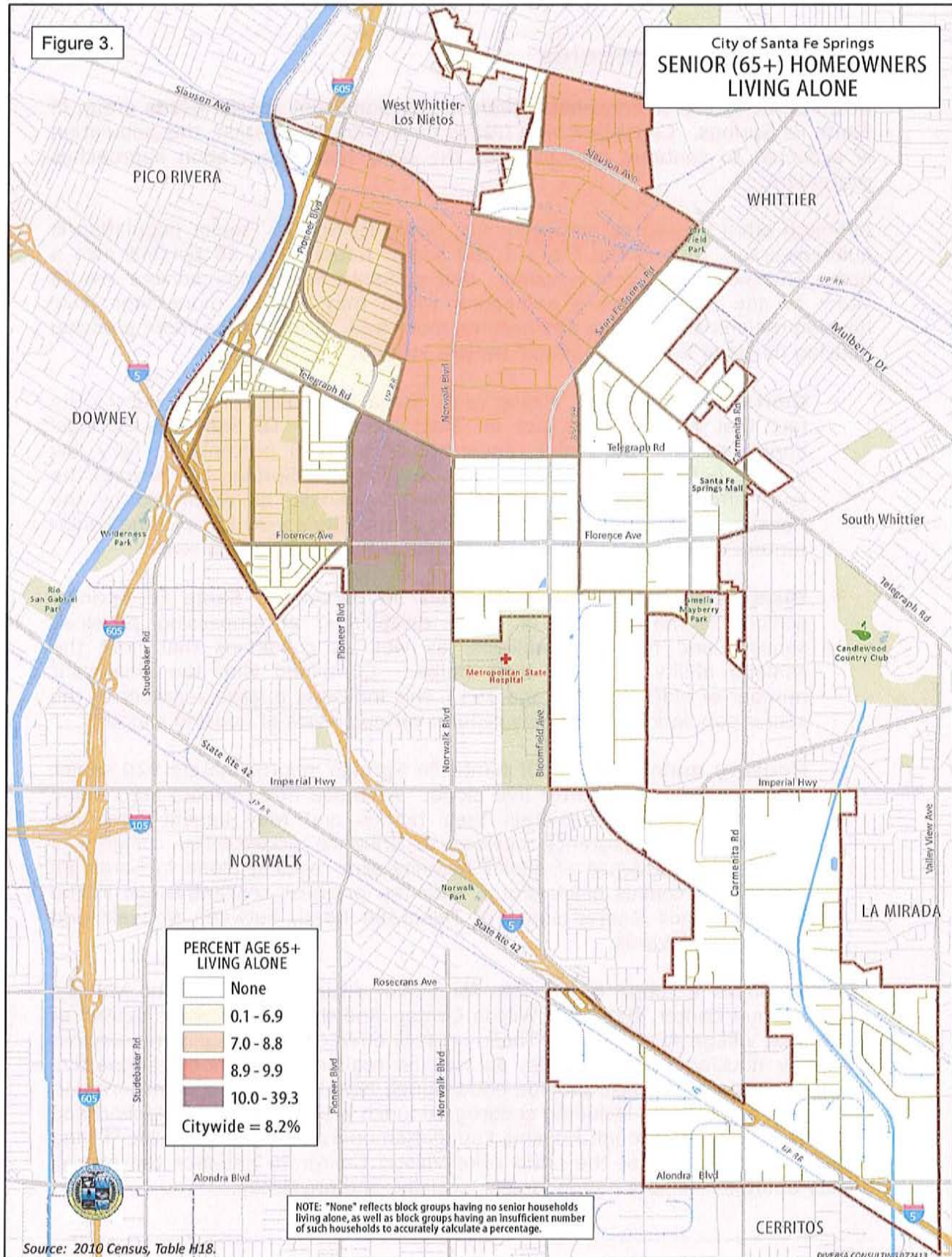
Although often viewed as homogeneous, Santa Fe Springs' senior population is quite diverse. Among the City's 1,383 senior households, 66 percent own a home and 34 percent rent housing. Half of Santa Fe Springs' seniors are 75 years of age and above, a population which may require more supportive housing options as they age and become more frail. Some of the more pressing housing needs of Santa Fe Springs' seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Santa Fe Springs' approximately 460 senior renter households, 60 percent are very low income (<50% AMI). Market rents in Santa Fe Springs are beyond the level affordable to very low-income households, as confirmed by the Census, which documents two-thirds of the City's very low-income senior renters spending more than 30 percent of their incomes on rent.
- **Disabilities.** The Census identifies 38 percent of Santa Fe Springs' seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population, which may require various levels of housing support.
- **Housing maintenance.** Of Santa Fe Springs' approximately 920 senior homeowners, one-quarter live alone. As these homeowners age, many may be unable to maintain their homes and may benefit from the installation of assistance devices to enhance accessibility. Figure 3 depicts the incidence of senior homeowners residing alone in Santa Fe Springs by census block group, with the greatest concentrations in the neighborhoods located south of Telegraph Road, between Norwalk and Pioneer boulevards.

The City offers a range of services for senior residents at the Gus Velasco Neighborhood Center, the Betty Wilson Center, and the senior center located at Little Lake Village Apartments. These centers offer case management services for many housing related issues, as well as registry for in-home supportive services. The centers also provide educational, health, legal and transportation services to the elderly, including congregate lunch program at the Neighborhood Center. The Hope Through Housing Foundation operates comprehensive "Living Well Senior Services" at the Little Lake Village Center to enhance the overall quality of life for seniors – emotionally, socially, and physically.

Figure 3.

City of Santa Fe Springs
SENIOR (65+) HOMEOWNERS
LIVING ALONE



Addressing the diverse housing needs of Santa Fe Springs' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

2. Persons with Disabilities

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their often limited incomes, shortage of accessible housing, and higher health costs associated with their disability.

Approximately 21 percent of Santa Fe Springs residents (3,342 persons) reported having one or more disabilities in the Census. Among the City's senior population, 38 percent suffer from a disability. As Santa Fe Springs' population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons are able to live in an independent environment with the help of other family members. To maintain independent living, persons with disabilities may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812, which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. Within the Santa Fe Springs zip code 90670, the East Los Angeles Regional Center currently provides services to 115 residents with developmental disabilities, generating an estimated need for 36 housing units:

**Table 2-10: Developmentally Disabled Residents
Served by East Los Angeles Regional Center**

Zip Code	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
90670	51	21	35	6	2	115
Est. Housing Need*	13	10	12	1	0	36

Source: East Los Angeles Regional Center, October 2013

* The following need factors have been developed by the Golden Gate Regional Center and can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Santa Fe Springs supports the provision of housing for persons with disabilities, has provisions in its Zoning Code to enable community care facilities and supportive housing, and currently has one State licensed residential care facility for up to five adults with developmental disabilities.

3. Large Households

Large households are defined as consisting of five or more members and are considered a special needs population due to the limited availability of affordable and adequately sized housing. Large households tend to live in smaller units if they are in the lower income groups. This often results in overcrowding. The increased strain which overcrowding places on housing serves to accelerate the pace of deterioration of the housing unit.

In Santa Fe Springs, large households comprise 26 percent of total households. Of the City's 1,220 large households, 413 are renter households and 807 are homeowner households. The 2007-2011 American Community Survey documents 503 rental units and 2,026 owner units in Santa Fe Springs with 3 or more bedrooms, the appropriate size for households with 5-6 members.

4. Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The 2010 Census identifies 965 female-headed family households (no husband present) in Santa Fe Springs, comprising 20 percent of total households. Of these female-headed households,

41 percent have children under the age of 18. Many of these households thus need assistance with housing subsidies, as well as affordable day care.

The City's Community Services Department provides a comprehensive child development program for children ages 2 to 12, including subsidized childcare based on income eligibility. The Family Services Section provides numerous programs and resources for youth, including a new learning center, homework help and computer lab, and after school programs.

5. Homeless

The 2013 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) includes a count of homeless on the street, in shelters, hidden homeless and youth. In eastern Los Angeles County, Service Provider Area (SPA) 7, the total homeless population decreased 49 percent from the 2011 count of 4,759 to 2,430 in 2013, the largest decrease of any of the Los Angeles County SPAs. Characteristics of the homeless counted in SPA 7 include: 20% are "chronic homeless"; 28% experienced substance abuse issues; 28% suffered from mental health issues; and 18% had a physical disability.

The L.A. Centers for Alcohol and Drug Abuse (L.A. CADA) administered the 2013 homeless count and registry within Santa Fe Springs, partnering with the city, churches, service clubs, United Way, Whittier First Day, and others. Of the 74 homeless persons counted, in-depth surveys were conducted with 37 individuals. The characteristics of those surveyed include:

- Average age of 47 years
- Average of 3.5 years living on the street
- Half reported a major physical illness
- 68% reported having at least one chronic medical condition
- 33% reported or were observed as having a severe mental condition
- 77% reported or were observed as having a substance abuse problem

L.A. CADA reports that there have been positive outcomes from the Santa Fe Springs homeless count. The Whittier Police Department and Cal-Trans have teamed up with Whittier First Day Outreach Team in order to help the homeless at "hot-spots". First Day now has Veterans vouchers and is housing homeless vets as well as providing field based medical services that include a nurse who can screen and transport for medical care.

Homeless families in the City are, more often than not, chronically homeless, which makes it far more difficult to get them accepted into a shelter. These families typically alternate between living in motels, staying with family and friends, and sleeping some nights in their vehicles. Families with children are usually referred by City staff to a homeless shelter or transitional living center. If a shelter or transitional living center is not available, City case workers may place them in a hotel for the night and request they return the next day when more suitable housing can be found. Periodically, the City's case workers assist

families who are only temporarily displaced. Temporarily displaced Santa Fe Springs residents are typically provided some level of support or financial assistance for a hotel stay during their transition.

The City has a variety of services aimed at assisting its homeless population. The City has a staff of Case Managers that assess individual client situations with a thorough assessment. These Case Managers are able to screen clients for eligibility for other available programs throughout the community and also develop individual case plans. Clients are then linked to the appropriate agencies for social services. An on-site emergency food pantry that supplies food to the homeless and families in need is also provided by the City.

City case workers refer homeless clients to several different resources. The resource most often utilized is "Dial 211" L.A. County. Dial 211 tracks the availability of homeless shelters countywide and can be used for individuals, as well as families. Staff also refer clients to the Access Center for Homeless Services to place homeless families into shelters on an emergency basis. Single adults are typically referred to First Day Shelter in the City of Whittier, a facility providing general case management and a transitional living program for homeless adults.

Santa Fe Springs is home to the Salvation Army's Transitional Living Center (TLC), located at 12000 E. Washington Blvd in the northern part of the City. TLC is the primary transitional living program in Southeast Los Angeles County for homeless mothers and their children who are victims of domestic violence and/or substance abuse. With 28 apartments, the Center can house up to 116 adults and children. TLC provides comprehensive services to clients, including: counseling and case management to address domestic violence issues, substance abuse support, family literacy and computer training, GED completion, job readiness, vocational training referrals, life skills training, and housing placement. Residents are required to save 80 percent of their income while in the program, and use a portion of their savings to purchase a used car to travel to work, and for security deposits for permanent housing when they complete the program. Families are permitted to stay up to 24 months, although the average stay is 18 months.

6. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. While in many parts of southern California agriculture production is an important contribution to local economies, the City of Santa Fe Springs does not have any farm housing or land remaining in agricultural use. Based on data compiled by SCAG, no Santa Fe Springs residents are employed in the industries of farming, fishing or forestry. Because of the urban nature of the City's employment base, there are no specialized housing programs targeted for farmworkers beyond overall programs for affordability.

D. HOUSING STOCK CHARACTERISTICS

This section presents the characteristics of Santa Fe Springs' physical housing stock including growth trends, housing conditions, housing costs and affordability, housing overpayment and overcrowding, and assisted housing at-risk of conversion.

1. Housing Growth

Santa Fe Springs was developed as a predominantly industrial community with limited areas of residential use. Less than ten percent of the City's nine square miles is planned for residential use, with more than 80 percent allocated to industrial and commercial uses. The majority of housing development has historically been concentrated in the western portion of the City away from the industrial uses, although small pockets of housing also exist along the eastern periphery of the City adjoining residential uses in the neighboring communities.

Table 2-11 displays housing production in Santa Fe Springs and surrounding region over the past two decades. Housing growth has been fairly limited in this southeast area of the County, reflective of the older, established character of these communities. During the 1990s, Santa Fe Springs added a little over 100 new units to its housing stock, with less than 50 units added during the most recent decade.

Table 2-11: Regional Housing Growth Trends 1990-2013

Jurisdiction	1990	2000	2010	2013	Percent Change		
					1990-2000	2000-2010	2010-2013
Downey	34,302	34,759	35,601	35,606	1%	2%	<1%
Norwalk	27,300	27,554	28,083	28,045	1%	2%	<1%
Pico Rivera	16,102	16,807	17,109	17,121	4%	2%	<1%
Santa Fe Springs	4,826	4,933	4,976	5,115	2%	1%	3%
Whittier	28,758	28,977	29,591	29,601	1%	2%	<1%
L.A. County	3,163,343	3,270,909	3,443,087	3,463,382	3%	5%	<1%

Source: U.S. Census 1990, 2000 and 2010; 2013 Dept. of Finance E5 Population and Housing Est.

Between 2010- 2013, 139 new units were developed in Santa Fe Springs, bringing the City's total housing stock to 5,115 units. This level of growth well exceeded that in the surrounding communities and the County as a whole, and is reflective of the initial phases of the 500+ new units being developed within The Villages at Heritage Springs (southeast corner of Norwalk and Telegraph). This master planned community consists of five single-family and townhome communities, as well as a 150 unit apartment community.



2. Housing Type and Tenure

Table 2-12 depicts the mix of housing types in Santa Fe Springs. Single-family homes remain the dominant housing type, comprising 65 percent of the City's 2010 housing stock, although a slight decrease from the 67 percent single-family homes in 1990. With the development of 384 new single-family detached and attached homes in the Villages, the relative proportion of single-family homes in the community can be expected to increase.

Table 2-12: Housing Type 1990-2010

Unit Type	1990		2010	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	2,995	62%	3,119	63%
SF Attached	236	5%	124	2%
Total Single-Family	3,231	67%	3,243	65%
2 to 4 Units	99	2%	243	5%
5 or more units	1,318	27%	1,417	28%
Total Multi-Family	1,417	29%	1,660	33%
Mobile Homes & Other	169	4%	73	1%
Total Housing Units	4,817	100%	4,976	100%
Vacancy Rate	3.8%		4.6%	

Source: 1990 U.S. Census, 2010 Dept of Finance Population and Housing Est.

Housing tenure refers to whether a housing unit is owned or rented. Tenure influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. As indicated in Table 2-13, 61 percent of Santa Fe Springs households were homeowners in 2010, a slight reduction from the 65 percent homeownership rate in 1990, though still well above the Countywide homeownership rate of 48 percent. Corresponding to the increased proportion of single-family homes anticipated with buildout of the Villages, the City's rate of homeownership can also be expected to increase.

Table 2-13: Housing Tenure 1990-2010

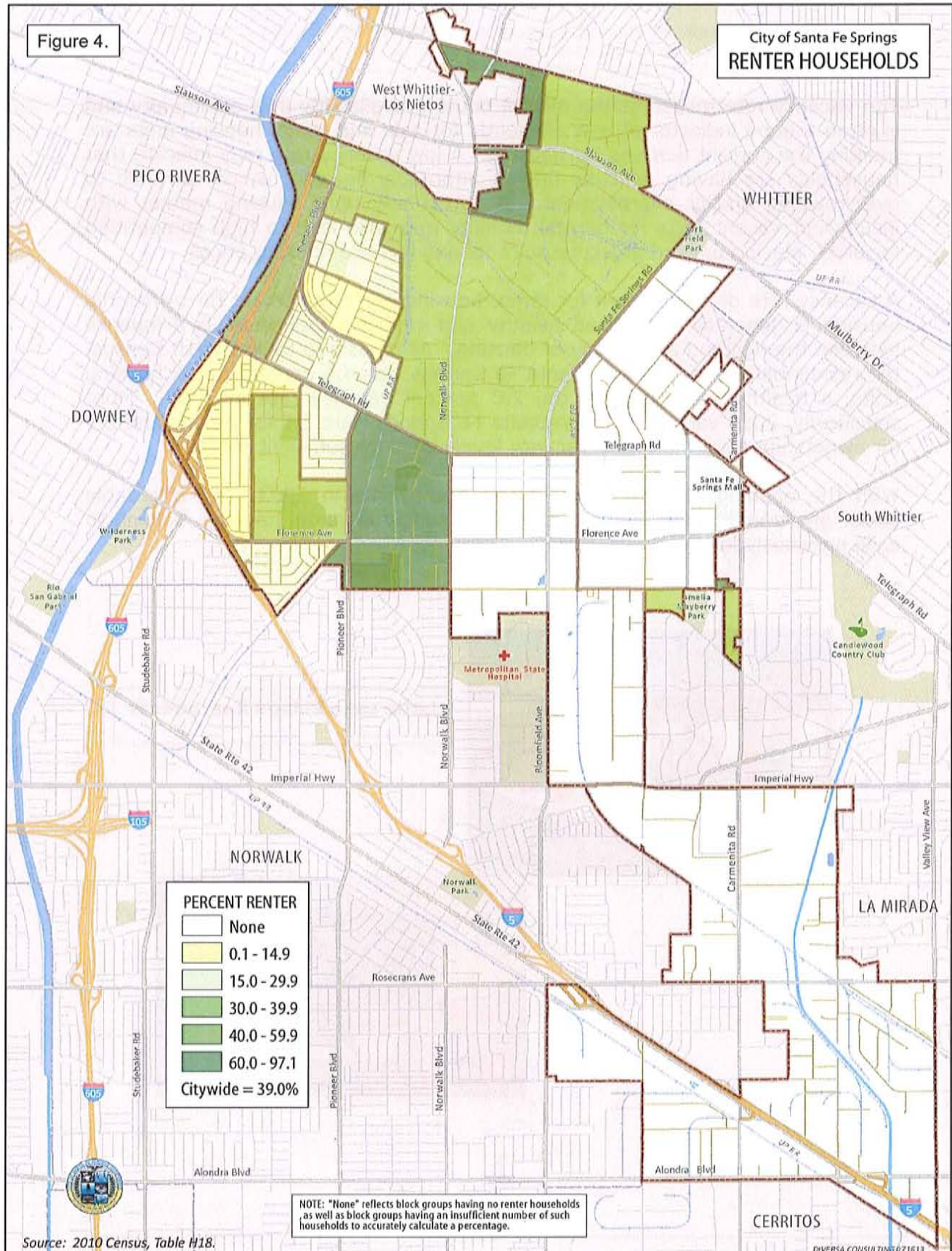
Housing Tenure	1990		2000		2010	
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent
Renter	1,636	35%	1,794	37%	1,853	39%
Owner	3,020	65%	3,040	63%	2,894	61%
Total	4,656	100%	4,834	100%	4,747	100%

Source: U.S. Census, 1990, 2000, and 2010.

Figure 4 shows the proportion of renter-occupied housing by census block group in the City. A high concentration of renter households (over 60%) is present in the neighborhood south of Telegraph between Pioneer and Norwalk, which also contains high numbers of senior households.

Figure 4.

City of Santa Fe Springs
RENTER HOUSEHOLDS



Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. As measured by the 2010 Census, the residential vacancy rate in Santa Fe Springs was 4.6 percent for all housing units, a healthy increase from the 2.0 percent vacancy rate in 2000. More specifically, 2010 vacancy rates in Santa Fe Springs were 5.5 for rentals and 2.1 for ownership units, indicating vacancy levels ideal for sufficient mobility.

With the opening of Little Lake Village Apartments in 2003, 144 affordable senior apartments were added to the City's supply of rental housing, helping to ease previously low rental vacancies.



Little Lake Village Apartments



3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 2-14 displays the age of Santa Fe Springs occupied housing stock by tenure based on the 2007-2011 American Community Survey. Approximately 1,400 renter units and 2,300 ownership units in Santa Fe Springs have reached the 30 year benchmark, representing over 70 percent of the City's occupied housing units.

Table 2-14: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	22	1%	0	0	1%
2000-2004	137	7%	17	1%	3%
1990-1999	111	6%	86	3%	4%
1980-1989	312	16%	117	4%	9%
1970-1979	426	21%	130	5%	12%
1960-1969	299	15%	276	11%	13%
1950-1959	588	30%	1,791	70%	52%
1940-1949	72	3%	98	4%	4%
1939 or earlier	17	1%	47	2%	2%
Total	1,984	100%	2,562	100%	100%

Source: U.S. Census 2007-2011 American Community Survey.

The advanced age of the majority of Santa Fe Springs' housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. According to City Housing staff, much of the City's aging housing stock is in need of rehabilitation and repair to the home's infrastructure. Typical improvements include roof replacements and repair, new and updated pipe water systems, sewer line replacements, termite damage repairs, and extermination. The City also recommends the replacement of original furnace units in older homes with safer and more efficient models.

No current Citywide survey of substandard housing exists for Santa Fe Springs, and City staff have not been informed of any substandard homes to remedy. As deteriorated housing in Santa Fe Springs is largely related to housing age, City Housing staff generally estimates five percent of the 2,600 housing units greater than 50 years in age to be substandard, translating to 130 units. Of housing considered substandard, an estimated 80 percent is suitable for rehabilitation where necessary repairs are considered economically feasible.

The City's Code Enforcement Division implements a property maintenance ordinance which mandates the upkeep of properties. For owner occupied units, the City operates a rebate and home repair program for rehabilitation of housing units. To address upkeep of the City's rental stock, the City implements a rental inspection program that requires annual inspection of rental units to ensure they are properly maintained. Under the Housing Acquisition and Rehabilitation Program (HARP) implemented by the prior Redevelopment Agency, approximately two substandard homes per year are either substantially rehabilitated, or depending on the severity of unit deterioration, replaced with a new unit, and sold at an affordable housing cost to low and moderate income purchasers. However, due to the elimination of Redevelopment funding, the HARP Program is currently on hold until an alternate source of funds can be identified.

4. Housing Costs and Affordability

This section summarizes the cost and affordability of the housing stock to Santa Fe Springs residents.

Rental Housing Market

An internet rent survey was conducted in July 2013, supplemented by rent data collected by the City's Residential Rental Inspection Officer, to evaluate rental costs in Santa Fe Springs. As presented in Table 2-15, average apartment rents were \$1,000 for a one-bedroom, \$1,275 for a two-bedroom, and \$1,550 for a three-bedroom units. In comparison to 2007 rent levels (as documented in the City's 2008-2014 Housing Element), apartment rents have increased significantly in Santa Fe Springs, with one bedrooms units increasing 18 percent and two bedroom units increasing 21 percent.

In addition to the full rental units surveyed, approximately a dozen individual rooms were listed for rent within homes. Rooms were more affordable than small apartment units, ranging in price from \$450 to \$750, with an average price of \$575.

Table 2-15: Residential Rental Rates - July 2013

Unit Type and Bedrooms	Rental Range	Average Rent	Change from 2007
Apartments			
1	\$770 - \$1,295	\$1,000	+18%
2	\$910 - \$1,585	\$1,275	+21%
3+	\$1,400 - \$1,650	\$1,550	+7%
Rooms for Rent			
1	\$450 - \$750	\$575	n/a

Source: City of Santa Fe Springs Residential Rental Inspector; Craigslist July 2013.

Homeownership Market

Table 2-16 compares single-family and condominium sales prices in Santa Fe Springs and nearby communities by zip code during calendar year 2012. A total of 92 single-family homes were sold within the 90670 Santa Fe Springs zip code, commanding a median sales price of \$300,000. The City's median home price increased slightly by 1.7 percent from the previous year, comparable to the price increases evidenced in nearby communities, though below the 4.6 percent price appreciation countywide. Median sales prices in Santa Fe Springs were above those in Pico Rivera, Norwalk, and the unincorporated zip code 90606 located north of the City. Sales prices in zip codes 90604 and 90605 immediately east of Santa Fe Springs were comparable to the City, with median prices in the Whittier and Downey the highest among the cities surveyed.

Condominiums represented just ten percent of all units sold in Santa Fe Springs in 2012, with 14 condos sold. The median condominium sales price was \$213,000, representing a 9.4 percent decline from the previous year. Condominium prices in Santa Fe Springs were below the Countywide average of \$285,000, but higher than those in the other nearby communities surveyed such as Norwalk and Pico Rivera.

Table 2-16: Single-Family Homes and Condominium Sales 2012

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
Downey	90240	183	\$380,000	0.7%	17	\$225,000	-3.0%
	90241	247	\$370,000	1.4%	46	\$177,000	0.9%
	90242	244	\$315,000	-1.7%	25	\$169,000	-7.1%
Norwalk	90650	818	\$270,000	1.7%	96	\$179,000	-13.7%
Pico Rivera	90660	418	\$265,000	0.2%	54	\$190,000	-16.3%
Santa Fe Springs	90670	92	\$300,000	1.7%	14	\$213,000	-9.4%
Whittier	90601	194	\$350,000	0.0%	91	\$175,000	-10.3%
	90602	130	\$341,000	13.7%	9	\$215,000	0.9%
	90603	195	\$370,000	1.4%	34	\$329,000	118.0%
	90605	404	\$300,000	1.7%	11	\$196,000	22.5%
Unincorporated	90604	352	\$311,000	-2.8%	49	\$176,000	-11.1%
	90606	276	\$280,000	3.7%	2	\$234,000	-20.2%
L.A. County	All	59,561	\$340,000	4.6%	19,617	\$285,000	3.6%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

While the prior Table 2-16 provides an overview of the sub-regional housing market during calendar year 2012, the following Table 2-17 provides more detailed information on home and condominium sales within the Santa Fe Springs during the most recent 12-month period (August 2012-July 2013). A total of 91 single-family home sales were recorded during this period, with median sales prices ranging from \$290,000 (two-bedroom) to \$325,000 (three-

bedroom) and \$340,000 (four or more bedrooms). The overall median sales price of \$320,000 during this period reflects a seven percent increase from the \$300,000 median documented in the previous calendar year. Average unit sizes are relatively modest, with two bedroom units averaging 980 square feet and three bedroom units averaging 1,255 square feet in size.

A total of 189 condominiums were sold during this 12-month period for a median price of \$337,000, nearly a 60 percent increase from the \$213,000 median price recorded in calendar year 2012. Many of the recent condominium sales in Santa Fe Springs have been within the Villages at Heritage Springs, increasing both the number and price of condominiums on the market.

Table 2-17: Santa Fe Springs Sales Prices August 2012-July 2013

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
Up to 2	20	\$190,000 - \$343,000	\$290,000	980 sq. ft.	5,470 sq. ft.	1951
3	56	\$224,000 - \$388,000	\$325,000	1,255 sq. ft.	5,500 sq. ft.	1953
4+	15	\$250,000 - \$400,000	\$340,000	1,500 sq. ft.	5,395 sq. ft.	1959
Total	91	\$180,000 - \$642,000	\$320,000	1,235 sq. ft.	5,475 sq. ft.	1954
Condominiums						
2	24	\$180,000 - \$343,000	\$285,000	--	--	1955
3	123	\$202,000 - \$618,500	\$333,000	--	--	1983
4	42	\$250,000 - \$642,000	\$385,000	--	--	1992
Total	189	\$180,000 - \$642,000	\$337,000	--	--	1981

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates, 2013.



The Villages at Heritage Springs

Home Foreclosures

Approximately 1.5 million of the 8.7 homes and condominiums in California have been involved in a foreclosure proceeding since 2007. In addition to impact of people losing their homes, foreclosed properties can lead to other problems as these homes are left abandoned, becoming potential blight and criminal concerns. Fortunately, the number of mortgage default notices in California has been consistently declining since its peak in 2009, with the number of default notices filed in the first and second quarters of 2013 the lowest level in more than seven years. According to the real estate information service DataQuick, the drop in foreclosure notices is the result of a combination of rising home values, an improving economy, and government efforts to reduce foreclosures.

Within Santa Fe Springs, www.Realtytrac.com identified 140 single-family home and condominiums units in July 2013 in various states of foreclosure, including "pre-foreclosure" having received a notice of mortgage default, notice of a trustee sale, and bank-owned. The number of properties that received a foreclosure filing in Santa Fe Springs in July was 62 percent lower than the previous month and 75 percent lower than the same time last year, and representing one filing for every 1,507 residential units in the City. In comparison, the ratio of July foreclosure filings to total housing units in the State, Los Angeles County, and nearby cities were higher than in Santa Fe Springs.¹

Pico Rivera	1 : 636
Whittier	1 : 877
Downey	1 : 1,021
California	1 : 1,029
Los Angeles County	1 : 1,184
Santa Fe Springs	1 : 1,507

While foreclosures have been on the decline, lenders have been shifting towards "short sales" – transactions where the sales price falls short of what is owed on the property. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In 2012, short sales comprised 26 percent of statewide resale activity.

¹ The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

Housing Affordability

The affordability of housing in Santa Fe Springs can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table 2-18 presents the maximum affordable purchase price for moderate-income households (110% AMI), and compares this with market sales prices for single-family homes and condominiums in Santa Fe Springs as previously documented in Table 2-17. As illustrated below, the maximum affordable purchase price ranges from \$267,000 for a three-person household to \$300,900 for a four-person household. Median single-family and condominium sales prices in Santa Fe Springs are approximately ten percent above these moderate income affordability thresholds. However, there are for-sale units at the lower end of the price ranges identified in Table 2-17 affordable at the moderate income level.

Table 2-18: 2013 Los Angeles County Maximum Affordable Housing Cost

Moderate Income (110% AMI) Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 110% Median ¹	\$64,130	\$71,280
Income Towards Housing @ 35% Income ¹	\$22,446	\$24,948
Maximum Monthly Housing Cost	\$1,870	\$2,079
HOA Fees ²	\$268	\$268
Utilities ³	\$91	\$112
Property Taxes (1.1% affordable hsg price)	\$245	\$276
Insurance (Property and Mortgage)	\$115	\$130
Monthly Income Available for Mortgage	\$1,151	\$1,293
Supportable 30 yr Mortgage @ 4.0% interest	\$241,000	\$270,800
Homebuyer Downpayment (10%)	\$26,700	\$30,100
Maximum Affordable Purchase Price	\$267,000	\$300,900
Santa Fe Springs Median Single-Family Sales Price	\$290,000	\$325,000
Santa Fe Springs Median Condo Sales Price	\$285,000	\$333,000

Source: Karen Warner Associates, 2013.

¹ 110% moderate income standard based on H&S Code Section 50093. 35% affordability standard based on H&S Code Section 50052.5

² Homeowner association fees provided by Villages of Heritage Springs.

³ Utility costs based on 2012/13 HACoLA schedule and assumes gas appliances.

Renter Affordability

Table 2-19 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with average apartment rents in Santa Fe Springs, as documented earlier in Table 2-15. As the table below indicates, market rents are well above the level of affordability for very low income households, with an affordability gap ranging from \$247 for two-person households (one bedroom units), up to \$615 for four-person households (three bedroom apartments). However, unlike many communities in metropolitan Los Angeles, apartment rents in Santa Fe Springs are still within the level affordable to low income households.

Table 2-19: 2013 Maximum Affordable Rents

Income Level	Maximum Affordable Rent After Utility Allowance*			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$658	\$753	\$847	\$935
Low Income	\$1,107	\$1,264	\$1,423	\$1,574
Moderate Income	\$1,272	\$1,453	\$1,636	\$1,810
Santa Fe Springs Average Rents	n/a	\$1,000	\$1,275	\$1,550

Source: Karen Warner Associates

*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the LACDC utility schedule: \$89 for studios, \$102 for 1 bedrooms, \$114 for 2 bedrooms, and \$133 for 3 bedrooms.

5. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Santa Fe Springs is the extent of "housing problems." One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table 2-20 shows the incidence of overpayment in Santa Fe Springs.

Table 2-20: Housing Overpayment 2010

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment (<i>>30% income on housing</i>)	1,274	46%	45%
Severe Overpayment (<i>>50% income on housing</i>)	805	29%	22%
Lower Income Households Overpaying	442	52%	
Renters			
Overpayment (<i>>30% income on housing</i>)	1,245	57%	56%
Severe Overpayment (<i>>50% income on housing</i>)	736	34%	29%
Lower Income Households Overpaying	686	70%	
Total Overpayment	2,519	51%	

Source: SCAG Existing Needs Statement, as derived from the American Community Survey (ACS) 2005-2009. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

The 2005-2009 American Community Survey estimates that 57 percent of renters in Santa Fe Springs were spending more than 30 percent of their total income on housing, with 34 percent spending more than half their incomes. This level of renter overpayment represents an increase from 2000 when 44 percent of Santa Fe Springs' renters experienced overpayment. Similarly, the level of renter overpayment increased significantly in Los Angeles County over the past decade, and at 56 percent is comparable to that of Santa Fe Springs.

In terms of overpayment among lower income households (<80% AMI), 686 lower income renter households and 442 lower income owners were faced with overpayment in Santa Fe Springs. The impact of housing overpayment on the City's lower income households is significant, with the community's special

needs populations – seniors, persons with disabilities, and female-headed households with children – most vulnerable to losing their housing due to an inability to pay.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table 2-21 shows the incidence of overcrowding in Santa Fe Springs and Los Angeles County by tenure in 2010 and 2000. As indicated, 14 percent of all households in Santa Fe Springs were living in overcrowded conditions, slightly above the incidence of overcrowding Countywide where overcrowding impacts 12 percent of households, and a significant decline from 2000 when 23 percent of households in both Santa Fe Springs and Los Angeles County were overcrowded.

Evaluation of overcrowding by tenure indicates that while homeowner overcrowding in Santa Fe Springs has declined significantly over the past decade, the incidence of overcrowding among renters has remained high and exceeds that of the County. Severe renter overcrowding continues to impact 16 percent of the City's renters, whereas Countywide severe renter overcrowding declined from 22 to 8 percent over the decade. Figure 5 graphically illustrates severe renter overcrowding by census block group, and identifies one primary concentration (> 30%) in the neighborhood in the vicinity of Paradise Memorial Park.

Table 2-21: Overcrowded Households 2000-2010

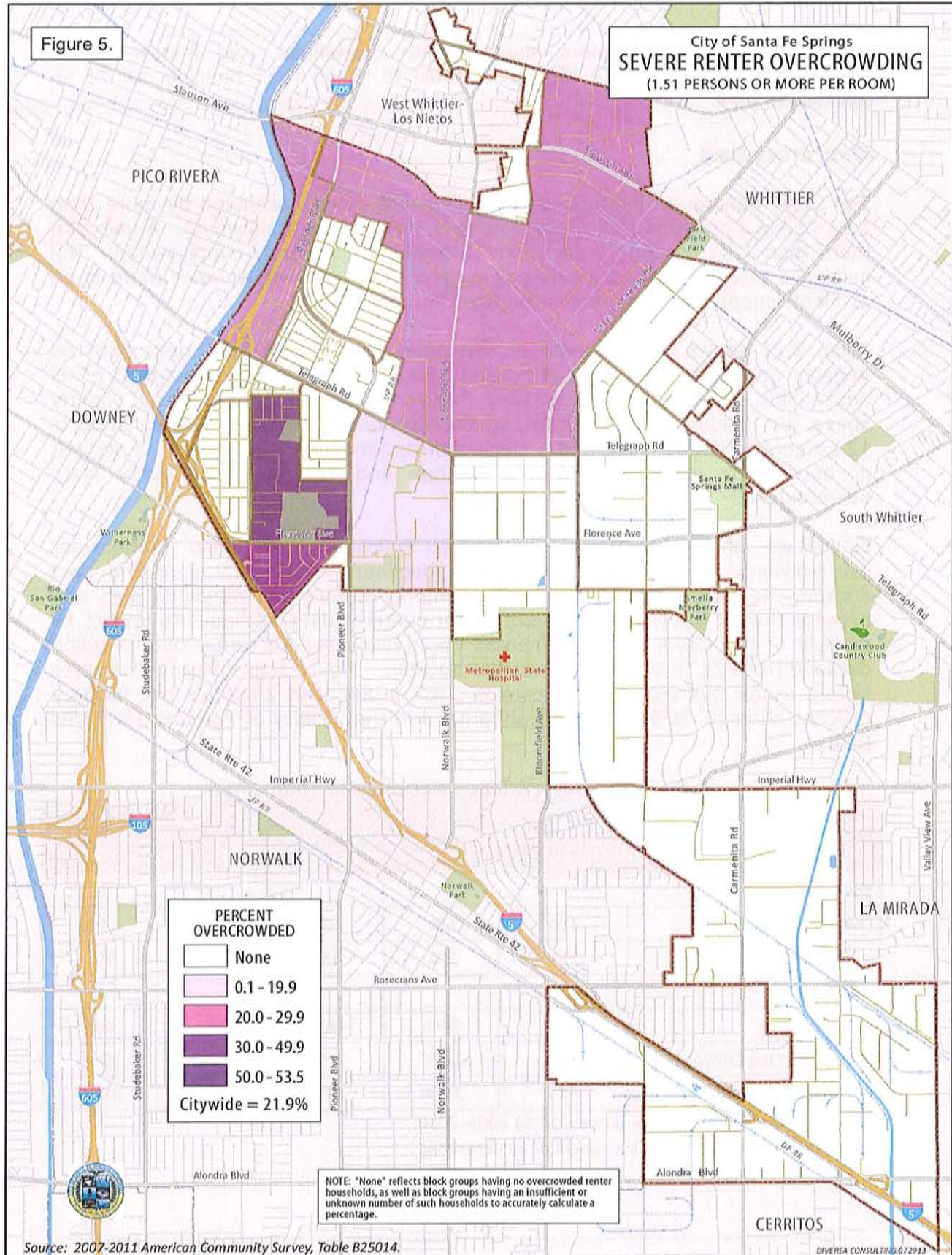
Overcrowding	2010			2000	
	Households	City %	L.A. Co. %	City %	L.A. Co. %
Owners					
Overcrowding	150	6%	6%	21%	14%
Severe Overcrowding	37	2%	1%	9%	7%
Renters					
Overcrowding	471	24%	18%	26%	32%
Severe Overcrowding	319	16%	8%	16%	22%
Total Overcrowding	621	14%	12%	23%	23%

Source: American Community Survey (ACS) 2006-2010.

Note: Severe overcrowding is a subset of overcrowding.

Figure 5.

City of Santa Fe Springs
SEVERE RENTER OVERCROWDING
(1.51 PERSONS OR MORE PER ROOM)



E. ASSISTED HOUSING AT-RISK OF CONVERSION

Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs or replace any units "at-risk" of conversion. This section presents an inventory of all assisted rental housing in Santa Fe Springs, and evaluates those units at risk of conversion during the ten year, 2013-2023 planning period.

Assisted Housing Inventory

As presented in Table 2-22, Santa Fe Springs has 389 units of deed-restricted, affordable rental housing, representing over twenty percent of the City's total rental housing stock. Approximately half of the City's assisted rental housing is for families, and half is for seniors.

Table 2-22: Assisted Housing Inventory

Project Name	Tenant Type	Ownership	Funding Source	Units	Potential Conversion Date
Pioneer Gardens	Family	For-profit	HUD 236, Bond Section 8	141 units 135 units	2030 Annual Renewals
Silvercrest Residences	Senior	Non-profit	HUD 202 Section 8	22 21	8/1/2025 5/30/2015
Villa Verde	Family	For-profit	HUD 221 (D)(4) Section 8	34 34	2064
Lakeland Manor/ Ability First	Adult Disabled	Non-profit	Section 811	25 units	
Little Lake Village Senior Apartments	Senior	Non-profit	Tax Credit, Bond, HOME, City of Industry, Santa Fe Springs CDC	144 units	2058
Placita Park	Family Senior	For-profit	HUD 236 (j)(1) CDC Rent Subsidy	134 units 30 senior units	Converted 1997 Ongoing

Villa Verde is a 34 unit family apartment complex, with affordability previously tied entirely to the availability of Section 8 contracts and subject to periodic renewals from HUD. In 2009, the former Santa Fe Springs Community Development Commission committed \$1.4 million in financial assistance for the rehabilitation of Villa Verde in exchange for the property owner recording a Notice of Affordability Restrictions (pursuant to H&S Code Sec. 33334.3), restricting the property for affordable housing purposes for the next 55 years.²

At-Risk Projects

This section evaluates those lower income rental projects in Santa Fe Springs at-risk of converting to market-rate uses prior to June 30, 2023. As shown in

² The City received RHNA credit in its 2008-2014 Housing Element for providing committed assistance for preservation of Villa Verde as long term affordable housing.

Table 2-22, two affordable housing projects are considered to be at-risk during this period – Pioneer Gardens and Silvercrest Residences– both due to the uncertainty surrounding the long term availability of Section 8 funding. These two projects all maintain Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals.

Pioneer Gardens: In 2000, the City entered into an Affordable Housing Agreement with the new owner of Pioneer Gardens Apartment, PRC Partners Realty Capital, to preserve the 141 family units at affordable rents. The City conducted a TEFRA (Tax Equity and Fiscal Responsibility Act) hearing in support of the developer obtaining State multi-family revenue bond financing. Provisions of the Affordable Housing Agreement include City approval of the Management and Maintenance Plan; provision of written notice to the City prior to issuing an eviction notice to any tenant; and requirements for the property manager to coordinate with the City in identifying tenants in need of City provided social services, and referring such tenants to the City's Neighborhood Center. Pursuant to the bond financing, affordability controls are required to extend a minimum of thirty years (2030), although Section 8 contracts continue to be subject to annual renewals.

Silvercrest Residences: The 22 unit Silvercrest Residences senior housing was financed under the HUD Section 202 program, and is owned and operated by the Salvation Army. The affordability controls under the Section 202 financing extend through 2025, but are contingent upon the continued availability of Section 8 funding.

Preservation and Replacement Options

Santa Fe Springs has two rental projects considered at-risk of conversion due to their dependence on continued Section 8 subsidies. However, Pioneer Gardens refinanced to extend affordability controls, and Silvercrest Residences is owned by a non-profit, both factors which would indicate these projects are at low risk of conversion. Nonetheless, for purposes of the Housing Element, both projects are technically considered at-risk, and are, therefore, included in this analysis.

Preservation or replacement of at-risk projects in Santa Fe Springs can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; and 3) replacement or development of new assisted units. Each of these options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: 1) affordability controls can be secured indefinitely; and 2) projects become eligible for a greater range of governmental assistance. The feasibility of this option depends on several factors, including the willingness of the apartment owner to sell the project, the existence of qualified non-profit

purchasers, and the availability of funding. Potential funding sources for acquisition include Federal tax credits, State mortgage revenue bonds and County administered funds.

Of the two at-risk projects in Santa Fe Springs, only Pioneer Gardens is owned by a for-profit developer. The current market value for this project can generally be estimated based on its potential annual income and standard costs associated with apartment maintenance and management. As shown in Table 2-23, the market value of the 135 units in Pioneer Gardens is estimated at \$16 million. This estimate is intended to demonstrate the magnitude of costs relative to other preservation and replacement options; the actual market value of this project will depend on the building and market conditions at the time of appraisal.

Table 2-23
Market Value of At-Risk Projects (under for-Profit Ownership)

Project Units	Pioneer Gardens
1 bdrm	4
2 bdrm	80
3 bdrm	33
4 bdrm	18
Total	135
Gross Annual Income	\$1,870,170
Annual Operating Cost	\$835,410
Net Annual Income	\$1,034,760
Est. Market Value	\$16,000,000

Market value based on the following assumptions:

1. Average market rents: 1-bd \$850, 2-bd \$1,050, 3-bd \$1,450, 4-bd \$1,600 Vacancy Rate = 5%
2. Annual operating expense = 35% gross income + 1.1% property taxes
3. Market value based on 6.5% capitalization rate

Option 2: Rental Assistance

The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could be used to maintain affordability. Subsidies could be structured similar to the Section 8 program, whereby HUD pays the owners the difference between what tenants can afford to pay (30% household income) and what HUD establishes as the Fair Market Rent (FMR).

The feasibility of this alternative, in the case of the property owners, depends on their willingness to continue to accept rental vouchers and limit rents to fair market levels. Given the 156 Section 8 at-risk units in Pioneer Gardens and Silvercrest Residences and their associated bedroom mix, the total cost of subsidizing rents in these projects is estimated at approximately \$88,000 per month, or \$1 million annually, translating to \$20 million in subsidies over a 20-year period.

Table 2-24: Required Rent Subsidies for At-Risk Projects

# Bdrms	# Units	2013 Fair Market Rents	Hhld Size	Hhld Income (50%AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
0 bdrm	6	\$911	1 person	\$29,900	\$748	\$163	\$980	\$11,800
1 bdrm	19	\$1,101	2 person	\$34,200	\$855	\$246	\$4,700	\$56,400
2 bdrm	80	\$1,421	3 person	\$38,450	\$961	\$460	\$36,800	\$442,000
3 bdrm	33	\$1,921	4 person	\$42,700	\$1,067	\$854	\$28,200	\$338,000
4 bdrm	18	\$2,140	5 person	\$46,150	\$1,154	\$986	\$17,750	\$213,000
Total	156						\$88,430	\$1,061,200

An alternative way to structure rent subsidies is as a rent buy-down. This would involve providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan.

Option 3: Construction or Purchase of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on discussions with a non-profit housing developer active in greater southern California, current purchase prices for market rate apartment buildings range anywhere from \$180,000 - \$200,000 per unit. Therefore, the cost to replace the 156 rent-restricted units in Pioneer Gardens and Silvercrest Residences can generally be estimated to range from \$28 to \$31 million.

Comparison of Options

In terms of cost effectiveness for preservation of the 156 at-risk units, transferring ownership of Pioneer Gardens to a non-profit (\$16 million), is less expensive than 20 years with of rent subsidies for all 156 units (\$20 million), or purchase of replacement units (\$28-\$31 million). Transfer of ownership to a non-profit offers additional benefits in that affordability controls can be secured indefinitely, and projects become eligible for a greater range of funding.

F. REGIONAL HOUSING NEEDS

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Santa Fe Springs the following share of the region’s housing needs:

Table 2-25: Regional Housing Needs Assessment 2014-2021*

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	41	13%
Very Low	31-50%	41	13%
Low	51-80%	50	15%
Moderate	81-120%	53	16%
Above Moderate	120%+	139	43%
Total		324	100%

Source: <http://SCAG.ca.gov/Housing/rhna.htm>

* AMI – Area Median Income.

** An estimated half of the City’s very low income housing needs (41 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Santa Fe Springs will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.



III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can potentially be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Santa Fe Springs.

A. Governmental Constraints

1. Land Use Controls

Santa Fe Springs has developed as a predominately industrial community, with only ten percent of the City's land zoned for residential uses. Due to its pervasive industrial character, residential development has been concentrated away from industry and is primarily located in the western portion of the City.

The City's General Plan and Zoning Regulations provide for the following residential categories:

- Single-family Residential (R-1) - 8.7 units/acre
- Multi-Family Residential (R-3) - 21.8 units/acre, or 25 units/acre with Planned Development Overlay
- Mobile Home

Table 3-1 summarizes the City's residential development standards. Residential parking standards require 2 parking spaces in a garage or carport for each dwelling unit. The Planning Commission has the discretion through the PD zone to reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit, as well as to reduce the proportion of covered spaces by half for lower income senior housing.

Table 3-1: Residential Development Standards

Zone District	Permitted Uses	Setbacks	Height	Lot Coverage	Max. Density/Intensity
Single-Family Residential (R1)	1 S.F. du. per lot	20' front yard 15' rear yard 5' side yard	25'	40%	8.7 du/acre
Multiple-Family Residential (R3)	1 S.F. du per 2,000 sq. ft.	15' front yard 5' rear yard 5' side yard	25'	60%	21.8 du/acre

As residential neighborhoods in Santa Fe Springs are entirely built-out, the majority of recent residential development has been accommodated through a Planned Development (PD) Overlay to allow the integration of housing in

traditionally non-residential areas. The PD overlay provides for flexibility in development standards and allows for increased residential densities above those permitted by the base residential zoning by not mandating an upper density limit. The City utilized the PD overlay in conjunction with R-3 zoning as a mechanism for development of Lakeland Manor (2001), a 25 unit apartment complex for persons with disabilities on .68 acres; and for Little Lake Village Senior Apartments (2003), providing 144 lower income units on 4.75 acres.

Most recently, the City rezoned 54 acres of Industrial land to R-1-PD and R-3-PD to accommodate up to 534 units at The Villages at Heritage Springs, utilizing the PD overlay to allow for deviation from certain requirements of the underlying zones and allowing the continuation of oil and gas production activities on a portion of the site. The PD mechanism allowed for deviations in minimum lot size and lot coverage, building setbacks, and height standards in the R-1 and R-3 zones, resulting in an overall increase in density. For example, building heights range from 30 to 40 feet; lot coverage for the multi-family product is at 80 percent, and single-family lot sizes range from 3,600 to 4,500 square feet.



The Villages at Heritage Springs - example of PD Overlay

In summary, the City's residential development standards have not served as a constraint to the provision of housing due, in part, to the City's practices of utilizing the PD overlay as a tool to provide modified standards.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table 3-2 summarizes the housing types permitted in each of Santa Fe Springs' residential zone districts.

Table 3-2: Housing Types by Residential Zone Category

Housing Types Permitted	Zone District				
	R1	R3	A1	C4	ML
Single-Family	P	P	P		
Multiple-Family		P			
Mobile Home Parks		C			
Second Units	D	D			
Manufactured Housing*	D	D			
Care Facilities (6 or fewer)*	P	P	P		
Care Facilities (7 or more)*	C	C	C		
Transitional and Supportive Housing*	P	P	P		
Emergency Shelters*					P
Single Room Occupancy (SRO)*				C	C
Nursing and Boarding Homes		C			

P = Permitted

D = Director's Approval

C = Conditionally Permitted

* Pursuant to SB 2, the City has drafted Zoning Code provisions to explicitly accommodate emergency shelters, transitional and supportive housing, scheduled for adoption by City Council on November 28, 2013. The City will undertake additional Code revisions in 2014 to explicitly permit manufactured housing, community care facilities and SROs, as described in the narrative which follows.

Second Units

In August 2003, the City adopted Section 155.644 of the Zoning Ordinance, establishing a ministerial approval process for second units. The City allows attached and detached second units on minimum 5,000 square foot parcels in R-1 and R-3 zone districts, as long as the parcel is developed with an existing residential dwelling. The second unit must comply with all of the property development standards applicable to the residential zone in which it is located, with the exception of parking: only one additional off-street parking space is required, which may be uncovered and located in tandem with existing parking on the site.

The City requires all second residential dwelling units that are rented to be designated as "affordable" and be rented to low or very low income households. An affordability covenant is required, and the property owner is required to submit annual income and rent certification to the City in compliance with the covenant.

The Director of Planning and Development maintains responsibility for reviewing applications for second units for adherence to the standards established by the ordinance. Upon approval by the Director, a building permit is issued.

Mobile Homes/Manufactured Housing

The City allows mobile home parks as a conditional use within the R-3 and M-2 zone districts, and has designated mobile home parks as a discrete land use category in the General Plan.

As a matter of practice, the City permits manufactured housing by right within all residential zones, consistent with State law. However, the zoning ordinance does not currently explicitly identify manufactured housing as a permitted use, except as it pertains to manufactured second units. In 2014, the City will modify its Zoning Regulations to explicitly identify manufactured housing as a permitted use in any district where single-family detached units are permitted, subject to the same property development standards.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all

residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Santa Fe Springs Zoning Ordinance does not currently specify provisions for community care facilities, does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone, and imposes no spacing requirements between community care facilities. The City has permitted a licensed five-bed adult residential facility by right on Davenrich, as well as several other unlicensed group homes.

The City will amend the Zoning Code in 2014 to explicitly allow small community care facilities by right and large community care facilities with a conditional use permit in residential districts. Due to the unique characteristics of larger (more than six persons) community care facilities, a conditional use permit will be used to ensure compatibility in the siting of these facilities, focusing on the use and not the characteristics of the users. Santa Fe Springs does not require a public hearing for approval of a conditional use permit.

Definition of Family: The City's existing Zoning Code defines "family" as any number of persons living together in a room or rooms comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof. Any group of persons not so related but inhabiting a dwelling unit shall be considered to constitute one family for each five persons, exclusive of domestic employees, contained in such group. As this definition of family could be construed to limit six or more unrelated persons from residing together in a single-family district, the City has updated this definition within the Zoning Code (for adoption in November 2013) to provide greater consistency with state and federal fair housing laws:

"Family" means two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility as that term is defined in Health & Safety Code Section 1502(a) (1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.

Transitional and Supportive Housing and Emergency Shelters

Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The City of Santa Fe Springs provides for transitional housing similar to any multi-family residential project. For example, Lakeland Manor, the 25 unit, Ability First transitional housing project was developed through an R-3-PD zone. While the City has permitted transitional housing facilities as a matter of purpose, the Zoning

Ordinance does not currently contain a discrete definition of such facilities. In order to ensure compliance with recent changes in State law (SB 2) which require transitional facilities to be treated the same as any other residential use within the same zone, the City has drafted Zoning Code revisions consistent with these new requirements, adding the following definition to the Zoning Code, and explicitly permitting transitional housing in the R-1 and R-3 zone districts:

Transitional Housing (Health and Safety Code Section 50675.2(h)): *Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.*

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Santa Fe Springs regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use and for use by the residents of the facility. Similar to transitional housing, SB 2 requires supportive housing to be treated the same as residential uses. The City is adding the following definition to the Zoning Code, and explicitly permitting supportive housing in the R-1 and R-3 zone districts:

Supportive Housing (Health and Safety Code Section 50675.14(b)): *Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.*

An emergency shelter is a facility that provides shelter to homeless on a limited short-term basis. The Santa Fe Springs Zoning Ordinance does not currently specify provisions for emergency shelters. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), the 2013 homeless count and registry identified 74 homeless

individuals in Santa Fe Springs. In compliance with SB 2, Santa Fe Springs has conducted a review of its zoning districts and determined the ML, Limited Manufacturing, Administration and Research Zone is best suited to house an emergency homeless shelter. The ML zone serves as a transitional district separating industrial uses from more sensitive commercial and residential uses, and provides for administrative offices, scientific research offices and laboratories, restricted manufacturing and appurtenant uses compatible to the development of an industrial park. ML zone districts are centrally located in the city and transit accessible. The City's Land Use Element identifies over 100 acres of Light Industrial designated land. While there are a limited number of vacant ML parcels, numerous ML properties are either underutilized or have existing structures which could potentially be suitable for conversion to shelter use, providing capacity for at least one emergency shelter.

City staff conducted a site availability survey in the ML zone and identified ten properties available for lease, totaling over 124,000 in available building square footage. Most of this leasable space is within concrete tilt-up "flex space", divisible into units as small as 1,500 square feet. Available properties are located on Pioneer, Telegraph, and Alburtus, all of which are served by bus lines.

The City has drafted revisions to its Zoning Code to permit shelters in the ML zone by right (for adoption by City Council on November 26, 2013), subject to the same development and management standards as other permitted uses in the zone. The City's ML development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 25,000 sq ft
- Minimum building size: none
- Maximum lot coverage: 50%
- Building height: 50 ft
- Front yard setback: 30 ft
- Side and Rear Yard setbacks: none
- Outside storage: Screened from public view
- Security during hours that the emergency shelter is in operation.

Single Room Occupancy (SRO) Units

Single Room Occupancy (SRO) residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. While the City's Zoning Ordinance does not currently explicitly address Single Room Occupancy uses, they would be treated the same as motels and hotels, which are conditionally permitted in the C-4 Community Commercial and M-2 Heavy Manufacturing zones.

The Santa Fe Springs Zoning Code specifies the following considerations in the Planning Commission's review of a CUP request:

- The proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general
- The Planning Commission shall consider the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

The City will ensure zoning standards facilitate the provision of SROs, with conditions of approval limited to ensuring compatibility and focusing on the SRO use and not the users of the facility. In addition, in 2014, the City will revise its Zoning Code to explicitly specify SROs as a conditionally permitted use within the C-4 and M-2 zones, accommodating SROs both as new development and adaptive reuse of existing structures.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

For new construction, Santa Fe Springs' building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

On November 26, 2013, the Santa Fe Springs City Council is scheduled to adopt Section 155.659 of the Zoning Code "Reasonable Accommodation Procedures for Disabled Persons" to provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities. The procedures for reasonable accommodation established by this Code section are as follows:

- A request for a Reasonable Accommodation may be made by any Disabled Person, his/her representative, or a developer or provider of housing for Disabled Persons, when the application of a zoning law, building code provision, or other land use regulation, policy, or practice acts as a barrier to a Disabled Person's equal opportunity to use and enjoy housing.
- Reasonable accommodation requests are considered an administrative adjustment, with the Director of Planning serving as the decision-making body. Where the adjustment is combined with an application requiring discretionary action – such as a parcel map – the Planning Commission serves as the decision-maker.

- No application fee shall be required to process an application for a request for a Reasonable Accommodation pursuant to this Section. Where the improvements or modifications approved through a request for a Reasonable Accommodation would otherwise require a variance, a variance shall not be required.
- The Director, or designee, shall consider an application and issue a written determination. At least ten (10) calendar days before issuing a written determination on the application, the Director shall mail notice to the applicant and adjacent property owners that the City will be considering the application, advising of the standards for issuing an accommodation, and inviting written comments on the requested accommodation.

The decision-maker shall make the following findings upon granting an accommodation:

- The dwelling that is the subject of the request for Reasonable Accommodation will be occupied by a Disabled Person;
- The requested accommodation is necessary to provide a Disabled Person with an equal opportunity to use and enjoy a dwelling;
- The requested accommodation will not impose an undue financial or administrative burden on the City, as defined in the Fair Housing Laws; and
- The requested accommodation will not require a fundamental alteration to the City's zoning or building laws, policies, and/or procedures, as defined in the Fair Housing Laws. In considering whether the accommodation would require such a fundamental alteration, the reviewing authority may consider, among other factors:
 - (1) Whether the requested accommodation would fundamentally alter the character of the neighborhood;
 - (2) Whether the requested accommodation would result in a substantial increase in traffic or insufficient parking;
 - (3) Whether the requested accommodation would substantially undermine any express purpose of either the City's General Plan or an applicable specific plan; and
 - (4) Whether the requested accommodation would create an institutionalized environment due to the number of, and distance between, facilities that are similar in nature or operation.

Farm Employee Housing

Based on Census data compiled by the Southern California Association of Governments (SCAG), no Santa Fe Springs residents are employed in the industries of farming, fishing or forestry. The City has no land remaining in agricultural use and does not have any farm housing. Therefore, given the absence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Fees and Improvements

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are charged on a pro rata share system based on the magnitude of the project's impact or the extent of benefit which will be derived. Table 3-3 presents a list of application fees associated with development in the City.

Table 3-3: Development Fees for Residential Projects

Fee Category	Fee
Environmental Assessment	
CEQA Review - Initial Study	\$653
Environmental Impact Report	\$2,610 + cost
Preparation of Negative Declaration (no DFG impacts)	\$1,306
Preparation of Negative Declaration (impacts per DFG)	\$3,292
Plan Check (Landscape Review and Site Plan)	\$102
Development Plan Approval	
Principal Use	\$2,253
Incidental Use	\$1,140
Building Addition (greater than 1,000 sq. ft.)	\$1,140
Tentative Map (Filing Map)	\$4,275 + \$275 per lot
Final Map	\$4,275 + \$275 per lot
Parcel and Tract Maps	
Tentative Map (Filing Fee)	\$4,852 + \$285 per lot
Lot Line Adjustment	\$3,592
Conditional Use Permit	
Principal Use	\$2,253
Incidental Use	\$1,140
Hazardous Materials Surcharge	\$2,253
Public Hearing Surcharge	\$1,140
Time Extension	\$563
Zone Change (Application Fee)	\$1,140
Zone Variance	\$2,253
General Plan Amendment	\$2,253
Public Hearing	\$1,140
Residential Rental Inspection	
Apartment/Condo/Townhome Unit - Initial/Annual	\$108
Single Family Dwelling - Initial/Annual	\$142
Re-inspection (all unit types)	\$68

Source: City of Santa Fe Springs, Department of Planning and Development, 2011/2012.

As a means of assessing the cost that fees contribute to development in Santa Fe Springs, the City has calculated total Planning, Building and Engineering fees associated with three different residential prototypes: an individual single-family unit; a six unit condominium subdivision; and a 20 unit apartment complex. As indicated in Table 3-4, fees for the prototypical single-family project run approximately \$21,000 per unit, whereas per unit fees for condominium and apartment projects are \$42,000 and \$22,000 respectively. In comparison with the median single-family home price of \$320,000 and median condominium sales price of \$337,000 (refer to Table 2-17), the City's development fees constitute approximately 7 percent of the single-family sales price and 12 percent of the condominium sales price. In terms of apartments, based on a land cost of approximately \$32 per square foot, combined with average construction costs of \$120 per square foot, the City's development fees also comprise a relatively small portion of the total costs of apartment development. In summary, Santa Fe Springs' fees are comparable, if not lower, than those in other cities, and do not constitute a constraint to the production or improvement of housing.

Given the scale of the 550+ unit master planned The Villages at Heritage Springs project, the City required payment of a traffic mitigation fee of approximately \$400,000. This amount represented the owner/developer's fair share of the cost to construct offsite improvements identified in the project traffic study. While the City does not have a standard traffic mitigation fee, to the extent a project's traffic study identifies needed off-site traffic and intersection improvements, the project applicant pays a mitigation fee to pay for the development's fair share of the improvements.

Santa Fe Springs is highly urbanized with most of its necessary infrastructure, such as streets, sewer, and water facilities, already in place. As such, the cost of land improvement is less than in undeveloped suburban or rural areas. In terms of site improvements, the City's street design requirements are in compliance with HUD guidelines. The City uses a standard 30-foot curb-to-curb width requirement within a 54-foot right-of-way for local residential streets. Collector streets are 36 feet curb-to-curb, within a 60-foot right-of-way.

Table 3-4: Development Fees for Prototypical Residential Projects

Type Of Fee	Single Family	Condominium	Apartment
Building Fees			
Plan Check	\$3,371.50	\$9,847.10	\$15,784.00
Building Permit	\$4,235.70	\$12,093.10	\$19,302.40
Electrical Permit	\$447.50	\$1,552.47	\$3,752.20
Mechanical Permit	\$192.50	\$1,230.40	\$6,599.80
Plumbing Permit	\$417.60	\$3,004.90	\$4,962.00
School Fee (varies by District)	\$8,375.40	\$25,429.14	\$54,502.47
Subtotal	\$17,040.20	\$53,157.11	\$104,902.87
Planning Fees			
Art Fee (1% of valuation)	\$408.00	\$12,879.70	\$21,195.41
Development Plan Approval	N/A	\$2,253.00	\$2,253.00
Tract Map (\$4,852 + 285 per lot/unit)	N/A	\$6,562.00	\$10,552.00
Environmental Review (Neg Dec) (No impact -DFG)	N/A	\$2,610.00	\$2,610.00
Initial Study	N/A	\$653.00	\$653.00
Public Hearing	N/A	\$1,140.00	\$1,140.00
Review of CC&R's	N/A	\$318.00	N/A
Subtotal	\$408.00	\$26,415.70	\$38,403.41
Engineering Fees			
Engineering Plan Check (Est)	N/A	\$139,739.00	\$211,954.10
Water Trunk Line Fee	N/A	\$3,585.00	\$3,585.00
Drainage Fee	N/A	\$3,600.00	\$4,000.00
Sanitary Sewer Connection Fee	\$3,343.00	\$20,000.00	\$66,900.00
Regional Traffic Impact Fee	\$561.00	\$1,050.00	\$2,600.00
Final Tract Map (\$4,852+285 per lot/unit)	N/A	\$6,562.00	\$10,552.00
Subtotal	\$3,904.00	\$174,536.00	\$299,591.10
TOTAL FEES	\$21,352.20	\$254,108.81	\$442,897.38
TOTAL FEES PER UNIT	\$21,352.20	\$42,351.47	\$22,144.87

Note: Calculations based on the following assumptions:

- a) Single-Family: 2,820 sq ft of living area + 420 sq ft garage. Building valuation of \$401,700.
- b) Condominiums: 6 Units @ 8,562 sq ft of living area + 2,642 sq ft garage.
Building Valuation - \$214,662 per condo unit.
- c) Apartments: 20 Units @ 18,351 sq ft of living area + 2,800 sq ft garage.
Building Valuation - \$105,977 per apartment.

4. Processing and Permit Procedures

The evaluation and review process required by City procedures can contribute to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. One way to reduce housing costs is to reduce the time for processing permits.

As a small City with limited development, Santa Fe Springs does not experience the backlogs in development typical in many larger jurisdictions. In most cases, even when Planning Commission review is required, approval can be obtained in about 45 to 90 days. Small projects, such as single-family units or small duplexes, may receive over-the-counter approval with a simple site plan. Projects greater than 10,000 square feet in size are subject to a Development Plan Approval (DPA). As part of the application submittal, projects subject to DPA require submittal of a preliminary site plan, floor plan, building elevations and preliminary landscape design. DPA requires an action by the Planning Commission, although it is not subject to a public hearing and can be made simultaneously with an application for zone change, variance, conditional use permit, modification or other request for Commission approval. In evaluating applications for Development Plan Approval, the Planning Commission focuses on the project design, not the use, and considers the following factors:

- That the architectural design of the proposed structures are such that they enhance the general appearance of the area
- That the proposed structures are considered on the basis of their suitability for their intended purpose, on the appropriate use of materials, and on the principles of proportion and harmony
- That consideration is given to landscaping, fencing and other elements of the proposed development to ensure the entire development is in harmony
- It is not the intent of Development Plan Approval to require any particular style of architecture, or to interfere with architectural design, except as necessary to harmonize with the general area

Design Review is conducted by staff, with recommendation to the Planning Commission. The City publishes a list of standard development requirements on its website, and provides these standards during initial discussions with developers to serve as an early guide to project design.

The following outlines the development processing procedures for projects requiring Development Plan Review:

- Pre-Application Submittal (optional): Applicant submits site plan for preliminary review by Planning, Public Works, Fire and Police. A project planner is assigned to the project, and compiles comments from the various departments within two weeks of submittal. The project planner meets with the applicant to discuss the City's initial comments,

and reviews the additional items and fees necessary to submit a formal application.

- Application Submittal: The project planner reviews the application and deems the project complete or incomplete within 30 days. Once the application deemed complete, the project planner sends a Request for Conditions to various departments, who provide input within two weeks. Once the applicant agrees to the conditions of approval, the item is scheduled before the Planning Commission. Any required discretionary actions, such as Conditional Use Permit, Variance, or Modification of Property Development Standards, are processed concurrently with DPA.

For projects involving participation by the City or its former Community Development Commission, the deal points of the Development Agreement are established prior to undergoing the necessary planning entitlements. Little Lake Village Senior Apartments reflects the efficiency of the City's processes. The former CDC assisted in assembly of the 4.7 acre site, and completed the negotiation process for the Development Agreement in approximately four months. Entitlements for the 146 unit project involved a General Plan amendment and zone change, along with CEQA compliance, which were completed in approximately five months.

In summary, Santa Fe Springs processing and permit procedures are streamlined in comparison to many jurisdictions, and do not serve as a constraint to development.

5. Building Code

Santa Fe Springs has adopted the latest version of the California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the 2010 California Energy Code and California Green Building Code Standards (CALGREEN) into the Municipal Code.

In January 2008, the City adopted the new International Building Code (IBC), as required of all jurisdictions in California. The new IBC establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The new IBC brings California building codes into consistency with the rest of the country. It is expected that changes from the previous State Building Code will increase the costs of development.

Santa Fe Springs has adopted the following local amendments to the City Code:

- Section 150.096 (Residential Rental Inspection Program) does not allow a person to rent, lease, occupy or otherwise permit any unit vacated by the previous occupant until such unit is registered with and inspected by the City Fire Department or provided with a certificate of exemption.
- Section 150.009 requires proposed developments that need either a building permit or grading plan approval to prepare a drainage plan or a drainage element. This drainage plan or element must be approved by the City Engineer prior to the issuance of any building permit or prior to the approval of any grading plan.

Santa Fe Springs maintains a Residential Rental Inspection Program as a means of maintaining the habitable condition of rental units in the City. The City conducts sensitive enforcement of its residential codes by providing a minimum of three written notifications of code violations to property owners, allowing sufficient time for compliance, and by providing information on available rehabilitation assistance to code violators.

B. Market Constraints

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table 3-5 summarizes HMDA data for both Santa Fe Springs and Los Angeles County as a whole, providing information on the approval status of all home purchase loan applications during 2011. Residential lending activity in Santa Fe Springs was relatively modest, with just 343 applications for conventional and FHA home purchase loans, reflecting home purchase activity on approximately 12 percent of the City's ownership housing. At 73 percent, the mortgage loan approval rate in Santa Fe Springs was slightly higher than the County's approval rate of 71 percent. Review of loan denials by census tract indicates no residential tracts with loan denial rates significantly above the 13 percent citywide average.

Table 3-5: Status of Home Purchase Loans 2011

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	Santa Fe Springs	L.A. County	Santa Fe Springs	L.A. County	Santa Fe Springs	L.A. County
# Loan Applications	249	62,225	44	13,050	50	12,556
% of Total	73%	71%	13%	15%	14%	14%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land represents a significant market constraint to housing production throughout most of southern California. Since there is very limited residential land remaining in Santa Fe Springs, most new housing is built on land formerly used or zoned for other purposes, and may involve costly site clean-up. For example, the 500+ unit Villages at Heritage Springs involved clean-up of a 54 acre former oilfield, with oil and gas production activities to remain on a portion of the site. Based on analysis conducted by the City's economic consultant, multi-family residential land in Santa Fe Springs is valued at approximately \$32/square foot.

The City's former Community Development Commission (CDC) had historically played an important role in providing land write-downs in support of affordable and special needs housing. Two sites transferred from the former CDC to the City (3.9 acres at Lakeland/Laurel and 0.75 acres at 10934 Laurel) will continue to provide land resources in support of affordable housing development.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor Construction Cost Trends for 2013, the overall cost of construction materials rose from approximately \$178 to \$205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).¹

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

¹ www.dcd.com/pdf_files/1301trends.pdf

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Environmental Constraints

Like the entire southern California region, Santa Fe Springs is located within an area of high seismic activity. Strong ground shaking can be expected during major (6.0+) earthquakes from the San Andreas, Whittier, Norwalk and Newport-Inglewood Faults. The closest Type A fault to the City is the Cucamonga Fault, located approximately 20 miles away, and the closest Type B fault is the Elsinore-Whittier Fault, located approximately four miles away. However, the City does not contain a State designated Alquist-Priolo Earthquake Fault Zone. The potential for strong ground shaking is accommodated through building design consistent with the Uniform Building Code (ICBO 2008), and is addressed in the City's Safety Element.

Santa Fe Springs is not subject to major slope erosion or landslides, however, developments contemplated in area of previous high water level should be designed to address the potential loss of soil strength under moist conditions. Also, as the City contains areas with potential risk for liquefaction, subsidence should be considered in the City's planning.

As historically industrial areas of the City are opened up to residential development, a related health risk involves the presence of hazardous materials utilized in many of the City's industrial operations. The clean-up of the prior 54 acre Townlots Oilfield provides an example of the level of remediation involved in rendering a large-scale industrial site environmentally suitable for residential development. For the Townlots (The Villages at Heritage Springs) project, the local Certified Unified Program Agency (CUPA) at the City's Fire Department and Planning and Building Departments worked in conjunction with the Regional Water Quality Control Board throughout the process to ensure proper site closure activities were implemented to reduce potential exposure to hazardous chemicals from residual chemicals in the soil and groundwater. Site mitigation and closure requirements were identified based on the Cal EPA Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment (PEA) Guidance. A human health risk assessment was then prepared for the property and reviewed by the Cal EPA, and resulted in a determination that the project site would not present a human health hazard after remediation was complete. The Remediation Action Plan provides the procedure for remediation that involves soil removal by excavation, and transport to a licensed facility.

While the cost of environmental remediation of the Townlots property is significant, the Santa Fe Springs Community Development Commission discounted the land to the developer to effectively reduce the cost of remediation. In addition, in the Fiscal Impact Report on this project, the City's economic consultant concluded that residential redevelopment could be designed so that it is economically feasible to clean up the Townlots Property and prepare the former oilfield geotechnically for residential use.

2. Infrastructure Constraints

As a completely urbanized community, the City of Santa Fe Springs already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and may require improvements or replacement over time. On the Townlots/The Villages at Heritage Springs project, the Water Availability Survey concluded there was sufficient existing capacity to serve the project and that upgraded water and wastewater conveyance lines were not required.



IV. HOUSING RESOURCES

This chapter presents resources available for the development, rehabilitation, and preservation of housing in Santa Fe Springs. This includes the availability of land resources, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City's housing programs, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

SCAG has determined the projected housing need for its region for the 2014-2021 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). Santa Fe Springs has a RHNA allocation of 324 units distributed among the following income groups: 41 extremely low income, 41 very low income, 50 low income, 53 moderate income, and 139 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements with post 12/31/13 occupancy;
- Vacant residential sites, including sites owned by the Successor Agency to be developed with affordable housing; and
- Development/sale of HARP properties to first-time homebuyers.

In aggregate, the City's residential sites capacity from the above sources provides for 401 additional units, including 139 lower, 114 moderate and 148 above moderate income. Figure 6 at the end of this section maps the location of Santa Fe Springs' residential sites and entitled housing projects for the 2014-2021 Housing Element planning period.

1. Projects with Entitlements

Santa Fe Springs has three residential projects with development entitlements that will contribute towards addressing its future 2014-2021 RHNA needs. Projects under construction with occupancy projected to occur prior to 2014 are discussed under Review of Accomplishments in Chapter V. Only those projects with occupancy in the 2014-2021 planning cycle are credited towards the sites inventory, as presented in Table 4-1.

Table 4-1: Residential Projects with Entitlements (post 2013)

Project Name	Total Units	Market Rate	Affordable (Moderate Income)
Villages at Heritage Springs – Ownership units	55	45	10
Villages at Heritage Springs – Apartments	155	53	102
Jersey/Alburtis Townhomes	50	50	--
9735 Bartley (<i>HARP home</i>)	1	--	1
Totals	261	148	113

Source: Santa Fe Springs Community Development Department, 2013.

- The **Villages at Heritage Springs**: This master planned development involved the former Santa Fe Springs' Community Development Commission property acquisition and assembly of 101 lots in the Town Lots area and sale to The Villages at Heritage Springs, LLC. The complete 54.5 acres of previous Industrial oil production land was rezoned to R-1-PD and R-3-PD and is being developed with a total of 384 single-family homes and townhome units, as well as 150 apartment units (described below). While the majority of the 384 ownership units will be completed and occupied in 2013, the developer's (Comstock Homes) Director of Sales and Marketing estimates 55 of the ownership units will become available for occupancy in 2014, and are thus accounted for under the 2014-2021 Housing Element period. The former CDC provided the developer \$1 million in low/mod subsidies to buy the sales price down on ten of these units for moderate income first-time homebuyers.



- The **Villages at Heritage Springs Apartments:** In December 2012, the City's Planning Commission approved a conditional use permit for a 155 unit apartment complex to be developed by Comstock Homes. While none of the project units are deed-restricted as affordable, projected leasing rates for the 66 one-bedroom units, and 36 of the smaller two-bedroom units (Plan C), fall within moderate income rent thresholds (\$1,453 for one bedrooms and \$1,636 for two bedrooms). The project submitted for Plan Check with the City in Fall of 2013, with construction projected to be complete in 2014.



- The **Jersey/Alburtis townhomes:** In 2009, the City approved a zone change from ML to R-3-PD on three adjacent parcels on 9830 Jersey Avenue and 9841-51 Alburtis Avenue. Since that time, Comstock Homes assumed ownership of the 2.67 acre combined parcel, along with the associated entitlements for development of 50 townhomes. All of the project units will have three bedrooms and 2.5 baths, making the development well suited to families.
- **9735 Bartley** is a single-family home completed under the HARP program. While the unit was deemed final in June 2012, due to the elimination of Redevelopment and the suspension of first-time homebuyer loans being issued under HARP, the City has maintained ownership of the unoccupied unit on an interim basis. Upon completion of the State Controller's Audit and confirmation of CDC Housing Assets, the City intends to sell its remaining HARP properties (both this home and the vacant HARP parcel identified in Table 4-2) for moderate income first-time homebuyers.

2. Vacant Residential Sites

Santa Fe Springs is a predominately industrial city, with more than 80 percent of the City's nine square miles designated for industrial use. Less than ten percent of the City's acreage is dedicated to residential use, and existing neighborhoods are fully developed with no vacant sites remaining. While the City does include some vacant land in its commercial and industrial zones, the introduction of residential uses in most of these areas is inappropriate and may present potential health hazards due to a variety of environmental conditions including hazardous materials storage and processing, background contamination, noxious odors, noise pollution, and truck and railroad traffic generated by industrial operations. These factors, which tend to preclude the use of land for residential

purposes in much of Santa Fe Springs, must be considered in establishing appropriate locations for future housing development.

In response to a shortfall in sites to address its regional housing needs (RHNA) in the prior 2008-2014 planning period, the City rezoned the following two sites R-3-PD at minimum 20 unit/acre densities as specified in the City's Housing Element:

- An approximately four acre vacant site located at the **northwest corner of Lakeland and Laurel** was acquired by the Santa Fe Springs Community Development Commission (CDC) in 2008 when an application for 110 residential units was withdrawn due to the soft real estate market. The CDC purchased the property for the purpose of developing affordable housing, and at an assumed density of 30 units/acre, the site could accommodate 118 units. Prior to the Statewide dissolution of Redevelopment Agencies in February 2012, City staff was negotiating the final terms of a development agreement with a non-profit housing developer for an affordable housing project on the site; with the dissolution of the CDC, all negotiations ended.

With the rezoning of the site to R-3-PD and transfer of ownership from the CDC to the Housing Successor Agency, the City has experienced interest from several developers in providing affordable housing on the site. The City intends to issue a Request for Proposal (RFP) for development, as further described in the Housing Element programs section of the Element.

- Santa Fe Springs' former CDC also owns the vacant, .75 acre site at **10934 Laurel** located adjacent to Lakeland Manor, a 25 unit housing facility operated by Ability First for physically disabled adults. Prior to the dissolution of Redevelopment Agencies, the CDC was in discussion with Ability First about constructing a second phase of the Lakeland Manor project on the parcels for a 21 unit affordable rental project for persons with disabilities; that project has since been terminated. With the rezoning of the site to R-3-PD, the site is now available for a new developer to build affordable housing, and will be packaged with the City-owned Lakeland/Laurel site located across the street in the City's RFP for development.

In addition to these two multi-family sites, the City owns a vacant single-family property originally purchased by the CDC for development with a home under the HARP program, and resale to a moderate income family. With the Statewide dissolution of Redevelopment Agencies, this property has been transferred to the Successor Agency (City). The City intends to sell this property (along with the vacant HARP home identified in Table 4-1) to a non-profit for development with a moderate income, first-time homebuyer unit.

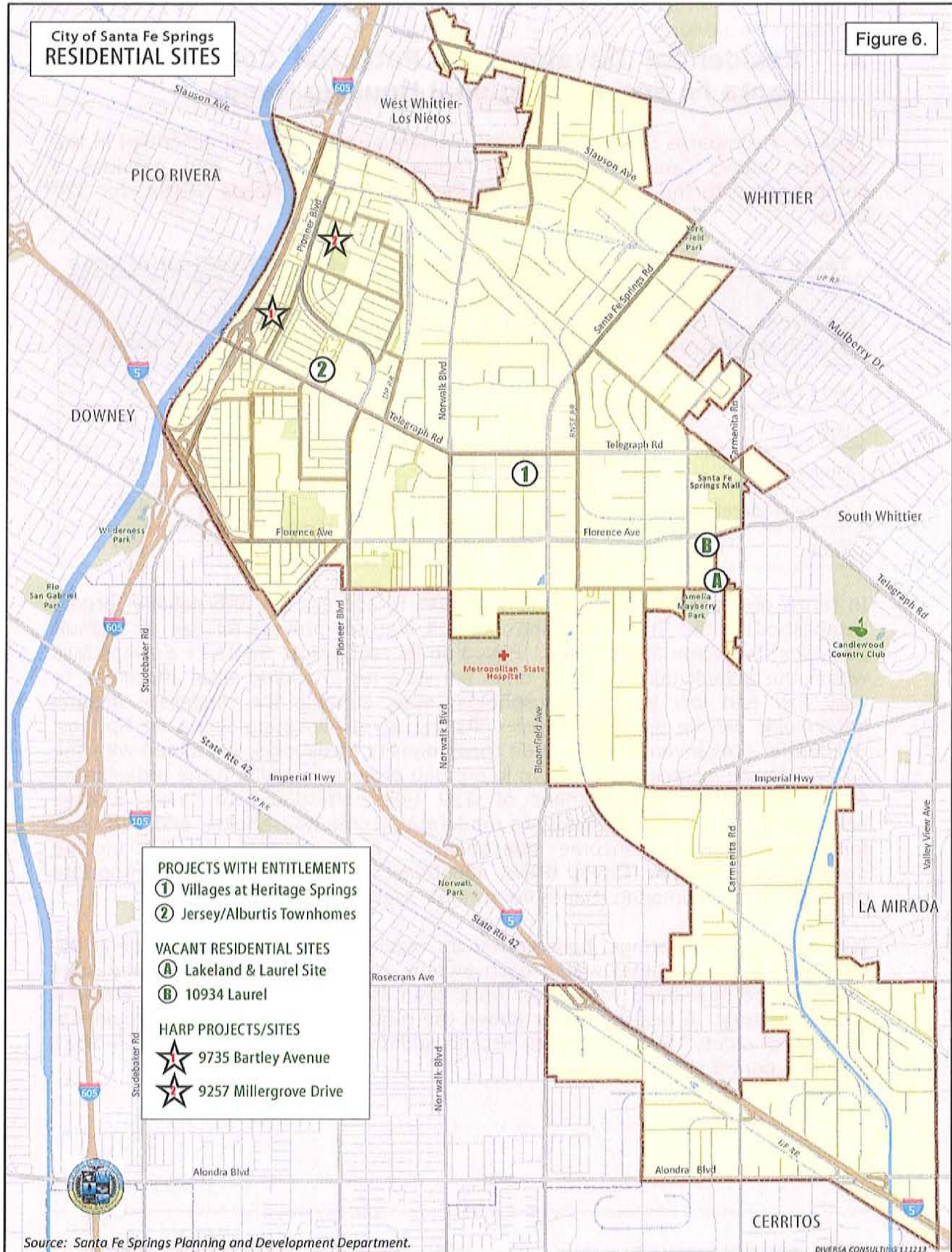
Table 4-2: Vacant Residential Sites Inventory

Site Location, Assessor Parcel #	Site Acreage	Existing Conditions	General Plan/ Zoning	Unit Potential	Pending Development
13231 Lakeland* APN#8011-012-051	3.9	Vacant – City owned (purchased with Low/Mod funds)	R-3-PD	118	Interest expressed by several developers. City to issue RFP for affordable development, consistent with Redevelopment statutes.
10934 Laurel* APN#8011-011-906, 907,912	0.75	Vacant – City owned (purchased with Low/Mod funds)	R-3-PD	21	City to issue RFP for affordable development in conjunction with 13231 Lakeland site
9257 Millergrove APN #8001-011-918	5,870 sq ft	Vacant – City owned (purchased with Low/Mod funds)	R-1	1 moderate income unit	City to sell to non- profit for development of moderate income for-sale units, similar to HARP program.
TOTALS				140 units	

*The City has assumed a realistic development density of 30 units/acre on these sites based on two R-3-PD multi-family projects: Lakeland Manor (36 du/acre) and Little Lake Village (30 du/acre). Minimum densities of 20 unit/acre are required, as stipulated under the rezoning.

**City of Santa Fe Springs
RESIDENTIAL SITES**

Figure 6.



Source: Santa Fe Springs Planning and Development Department.

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3. Residential Development Potential Compared with Santa Fe Springs Regional Housing Needs

Table 4-3 compares Santa Fe Springs' residential unit potential described in the sections above (and quantified in Tables 4-1 and 4-2), and provides a comparison with the City's 2014-2021 Regional Housing Needs (RHNA) for 324 units.

Table 4-3: Comparison of Regional Growth Need and Residential Sites

Income Group	Entitled Projects (post 2013 occupancy)	Vacant Sites	Total Unit Capacity	RHNA
Very Low	--	139	139	82
Low	--			50
Moderate	113	1	114	53
Above Moderate	148	--	148	139
Total	261	140	401	324

In terms of evaluating the adequacy of sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess affordability. Based on its population, Santa Fe Springs falls within the default density of 20 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate income households can be provided at 12 units per acre. Allocating Santa Fe Springs' residential sites inventory based on these density thresholds, combined with the 113 moderate income units known in entitled projects, results in the provision of sites suitable for development of 139 units affordable to lower income households, 114 units affordable to moderate income households, and 148 units for above moderate income households. A comparison of this income distribution with the City's RHNA identifies sufficient sites at appropriate densities to accommodate Santa Fe Springs' regional housing needs.

It is to Santa Fe Springs' benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA therefore provides a "margin of safety" from having to rezone additional sites during the 2014-2021 planning period of the element.

4. Availability of Infrastructure and Public Services

As a completely urbanized community, the City of Santa Fe Springs already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and may require improvements or replacement over time. On the Townlots/Villages at Heritage Springs project, the Water Availability Survey concluded there was sufficient existing capacity to serve the project and that upgraded water and wastewater conveyance lines were not required.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Santa Fe Springs will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

B. FINANCIAL RESOURCES

The extent to which Santa Fe Springs can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation.

The primary local source of funds for affordable housing in Santa Fe Springs has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing this tool for creating affordable housing. Loans made by Santa Fe Springs' former Community Development Commission (CDC) using Low and Moderate Income Housing Funds will return to the City acting as the CDC's Housing Successor, and will be deposited into a Housing Asset Fund to support future affordable housing development; proceeds from any land or property sales purchased with Low/Mod funds will also contribute to Santa Fe Springs' Housing Asset Fund.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of potential new funding opportunities include:

- The \$93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.
- Passage of SB 391, the California Home and Jobs Act of 2013, would generate approximately \$525 million annually for affordable housing by imposing a \$75 recording fee on real estate documents. The bill has secured a super majority in the Senate and two Assembly policy committees, and will remain on the Assembly Appropriations Committee's calendar entering into the 2014 legislative session.
- SCAG Sustainability Program 2013-2014 Call for Proposals. This new local assistance planning program combines Compass Blueprint assistance for integrated land use and transportation planning with new Green Region initiative assistance for bicycle and pedestrian planning efforts.

Table 4-4 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Santa Fe Springs.

Table 4-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Santa Fe Springs receives approximately \$115,000 in CDBG funds from LACDC on an annual basis, but may be subject to additional federal cutbacks.	▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects. Funds are used to assist low income (80% MFI) households.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the County of Los Angeles.	▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance

Table 4-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
2. State Programs		
Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac/	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	▪ New Construction ▪ Acquisition/Rehab
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin	Grants to cities to provide downpayment assistance (up to \$30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	▪ Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling

Table 4-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Affordable Housing Innovation Fund www.hcd.ca.gov/fa	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program	Varies depending on activity
Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.	▪ Development of parks and open space ▪ Water, sewer or other utility service improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
Housing Related Parks Program www.hcd.ca.gov/hpd/hrpp	Financial incentives to jurisdictions who construct new units affordable to very low and low income households.	▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	▪ Site acquisition ▪ Pre-development costs

Table 4-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
3. County Programs		
City of Industry Funds	Industry funds are redevelopment tax increment funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Loans for rental housing, special needs housing, and for-sale housing (acquisition and permanent financing). With the dissolution of redevelopment agencies, HACoLA has been designated the successor agency, and is responsible for dispersing the remaining \$38 million in City of Industry Funds for affordable housing.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Homebuyer Assistance
Southern California Home Financing Authority	Loans to first-time homebuyers in the County, provided through participating lenders	▪ First-Time Homebuyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; and low downpayment mortgages for homes in underserved areas.	▪ Homebuyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes

Source: Karen Warner Associates, August 2013.

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

National Community Renaissance (formerly Southern California Housing Development Corporation): National CORE is a nonprofit 501(c)3 developer with in-house capacity to construct and renovate large scale developments. Its mission is to create affordable housing communities that contribute to neighborhood vitality. The company owns and manages more than 4,500 multifamily units throughout Southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life in Southern California communities, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation. National CORE was the developer of Santa Fe Springs' 144 unit Little Lake Village Senior Apartments.

Ability First (formerly Crippled Children's Society): Through 24 locations across Southern California, Ability First provides a broad range of employment, recreational and socialization programs to help children and adults with physical and developmental disabilities reach their full potential throughout their lives. Recognizing the critical need for accessible, affordable housing, Ability First has become a leader in building and operating residential facilities for individuals with physical and developmental disabilities, and currently operates ten apartment complexes, an adult residential facility, and a residential home for seniors. In 2001, Ability First worked in cooperation with the Santa Fe Springs CDC to develop Lakeland Manor, a 25 unit affordable housing complex for physically disabled adults.

Salvation Army: The Salvation Army operates a 28 apartment Transitional Living Center for families in Santa Fe Springs. At this adult rehabilitation center, individuals with identifiable and treatable needs receive adequate housing, nourishing meals and necessary medical care, and engage in work therapy. They also benefit from group therapy, spiritual guidance and skilled addictions counseling in clean and wholesome surroundings.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Santa Fe Springs' former CDC previously donated a site to Habitat for Humanity which was subsequently developed with a single-family home and sold to a first-time homebuyer.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. Green Building Practices

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- ✓ 65% of electricity consumption
- ✓ 30% of greenhouse gas emissions
- ✓ 30% of raw materials use
- ✓ 30% of landfill waste
- ✓ 12% of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also recently required LEED certification for larger commercial and residential developments. The City of Santa Fe Springs has hired an architectural firm specializing in sustainable buildings to design the City's new Multi-Purpose Building to attain silver LEED certification.

LEED certification building standards are just one piece of a coordinated green building program. Why would a city adopt a more comprehensive green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient

material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and reduce harm to the environment.

The City of Santa Fe Springs applies green building criteria in the rehabilitation and replacement of single and multi-family properties through the Home Repair, Rebate, and HARP programs. For example, the City utilizes tankless water heaters, Energy Star appliances, carpet made from recycled materials, bamboo flooring, low flush toilets, low flow faucets and florescent lighting. All HARP homes are built to the highest energy conservation standard approved by HUD.

The Villages at Heritage Springs planned development is designed as a solar community, and combined with the numerous energy-saving features included in every home, results in homes exceeding the National Energy Standard by 50 percent.

The City has established landscape guidelines for new development, including a requirement for all landscaping designs and plans to consider the following xeriscape materials and methods:

- Use of drought-tolerant shrubs, trees, ground cover and lawns.
- Incorporation of moisture sensor-activated controllers, rain detection devices and drip irrigation lines in irrigation design.
- On sites fronting a major or secondary highway, design of the irrigation plan to accommodate reclaimed water.
- Regarding grass lawns, on a case-by-case basis, the City will review the extent of lawn areas needed to satisfy the greenbelt requirements along Major and Secondary Highways.

The following presents a variety of additional ways in which Santa Fe Springs promotes energy conservation:

- Advertise at City Hall and on the City's website utility rebate programs and energy audits available through Edison and Southern California Gas, and State sponsored weatherization programs for lower income households. Provide brochure material to applicants in conjunction with the City's highly active residential rebate program.
- Offer expedited plan check services for private developments that are building green to a LEED standard.
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.
- Promote funding opportunities for private green buildings, including available rebates and funding available through the California Energy Commission for installation of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.

2. Energy Conservation Programs Offered through Local Utilities

In addition to green building, Santa Fe Springs can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.



V. HOUSING PLAN

Chapters II, III and IV establish the housing needs, opportunities and constraints in Santa Fe Springs. The Housing Plan presented in the following chapter sets forth the City's quantified housing goals, policies and programs to address Santa Fe Springs' identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible, but may be qualitative where necessary. The results should then be compared with what was planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The Santa Fe Springs 2014-2021 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Housing Maintenance and Rehabilitation
- Homeownership Assistance
- Housing Development/Provision of Sites
- Conservation of Affordable Housing
- Equal Housing Opportunities

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2014-2021 Housing Element. Table 5-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.



**Table 5-1:
Review of Accomplishments under 2014-2021 Housing Element**

Program	2014-2021 Accomplishment
1. Home Improvement Rebate Program <u>2014-2021 Objective:</u> Continued funding of approximately 300 rebates per year, equating to 1,800 over the planning period.	<u>Progress:</u> Between 2008-2012, a total of 674 rebates were funded. <u>Effectiveness:</u> During its implementation, the Rebate Program was very successful in incentivizing homeowners to reinvest in their homes. <u>Appropriateness:</u> Due to the Statewide elimination of Redevelopment, as of January 1, 2012, Santa Fe Springs no longer received funds to implement the Home Improvement Rebate Program. The City will pursue alternative funds – such as through CDBG – to continue to program in the future.
2. Home Repair Program <u>2014-2021 Objective:</u> Continue to provide free home repair services on as needed basis, providing an estimated 80 home repairs per year, for 460 over the planning period.	<u>Progress:</u> Between 2008-2012, a total of 749 homeowners were assisted with needed home repairs. <u>Effectiveness:</u> The Home Repair program was effective in assisting very low and low income homeowners in making needed repairs, and emphasizing the use of energy efficient replacement items. <u>Appropriateness:</u> Due to the Statewide elimination of Redevelopment, as of January 1, 2012, Santa Fe Springs no longer received funds to implement the Home Repair Program. The work crew that performed home repairs is no longer employed by the City.
3. Property Maintenance Program <u>2014-2021 Objective:</u> Continue to bring properties into compliance and provide information on rehabilitation assistance.	<u>Progress:</u> The City continues to implement the property maintenance program and inform eligible households of available rehabilitation assistance. <u>Effectiveness:</u> The program has been effective in maintaining safe and sanitary housing in Santa Fe Springs. <u>Appropriateness:</u> As the City's housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing stock. This program will be continued in the updated Housing Element.
4. Residential Rental Inspection Program <u>2014-2021 Objective:</u> Continue the annual inspection of rental units; bring substandard units into compliance.	<u>Progress:</u> The City continued its annual inspection of rental units during the planning period. <u>Effectiveness:</u> The RRI Program is very effective in ensuring that apartments and single-family homes available for rent are inspected to verify that they are safe and habitable. <u>Appropriateness:</u> As the rental housing stock ages, it is appropriate that the RRI Program ensure that these structures are inspected to ensure that they are properly maintained.
5. Housing Acquisition and Rehabilitation Lottery Program (HARP) <u>2014-2021 Objective:</u> Continue to purchase, rehabilitate, and sell approximately two homes per year to moderate income households, for approximately 12 homes over the planning period.	<u>Progress:</u> Between 2008-2013, the City purchased, and either rehabilitated or replaced 4 homes; 3 of these have been sold to moderate income first-time homebuyers in the City. <u>Effectiveness:</u> The HARP Program has been effective in upgrading the housing stock, stabilizing neighborhoods, and providing affordable homeownership opportunities to moderate income households. <u>Appropriateness:</u> With the elimination of Redevelopment, the City no longer has funds to

Review of Accomplishments under 2014-2021 Housing Element

Program	2014-2021 Accomplishment
	implement the HARP program. However, the Housing Successor Agency will be disposing of several properties originally purchased by the CDC for development with homes under the HARP program. The City intends to sell these properties to a non-profit for development with moderate income, first-time homebuyer units.
6. Mortgage Credit Certificate <u>2014-2021 Objective:</u> Advertise the availability of the MCC program, along with a listing of participating lenders.	<u>Progress:</u> Through the HARP Program, first-time homebuyers can opt to participate in the MCC program to either lower their monthly mortgage payment or become eligible for a slightly larger mortgage amount. <u>Effectiveness:</u> The City provides information on the MCC program to HARP participants, but ultimately the decision to participate is up to the home purchaser. <u>Appropriateness:</u> With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
7. County Homeownership Program (HOP) <u>2014-2021 Objective:</u> Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	<u>Progress:</u> The City is not aware of the County HOP Program being used in Santa Fe Springs. <u>Effectiveness:</u> This program was not effective. <u>Appropriateness:</u> With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
8. Southern California Home Financing Authority (SCHFA) <u>2014-2021 Objective:</u> Advertise the availability of the SCHFA program, along with a listing of participating lenders.	<u>Progress:</u> The City is not aware of the SCHFA Program being used in Santa Fe Springs. <u>Effectiveness:</u> This program was not effective. <u>Appropriateness:</u> With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
10. Residential Rezoning Program <u>2014-2021 Objective:</u> Redesignate sites to accommodate at least 139 lower income and 30 moderate income units.	<u>Progress:</u> The City Council rezoned the 3.9 acre vacant site at 13231 Lakeland Road and 0.75 acre vacant site at 10934 Laurel Avenue to R-3-PD. Based on an assumed density of 30 units/acre, these two sites can accommodate at least 139 lower income units. While the site located at 10051 Orr & Day was not rezoned and is still used by the California Highway Patrol, the City amended its Housing Element to provide an alternative site through "committed assistance" by preserving the 34 very low income units in the Villa Verde affordable rental project (refer to Program 13a for description). <u>Effectiveness:</u> The City was effective in providing adequate sites to address its regional housing needs by income category. <u>Appropriateness:</u> This program was completed and is no longer necessary for the updated Housing Element.

Review of Accomplishments under 2014-2021 Housing Element

Program	2014-2021 Accomplishment
11. Sustainability and Green Building <u>2014-2021 Objective:</u> Adopt local green building program which provides incentives for building green. Advertise available energy conservation programs to residents.	<u>Progress:</u> The City implements the State 2010 Green Building Code Standards, and applies green building criteria in its Home Repair, Rebate and HARP programs. The 500+ unit Villages at Heritage Springs was designed as a solar community, and combined with the numerous energy-saving features included in every home, has resulted in homes exceeding the National Energy Standard by 50 percent. <u>Effectiveness:</u> The City has been successful in promoting energy conservation and green building. <u>Appropriateness:</u> Continuing with ongoing education of the public on green building and sustainability practices remains appropriate to the Housing Element update.
12. Section 8 Rental Assistance <u>2014-2021 Objective:</u> Continue current levels of Section 8; encourage landlords to register units.	<u>Progress:</u> The City continues to participate in the Section 8 program administered by HACoLA, and assists in advertising the program to residents. <u>Effectiveness:</u> The Section 8 program is effective in providing needed rental assistance to lower income households, although limited Section 8 funding restricts the number of residents that can be assisted. <u>Appropriateness:</u> The Section 8 program provides decent and safe living conditions to those who may not otherwise be able to afford it and remains appropriate to the Element.
13. Preservation of Assisted Rental Housing <u>2014-2021 Objective:</u> Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	<u>Progress:</u> All three of the projects considered at-risk of conversion have continued to renew their Section 8 contracts and have been maintained as affordable housing. <u>Effectiveness:</u> The City has been effective in its continued monitoring of its assisted rental housing, and in establishing long-term affordability covenants on Villa Verde (described in 13a below). <u>Appropriateness:</u> While the city has no projects at imminent risk of conversion during the upcoming planning period, should project-based Section 8 funding be diminished, preservation efforts would be necessary.
13a. Preservation of Villa Verde – Committed Assistance <u>2014-2021 Objective:</u> Commit funding to preserve and make rehabilitation improvements to Villa Verde	<u>Progress:</u> Villa Verde is a 34 unit family apartment complex, with affordability previously tied entirely to the availability of Section 8 contracts and subject to periodic renewals from HUD. In 2009, the former Santa Fe Springs Community Development Commission committed \$1.4 million in financial assistance for the rehabilitation of Villa Verde in exchange for the property owner recording a Notice of Affordability Restrictions, restricting the property for affordable housing purposes for the next 55 years <u>Effectiveness:</u> The City was effective in preserving 34 affordable units in Villa Verde. <u>Appropriateness:</u> This program was completed and is no longer appropriate for the updated Element.
14. Zoning Ordinance Revisions <u>2014-2021 Objective:</u> Amend the Zoning Code to make explicit provisions for	<u>Progress:</u> Due to significant cut backs in staffing, the City has not yet adopted the specified zoning ordinance revisions. In July 2013, the City hired contract

Review of Accomplishments under 2014-2021 Housing Element

Program	2014-2021 Accomplishment
manufactured housing, community care facilities, SROs, transitional housing and emergency shelters. Monitor SRO CUP process. Update the definition of family consistent with Fair Housing law. Establish an administrative adjustment process for affordable housing requesting an increase in height or reduced parking.	Planning staff who have completed drafts of the SB 2 Zoning Code revisions and updated the definition of family, scheduled for adoption by City Council on November 26, 2013. The balance of identified Code revisions will be adopted in 2014. As the PD overlay is already used to provide flexible development standards (and per Program 10, both affordable housing sites are zoned R-3-PD), the City has determined as administrative adjustment process is unnecessary. <u>Effectiveness:</u> This program has not yet been fully implemented. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.
15. Second Dwelling Unit Program <u>2014-2021 Objective:</u> Implement City's ordinance to accommodate second units.	<u>Progress:</u> The City continues to allow second units by right in the R-1 and R-3 zone districts, and require units that are rented to file an affordability covenant. During the prior planning period, the City issued one building permit for a second unit. <u>Effectiveness:</u> While the demand for second units was limited during the prior planning period, the City's ordinance was nonetheless effective in accommodating second units, and ensuring their affordability through covenants on rental units. <u>Appropriateness:</u> The second unit program remains appropriate for the updated Element, combined with additional outreach of its availability.
16. Fair Housing Programs <u>2014-2021 Objective:</u> Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	<u>Progress:</u> The City has continued to provide fair housing brochures at City facilities, and advertise in the City newsletter. <u>Effectiveness:</u> This program has been effective in educating residents on their rights under Fair Housing Law, and in providing referrals for services. <u>Appropriateness:</u> This program remains appropriate for the updated Housing Element.
17. Social Service Programs for Special Needs Groups <u>2014-2021 Objective:</u> Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	<u>Progress:</u> With the renovation and modernization of the Gus Velasco Neighborhood Center, combined with the opening of the 5,000 square foot Betty Wilson Senior Center at Lake Center Park, the City continues to provide a high level of social services for its residents. <u>Effectiveness:</u> The city's program are well attended, and range from daily senior meals; a food pantry; housing referrals and emergency housing assistance. <u>Appropriateness:</u> These programs fulfill a need for such in the community and remain appropriate to the Housing element update.
18. Reasonable Accommodation <u>2014-2021 Objective:</u> Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the Planning Department public counter.	<u>Progress:</u> The City has completed a draft Reasonable Accommodation ordinance, with adoption scheduled for November 26, 2013. <u>Effectiveness:</u> This program has not yet been implemented. <u>Appropriateness:</u> The City is on schedule to adopt the Reasonable Accommodation ordinance by the end of 2013, and therefore the program is reflected in the updated Element.

Table 5-2 below summarizes Santa Fe Springs' quantified objectives for new construction, rehabilitation and conservation, and presents the City's progress in achieving its objectives during the planning period.

Table 5-2: Progress in Meeting 2014-2021 Housing Element Objectives

Income Level	New Construction		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	58	0	230	749 (Home Repair)	210	210
Very Low	57	34 (Villa Verde)	230		210	210
Low	73	1 (second unit)	1,800	674 (Rebates)		
Moderate	77	2-HARP	12	1- HARP		
Above Moderate	196	329				
Totals	461	366	2,272	1,424	420	420

New Construction: Goal reflects RHNA. Progress reflects 199 building permits issued between 1/2006-12/2012, and 133 ownership units in the Villages at Heritage Springs under construction with occupancy to occur in 2013. Affordable units include 34 very low income units at Villa Verde produced through committed assistance, 1 low income second unit, and 2 moderate income HARP units; the 10 moderate income first-time homebuyer units in The Villages will be occupied in 2014 and are thus counted in the future planning cycle.

Rehabilitation: Goal reflects 1,800 home improvement rebates, home repair to 460 households, and 12 HARP homes.

Conservation: Goal reflects preservation of 190 units in Pioneer Gardens, Silvercrest Residences, and Villa Verde; and preservation of 230 Section 8 vouchers. An estimated half of these units are extremely low income and half are very low income.

B. HOUSING ELEMENT GOALS AND POLICIES

The following five major issue areas are addressed by the goals and policies of the Housing Element: 1) ensure that housing is maintained and preserved; 2) ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; 3) provide increased opportunities for home ownership; 4) ensure housing is sensitive to environmental and social needs; and 5) promote equal housing opportunity. Each issue area and the supporting goals and policies are identified and discussed in the following section.

1. Maintenance and Preservation

GOAL 1.0: Maintain and enhance the quality of existing housing and residential neighborhoods in Santa Fe Springs.

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2: Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health.

Policy 1.3: Promote the rehabilitation of residential structures that are substandard or in disrepair.

Policy 1.4: Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence.

Policy 1.5: Assist in alleviating unit overcrowding by permitting owners to add bedrooms, baths, and additional living areas in existing homes.

Policy 1.6: Minimize the undesirable displacement impacts occurring as a result of residential demolition.

Policy 1.7: Coordinate with property owners, tenants and non-profit purchasers to facilitate preservation of assisted rental housing.

2. Housing Opportunities

GOAL 2.0 **Promote the continued availability of a range of housing types to meet the needs of existing and future residents.**

Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.

Policy 2.2: Provide regulatory and available financial incentives to facilitate the development of affordable housing.

Policy 2.3: Continue to provide flexibility in the density and mix of land uses through the Planned Development overlay and encourage the development of higher density, affordable housing in this zone.

Policy 2.4: Assist residential developers in identifying and preparing land suitable for new housing development. Maintain an up-to-date inventory of suitable residential sites.

Policy 2.5: Provide zoning which facilitates the following uses: manufactured housing, community care facilities, transitional and supportive housing, and emergency shelters.

Policy 2.6: Encourage the development of residential units accessible to persons with disabilities or are adaptable for conversion for persons with disabilities.

Policy 2.7: Coordinate with local social service providers and the Gateway Cities COG to address the needs of the homeless and persons at-risk of homelessness. Provide zoning to facilitate the provision of emergency, transitional and supportive housing.

Policy 2.8: Continue to offer neighborhood housing counseling services through the Santa Fe Springs Neighborhood Center for Social Services on matters such as review of leases, fair housing, and landlord-tenant disputes.

3. Home Ownership

GOAL 3.0: Provide increased opportunities for home ownership.

Policy 3.1: Combine housing rehabilitation with home ownership assistance as a tool to stabilize neighborhoods.

Policy 3.2: Assist in the development of housing affordable for ownership to moderate and, where feasible, low income residents.

Policy 3.3: Provide information and referral about homebuyer assistance programs available through the county, state and private lenders to existing and potential residents.

Policy 3.4: Promote homebuyer education seminars offered through the Los Angeles County Community Development Commission.

4. Environmental Compatibility

GOAL 4.0: Ensure that new housing is sensitive to the existing natural and built environment.

Policy 4.1: Ensure that in-fill development is compatible in character and design with existing residential neighborhoods.

Policy 4.2: Protect residential neighborhoods from excessive noise, through traffic, and incompatible land uses.

Policy 4.3: Accommodate new residential development which is coordinated with the provision of infrastructure and public services, and ensure that facilities and services are provided at a level which contributes to the maintenance of neighborhood quality.

Policy 4.4: Critically analyze the location of any proposed new housing in order to determine the ability of the surrounding area to provide a good living environment with compatible surrounding land uses and meet circulation and service system requirements.

Policy 4.5: Encourage use of sustainable and green building design in new and existing housing.

C. HOUSING PROGRAMS

The goals and policies of the Housing Element address Santa Fe Springs' identified housing needs and are implemented through a series of housing programs offered through various City departments, as well as through the Los Angeles County Community Development Commission. The housing programs define the specific actions the City will undertake in order to achieve its stated goals for the 2014-2021 planning period. Pursuant to State Housing Element law, the City's housing programs must address the following issue areas:

- Conserving the existing supply of affordable housing
- Assisting in the provision of housing
- Providing adequate sites to achieve a variety and diversity of housing
- Removing governmental constraints as necessary
- Promoting equal housing opportunity

The Plan for addressing these housing issues in Santa Fe Springs is described in this section. The Housing Program Implementation Table 5-3 located at the end of the section summarizes the 2014-2021 goals for each program, as well as program funding source and time frame for implementation.

HOUSING MAINTENANCE AND REHABILITATION PROGRAMS

1. Home Improvement Rebate Program

Santa Fe Springs has offered a home improvement rebate program since 1978, providing well over 6,000 rebates to low and moderate income homeowners. While the program has been on hold since the elimination of Redevelopment in 2012, rebates have proven highly successful in helping to maintain the City's housing stock, and thus the City will pursue alternative funding to re-initiate the program.

2014-2021 Objective: *Pursue outside funding, such as CDBG or Redevelopment Housing Asset Funds, to support re-initiation of the Home Improvement Rebate Program. Re-evaluate program guidelines in light of funding constraints to ensure an effective program. Seek to assist a minimum of 100 lower income households.*

2. Property Maintenance Program

The City's Property Maintenance Ordinance establishes minimum standards for exterior property maintenance. Property owners whose properties are not in compliance with the Ordinance are notified in writing and given a reasonable amount of time to bring the property into compliance. In the event of non-compliance, property owners are provided two additional written notifications. Code violators are also provided with information regarding available rehabilitation programs to assist in completing repairs to the property.

2014-2021 Objective: *Provide for continued monitoring and sensitive enforcement of the Property Maintenance Ordinance. Provide information to code violators regarding available rehabilitation assistance.*

3. Residential Rental Inspection Program

The City initiated this program in 1990 to ensure a high level of maintenance among rental units in the City. Under this program, the City inspects the rental property on an annual basis as well as prior to re-occupancy when a change in tenancy occurs.

2014-2021 Objective: *Continue the annual inspection of rental units and assure that all units remain in compliance with the Uniform Building Code and other state and local codes relating to zoning, health, safety, and property maintenance.*

HOME OWNERSHIP ASSISTANCE PROGRAMS

4. Sale of HARP Properties

HARP (Housing Acquisition and Rehabilitation Lottery program) is designed to both upgrade the housing stock and increase homeownership among the City's low and moderate income households. Under this program, the City purchases vacant land or existing substandard homes, and either builds a new house or completely rehabilitates the existing dwelling. The City then sells the home to a qualified low or moderate income family.

With the elimination of Redevelopment, the City no longer has funds to implement the HARP program. However, the Housing Successor Agency will be disposing of several properties originally purchased by the CDC for development with homes under the HARP program. The City intends to sell these properties to a non-profit for development with moderate income, first-time homebuyer units.

2014-2021 Objective: *Transfer ownership of HARP properties to a non-profit for development with first-time homebuyer units. Seek to provide two moderate income units.*

5. County Homeownership Program (HOP)

The Los Angeles County Community Development Commission (CDC) administers the HOP Program, offering up to \$60,000 in deferred payment, 0 percent loans for downpayment and closing cost assistance for low income (80% MFI) first-time homebuyer households. The HOP Program is funded using federal HOME funds, and is available for existing, new construction, approved short sales and real estate owned (REO) properties. Santa Fe Springs is a participating jurisdiction in the HOP program, and has for-sale housing stock which falls within the sales price maximums. This program can be used in

conjunction with the Mortgage Credit Certificate (MCC), or the Southern California Home Financing Authority (SCHFA) Program. Participants are required to undergo an 8 hour first-time homebuyer seminar by a HUD approved agency before closing escrow.

2014-2021 Objective: *Advertise the availability of the HOP Program in the City's newsletter and on the City's website, along with the schedule of the County's bilingual first-time homebuyer seminars.*

6. Southern California Home Financing Authority (SCHFA)

Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties to create first-time homebuyer programs for low- to moderate-income households. The single-family mortgage revenue bond program offered by SCHFA provides 30 year, below-market fixed rate mortgage loans and a grant for downpayment and closing costs assistance. Eligibility includes maximum household incomes of approximately \$100,000, and sales price limits of approximately \$670,000, or up to \$820,000 in identified target areas (includes census tract 5041.02 in Santa Fe Springs).

The program is administered by the Los Angeles County Community Development Commission (CDC) and the Public Finance Division of the County of Orange. SCHFA does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender.

2014-2021 Objective: *Advertise the availability of the SCHFA single-family bond program in the City's newsletter and on the City's website, along with a listing of participating MCC lenders.*

7. Mortgage Credit Certificate (MCC)

The MCC program provides an annual federal income tax credit of up to 15 percent of the mortgage interest paid for first-time homebuyers. The program helps first-time homebuyers qualify for a loan by allowing the lender to reduce the housing expense ratio by the amount of the tax savings. Eligibility includes maximum household incomes of approximately \$100,000, and sales price limits of approximately \$670,000, or up to \$820,000 in identified target areas (includes census tract 5041.02 in Santa Fe Springs).

2014-2021 Objective: *Advertise the availability of the MCC Program in the City's newsletter and on the City's website, along with a listing of participating MCC lenders.*

HOUSING DEVELOPMENT PROGRAMS/PROVISION OF SITES

8. Affordable Housing Development Assistance

The City can play an important role in facilitating the development of quality, affordable housing through provision of land write-downs and regulatory incentives, and as available, financial assistance. Santa Fe Springs' Housing Successor Agency owns two housing sites (Lakeland/Laurel and 10934 Laurel) originally purchased with Low/Mod Housing Funds and recently rezoned R-3-PD with minimum 20 unit/acre densities. Designating these sites with a Planned Development (PD) Overlay eliminates any upper density limit and allows flexible development standards, providing an effective regulatory mechanism to facilitate affordable housing development.

Pursuant to AB 1484, once Santa Fe Springs' Successor Agency receives a "finding of completion" by the State Department of Finance (DOF), the Agency can develop a long-range property management plan which delineates the use or disposition of all properties owned by the Successor Agency. Upon approval of the property management plan by DOF and the oversight board, the City's Successor Agency will issue a Request for Proposal for development of the two vacant R-3-PD sites with affordable housing.

2014-2021 Objective: Issue an RFP for joint development of the 3.9 acre Lakeland/Laurel site and .75 acre site at 10934 Laurel with affordable housing. Provide a land write-down and flexible development standards to enhance affordability, and waive Planning Dept entitlement fees for projects with a minimum 10% extremely low income units.

9. Second Dwelling Unit Program

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Santa Fe Springs offers a ministerial process for second unit applications, subject to review and approval by the Planning Director. The City permits attached and detached second dwelling units on minimum 5,000 square foot residential parcels within the R-1 and R-3 zones. Second units that are rented are required to be designated as "affordable" and be rented at affordable rents to very low and low income households.

2014-2021 Objective: Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing.

10. Sustainability and Green Building

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards. In addition to implementing the State CALGREEN standards, Santa Fe Springs will continue to apply green building criteria in its Home Rebate and HARP programs. Pursuant to City Ordinance No. 914, the City requires builders to complete a Construction and Demolition Recycling form to identify materials to be reused, recycled, or disposed of, with the City's goal to reuse or recycle at least 75% of project waste. The largest residential project in Santa Fe Springs - the 500+ unit Villages at Heritage Springs - was designed as a solar community, and combined with the numerous energy-saving features included in every home, has resulted in homes exceeding the National Energy Standard by 50 percent.

As a means of encouraging energy conservation among its residents, the City will advertise utility rebate, weatherization and energy audit programs available through private utilities and the State.

2014-2021 Objective: *Provide outreach and education to developers, architects and residents on the CALGREEN code, and ways to incorporate sustainability into project design and in existing structures. Advertise energy conservation programs at City Hall, on the City's website, and in conjunction with the City's residential rebate program.*

CONSERVATION OF AFFORDABLE HOUSING

11. Section 8 Rental Assistance Program

The Section 8 program extends rental subsidies to extremely low and very low income households, providing a voucher to pay the difference between the fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Housing Authority of the County of Los Angeles (HaCOLA) coordinates Section 8 rental assistance on behalf of the City. HUD requires that 75 percent of new admissions be limited to extremely low income households (30% MFI). Given the gap between market rents and what these lower income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community.

2014-2021 Objective: *Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents.*

Encourage landlords to register units with HaCOLA and to undergo education on the Section 8 program.

12. Preservation of Assisted Rental Housing

Santa Fe Springs contains two projects at risk of conversion to market rate during the 2013-2023 planning period – Pioneer Gardens and Silvercrest Residences. However, each of these projects is considered at relatively low conversion risk due either to non-profit ownership, or recent debt refinancing. Nonetheless, each of the project's Section 8 Housing Assistance Plan (HAP) contracts are subject to annual renewals from HUD, and therefore are considered at-risk.

2014-2021 Objective: *The following are strategies the City will undertake to work towards preservation of its 156 units of at-risk rental housing:*

- **Monitor At-Risk Units:** *Maintain an ongoing dialogue with Pioneer Gardens and Silvercrest Residences to confirm the status of Section 8 contract renewals.*
- **Rental Assistance:** *Should Section 8 contracts not be renewed by HUD, pursue alternative funding sources for rent subsidies to maintain affordability. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds.*
- **Tenant Education:** *Based on California law, property owners are required to give a twelve month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary, contract with specialists like the California Housing Partnership to provide education regarding tenant rights, preservation opportunities and conversion procedures.*

REMOVAL OF GOVERNMENTAL CONSTRAINTS

13. Zoning Ordinance Revisions

As part of the Housing Element governmental constraints analysis, several revisions to the Santa Fe Springs Zoning Code have been identified as appropriate to better facilitate affordable housing and the provision of a variety of housing types. These zoning revisions include:

- a. Add transitional and supportive housing within the Code's definition section, and list as permitted uses within residential zone districts.
- b. Identification of emergency shelters as a by-right, permitted use in the ML zone.
- c. Modify the current zoning definition of "family" to ensure compliance with state and federal fair housing laws.

- d. Identification of manufactured housing as a permitted use in all residential zones.
- e. Listing of small community care facilities (6 or fewer) as a residential use under zoning, and identification of large community care facilities as a conditionally permitted use within all residential zones.
- f. Definition of single room occupancy hotels (SROs) and identification of SROs as a conditionally permitted use in the C-4 and M-2 zones.

Due to significant cut backs in staffing associated with the end of Redevelopment, as of mid-2013 the City had not yet adopted the specified zoning ordinance revisions. In July 2013, the City hired contract Planning staff who have completed drafts of Zoning Code revisions a-c, scheduled for adoption on November 26, 2013. Zoning Code revisions d-f will follow, with adoption in 2014.

2014-2021 Objective: *Amend the zoning ordinance in 2013 consistent with SB 2 to make provisions for transitional/supportive housing and emergency shelters, and adopt an updated definition of family. In 2014, amend the Code to make explicit provisions for manufactured housing, community care facilities and SROs.*

14. Affordable Housing Density Bonus

The City is adding Section 155.612 to the Santa Fe Springs Municipal Code to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

2014-2021 Objective: *Adopt and maintain a local density bonus ordinance consistent with state requirements, and advertise on the City's website.*

15. CEQA Exemptions for Infill Projects

Santa Fe Springs will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

2014-2021 Objective: *Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.*

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

16. Fair Housing Programs

A variety of housing-related services are offered through the City of Santa Fe Springs Gus Velasco Neighborhood Center for Social Services. Legal counseling on housing matters is provided, including review of leases, fair housing matters, and landlord-tenant disputes. The population served generally tends to be low-income renters. Where necessary, fair housing cases are referred to the Long Beach Fair Housing Foundation.

2014-2021 Objective: *Promote the fair housing program through advertisements in the City newsletter (mailed to every household in Santa Fe Springs), as well as through program brochures placed at various locations throughout the City.*

17. Social Service Programs for Special Needs Groups

In addition to fair housing services, the Gus Velasco Neighborhood Center and Betty Wilson Senior Center offer numerous social service programs for seniors, families, and other special needs groups. These programs include the following:

- **Housing Referral:** The Neighborhood Center Program Coordinator maintains contact with the managers of the assisted housing developments in Santa Fe Springs and assists households in housing placement. If necessary, applicants are referred to the County Housing

Authority for placement on the Section 8 waiting list for rental assistance.

- **Emergency Rental Assistance:** The City provides emergency rental or financial assistance to families experiencing extreme hardship.
- **Emergency Shelter Referral:** Referrals are made to the Salvation Army and other local shelters for emergency overnight accommodations. In emergency situations, the City may provide a voucher for overnight shelter in a local motel.
- **Daily Nutrition Program:** The Southeast Area Social Services Funding Authority provides seniors with daily hot lunches at the Neighborhood Center. Home delivered meals are also available for qualifying seniors age 60 and over.
- **Adult Day Care:** Trained volunteers visit homebound seniors, as well as provide transportation to and from the senior center where a variety of activities are available.
- **Food pantry and food vouchers** for low-income households.
- **Children Services Program:** Morning and afternoon day care is subsidized based on a sliding income scale. Preschool is also provided at a subsidized rate.
- **Employment Services:** Information and referral, as well as job training.
- **Community Psychologist:** A licensed psychologist is available to City residents for crises intervention involving family or domestic counseling, as well as teen counseling and diversion programs for high risk youth.

2014-2021 Objective: *Maintain a proactive social service program and augment with additional programs as deemed appropriate by the Social Services and Senior Citizen Advisory Committees.*

18. Reasonable Accommodation

Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove constraints. As part of this Housing Element, Santa Fe Springs has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. Nonetheless, the City has not yet adopted written procedures for requesting a reasonable accommodation, and is in the process of doing so to further encourage and facilitate the provision of

housing for persons with disabilities. Section 155.612 "Reasonable Accommodation Procedures for Disabled Persons" will be added to the Municipal Code to provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities.

2014-2021 Objective: *Adopt and implement a reasonable accommodation procedure in 2013; inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Planning Department's public counter.*

19. Housing Opportunities for Persons Living with Disabilities

The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The ELARC currently provides services to 115 developmentally disabled residents within the Santa Fe Springs 90670 zip code.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will coordinate with the ELARC to implement an outreach program informing Santa Fe Springs families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Santa Fe Springs supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in all residential zones, subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.

- Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance.

2014-2021 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the ELARC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects.*

**Table 5-3
Housing Program Summary**

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
HOUSING MAINTENANCE AND REHABILITATION					
1. Home Improvement Rebate Program	Provide financial assistance for home repairs to lower income homeowners.	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	CDBG or other sources	Santa Fe Springs Planning Department	Re-initiate program in 2014
2. Property Maintenance Program	Assure that properties remain in compliance with the City's Property Maintenance Ordinance.	Continue to bring properties into compliance; provide information on available rehabilitation assistance.	Department Budget	Santa Fe Springs Planning Department	2014-2021
3. Residential Rental Inspection Program	Maintain the quality of rental housing.	Continue the annual inspection of rental units; bring substandard units into compliance.	Property Owner Fees	Santa Fe Springs Department of Fire Rescue	2014-2021
HOMEOWNERSHIP ASSISTANCE					
4. Sale of HARP Properties	Provide quality affordable ownership housing through the purchase, rehabilitation/replace ment, and resale of previously substandard homes.	Transfer ownership of HARP properties to a non-profit for provision of first-time homebuyer units. Seek to provide two moderate income units.	Successor Agency Housing Assets	Santa Fe Springs Planning Department	2014-2015
5. County Homeownership Program (HOP)	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014
6. Southern California Home Financing Authority (SCHFA)	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014
7. Mortgage Credit Certificate	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the MCC program, along with a listing of participating lenders.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
HOUSING DEVELOPMENT/PROVISION OF SITES					
8. Affordable Housing Development Assistance	Provide land write-downs and regulatory incentives, and as available, financial assistance in support of affordable housing, with particular emphasis on large families.	Issue an RFP for development of City-owned Lakeland/ Laurel and 10934 Laurel site for development with affordable housing. Waive entitlement fees for projects with 10% ELI units.	Successor Agency Housing Assets	Santa Fe Springs Planning Department	Issue RFP in 2014
9. Second Dwelling Unit Program	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate second units.	Department Budget	Santa Fe Springs Planning Department	2014-2021
10. Sustainability and Green Building	Promote energy conservation and sustainable design in new and existing development.	Provide education/outreach to residents and development community on CALGREEN. Advertise available energy conservation programs to residents.	Department Budget	Santa Fe Springs Planning Department	Update advertising materials by 2014
CONSERVATION OF AFFORDABLE HOUSING					
11. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue participation in program and advertise to income eligible residents; encourage landlords to register units.	HUD Section 8	Santa Fe Springs Planning Department; HaCOLA	2014-2021
12. Preservation of Assisted Rental Housing	Preserve 156 units of existing affordable rental housing at risk of conversion to market rate.	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Section 8; HOME; and other State and Federal funds	Santa Fe Springs Planning Department	Contact at-risk property owners within one year of potential expiration
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
13. Zoning Ordinance Revisions	Provide appropriate zoning to facilitate the provision of a variety of housing types.	Amend the Zoning Code to make explicit provisions for transitional & supportive housing, emergency shelters, manufactured housing, community care facilities, and SROs.	Department Budget	Santa Fe Springs Planning Department	Adopt SB 2 related amendments in 2013, with the balance of Code amendments in 2014.

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
14. Density Bonus	Provide density and other incentives to facilitate the production of affordable housing.	Adopt and maintain a density bonus ordinance and advertise on the City's website.	Department Budget	Santa Fe Springs Planning Department	Adopt a local density bonus ordinance in 2013
15. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	Department Budget	Santa Fe Springs Planning Department	2014-2021
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
16. Fair Housing Programs	Promote fair housing practices by providing legal services and tenant/landlord dispute resolution.	Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	City Facility; Volunteer lawyers	Santa Fe Springs Neighborhood Center for Social Services; Long Beach Fair Housing Council	2014-2021
17. Social Service Programs for Special Needs Groups	Offer a variety of support programs to assist special needs populations.	Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	City General Fund; FEMA; County Nutrition Program; Non-profit fund raising	Santa Fe Springs Neighborhood Center for Social Services	2014-2021
18. Reasonable Accommodation	Facilitate the development and improvement of housing for persons with disabilities.	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Department Budgets	Santa Fe Springs Planning Department	Adopt Code procedures in 2013
19. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options for persons with developmental disabilities.	Coordinate with ELARC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Low Income Housing Tax Credits; other State and Federal funds.	Santa Fe Springs Planning Department	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.

**Table 5-4
Summary of 2014-2021 Quantified Objectives**

Income Level	New Construction	Rehabilitation	Conservation
Extremely Low	41		78
Very Low	41		78
Low	50		
Moderate	53		
Above Moderate	139		
Totals	324	100	156

* Reflects RHNA

** Reflects re-initiation of home improvement rebate program.

*** Reflects preservation of 156 Section 8 units in Pioneer Gardens and Silvercrest Residences. An estimated half of these units are extremely low income and half are very low income.



APPENDIX A

PUBLIC OUTREACH

HOUSING ELEMENT WORKSHOP MAILING LIST

Veterans in Community Service
10260 Matern Place
Santa Fe Springs, CA 90670

Independent Living Center of So. Cal
14407 Gilmore Street #101
Van Nuys, CA 91401

Housing Rights Center
3255 Wilshire Blvd., Suite 1150
Los Angeles, CA 90010

Los Angeles County Housing Authority
700 West Main Street
Alhambra, CA 91801

LA Community Dev. Commission
Community Block Grant Div.
2 Coral Circle
Monterey Park, CA 91755

L.A. Neighborhood Housing Services
3926 Wilshire Blvd., #200
Los Angeles, CA 90010

National CORE
9065 Haven Avenue #100
Rancho Cucamonga, CA 91730

So. California Presbyterian Homes
516 Burchett Street
Glendale, CA 91203

City of Los Angeles
Planning Department
201 N. Figueroa Street #4
Los Angeles, CA 90012

City of Pico Rivera
Planning Department
6615 Passons Blvd.
Pico Rivera, CA 90660

City of Downey
Planning Department
11111 Brookshire Avenue
Downey, CA 90241

City of Norwalk
Planning Department
12700 Norwalk Blvd.
Norwalk, CA 90650

City of Whittier
Planning Department
13230 Penn Street
Whittier, CA 90602

Santa Fe Springs
Chamber of Commerce
12016 Telegraph Road #100
Santa Fe Springs, CA 90670

Villages at Heritage Springs
c/o Comstock Homes
321 12th Street
Manhattan Beach, CA 90266-5354
Attn.: Mr. Bob Comstock

Salvation Army Transitional Living Center
12000 Washington Blvd.
Santa Fe Springs, CA 90670

Ability First/Lakeland Manor Apts.
13331 Lakeland Road
Whittier, CA 90605

Little Lake Village
10902 Fulton Wells Avenue
Santa Fe Springs, CA 90670

Brenda Wiewel, L.C.S.W., Exe. Center
L.A. Centers for Alcohol & Drug Abuse
11015 Bloomfield Avenue
Santa Fe Springs, CA 90670

Whittier Area First Day Coalition
12426 Whittier Blvd.
Whittier, CA 90602

The Whole Child – Housing Program
10155 Colima Road
Whittier, CA 90603

Rancho Southeast Assoc. of Realtors
11812 South Street, Suite 200
Cerritos, CA 90703



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**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
STUDY SESSION-HOUSING ELEMENT UPDATE 2014-2021**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Santa Fe Springs Planning Commission and City Council on the Draft Housing Element Update 2014-2021.

The City of Santa Fe Springs has begun the process of updating the Housing Element of the General Plan for the 2014-2021 period as required by State law. The Housing Element establishes policies and programs to address Santa Fe Springs' existing and projected housing needs, including the city's fair share of the regional housing need (or "RHNA").

State law requires each city to regularly update its Housing Element to reflect a community's changing housing characteristics and needs. In addition to the above, State law recognizes that public participation is an important and necessary part of the housing element update process. Accordingly, the City welcomes comments and opinions from the public on the proposed Draft Housing Element Update 2014-2021. Written comments can be submitted to the Director of Planning and Development at the address listed below. Either oral or written comments can be presented at the Public Hearing.

THE PUBLIC HEARING/STUDY SESSION will be held before the Santa Fe Springs Planning Commission on September 23, 2013 at 4:30 p.m., and City Council on September 26, 2013 at 6:00 p.m. Both meetings will be held in the City Council Chambers within City Hall, located at 11710 Telegraph Road, Santa Fe Springs, California 90670. At that time anyone wishing to speak in regard to the proposed Draft Housing Element Update 2014-2021 will be given an opportunity to be heard.

If you have any questions concerning the study session or if you cannot attend but wish to submit comments, please contact Mr. Wayne M. Morrell in the Department of Planning and Development at (562) 868-0511, ext. 7550.

Richard J. Moore, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Louie González • Laurie M. Rios • William K. Rounds
City Manager
Thaddeus McCormack



Santa Fe Springs 2014-2021 Housing Element



City Council Study Session
September 26, 2013

What is the Housing Element?



- Part of the City's General Plan
- 4 Major Components:
 - ❖ Housing Needs Assessment
 - ❖ Evaluation of Constraints to Housing
 - ❖ Identification of Residential Sites
 - ❖ Program Strategy to Address Needs
- Each California city required to update every 5 years, subject to the statutory schedule
- Review by State HCD for compliance with State law



Benefits of HCD Compliance



- Presumption of **legally adequate** Housing Element in courts
- If courts invalidate Element, **suspend City's authority** to issue building permits until brought into compliance
- Maintain **discretionary review** over affordable housing projects
- Maintain eligibility for **State housing funds**
- Don't face **RHNA carry-over** into next Housing Element cycle



**SANTA FE SPRINGS 2008-2014 HOUSING ELEMENT
CERTIFIED BY HCD**

5th Cycle Housing Element Timing

SCAG jurisdictions: October 2013 adoption due date
(+120 day grace period =
February 12, 2014)

NEW - SB 375 Impact on Timing

- ❖ Penalty for being late. *If Element not adopted within 120 days of due date, jurisdiction subject to update every 4 years instead of 8*

“If you want eight,

Don’t be late”



Demographic Profile



- ❑ Limited **population growth** (↑ 8% 1990-2013)
 - ✓ Current 2013 population **16,816**
- ❑ Population **aging** in place
 - ✓ Median age ↑ from 30.8 to 35.3 years
 - ✓ Decrease in young adults (25-44 years)
 - ✓ Increase in middle age (45-64 years)
 - ✓ Increase in seniors (age 65+)
- ❑ Decrease in **families with children**
 - ✓ Loss of 400 families, ↓ from 56% to 45%



Special Needs Populations

26% large households (5+ members)

- 1/3 large renters (400 households)
- 85% large renters overpay/overcrowded
- Inadequate supply of large family rental units
- 2 affordable family housing projects

(Pioneer Gardens, Villa Verde)= 57 large family units



30% senior households (age 65+)

- 2/3s lower income
 - 1/3 senior renters (500 households)
 - 38% have disability
 - 3 senior housing projects-
- 300 rental units, 200 rent-restricted units



Special Needs Populations

21% disabled population

- 3,300 persons with a disability
- Lakeland Manor provides 25 units for disabled adults



Homeless population

- Jan 2013 homeless count identified 74 homeless
 - ★ Half reported a major physical illness
- Whittier First Day Outreach Team focusing on homeless “hot spots” - field based medical services, housing vouchers for veterans
- Salvation Army Transitional Housing provides shelter for 35 individuals/families
- SB 2 requires “by right” zoning for emergency shelters (ML zone)



Housing Costs



Santa Fe Springs Rental Market

- \$1,000 1 bedroom
 - \$1,275 2 bedroom
 - \$1,550 3 bedroom
- 2007-2013 20% ↑ in Rents

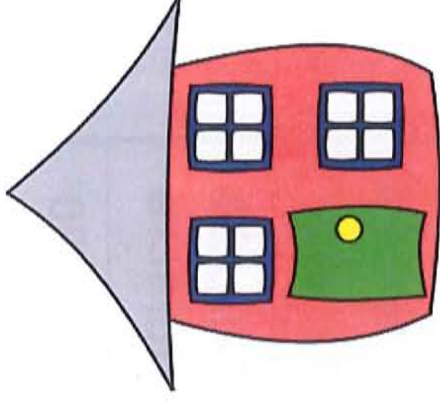
Santa Fe Springs For-Sale Market (8/2012-7/2013)

- 91 single-family homes sold - \$320,000 median
- 189 condominiums sold - \$337,000 median

Regional Housing Needs (RHNA)



- **RHNA = Regional Housing Needs Allocation**
- **Requires cities to zone for “fair share” of region’s housing needs**
 - ✓ **Based on State population growth**
 - ✓ **Mix of housing for all economic segments**
 - ✓ **Affordability linked to zoning and density**
- **RHNA is a planning target, not a building quota**



Santa Fe Springs 2014- 2021 RHNA



Income Level	2013 Income (3 person hh)	Units	"Default Density"
Very Low (<50% AMI)	\$38,450	82 units	Min. 20 du/acre
Low (51-80% AMI)	\$61,500	50 units	Min. 20 du/acre
Moderate (81-120% AMI)	\$70,000	53 units	Min. 10 du/acre
Above Moderate (>120% AMI)	>\$70,000	139 units	
Total		324 units	

Housing Element Goals



Goal 1.0: Maintain and enhance the quality of existing housing and residential neighborhoods in Santa Fe Springs.

Goal 2.0: Promote the continued availability of a range of housing types to meet the needs of existing and future residents.

Goal 3.0: Provide increased opportunities for home ownership.

Goal 4.0: Ensure that new housing is sensitive to the existing natural and built environment.

Housing Element Programs



Housing Maintenance and Rehabilitation

1. Home Improvement Rebate Program

Progress: 674 rebates during 2008-2012

2. Home Repair Program

Progress: 749 homeowners assisted during 2008-2012

3. Property Maintenance Program

4. Residential Rental Inspection Program

Housing Element Programs



Home Ownership Assistance Programs

5. Housing Acquisition and Rehabilitation Lottery Program (HARP)

Progress: 3 homes purchased, rehabilitated & sold at affordable cost.

6. Mortgage Credit Certificate Program (MCC)
7. County Homeownership Program (HOP)
8. Southern California Home Financing Authority

Housing Element Programs



Housing Development Programs/ Provision of Sites

9. Affordable Housing Development Assistance
*Progress: 10 affordable first-time homebuyer units
being provided in The Villages*

10. Residential Rezoning Program

Progress: In process

11. Sustainability and Green Building

Progress: Enforcement of State Green Building Code

Housing Element Programs



Conservation of Affordable Housing

12. Section 8 Rental Assistance

13. Preservation of Assisted Rental Housing

Progress: No loss of affordable units

13a. Preservation of Villa Verde

Progress: Project rehabilitation and 55 year affordability covenant

Housing Element Programs



Removal of Governmental Constraints

14. Zoning Ordinance Revisions

Progress: In process

15. Second Dwelling Unit Program

Housing Element Programs



Equal Housing Opportunities

- 16. Fair Housing Program
- 17. Social Service Programs for Special Needs Groups
- 18. Reasonable Accommodation Procedures

Progress: In process

Provide Us Your Input



What are Santa Fe Springs Most Important Housing Needs?

What programs should the City Pursue to Address Its Housing Needs?





CITY OF SANTA FE SPRINGS 2014-2021 HOUSING ELEMENT

Initial Study-Negative Declaration

December 2013

**CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1170 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670**

Consultant to the City:



Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
www.rinconconsultants.com

FILE COPY

**City of Santa Fe Springs
2014-2021 Housing Element**

Initial Study-Negative Declaration

Prepared by:

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Contact: Wayne Morrell, Director
(562) 868-0511, ext. 7362

Prepared with the assistance of:

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

FILE COPY

December 2013

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California Environmental Quality Act

Initial Study-Negative Declaration

(as required by Sec. 15063 of the Public Resources Code)

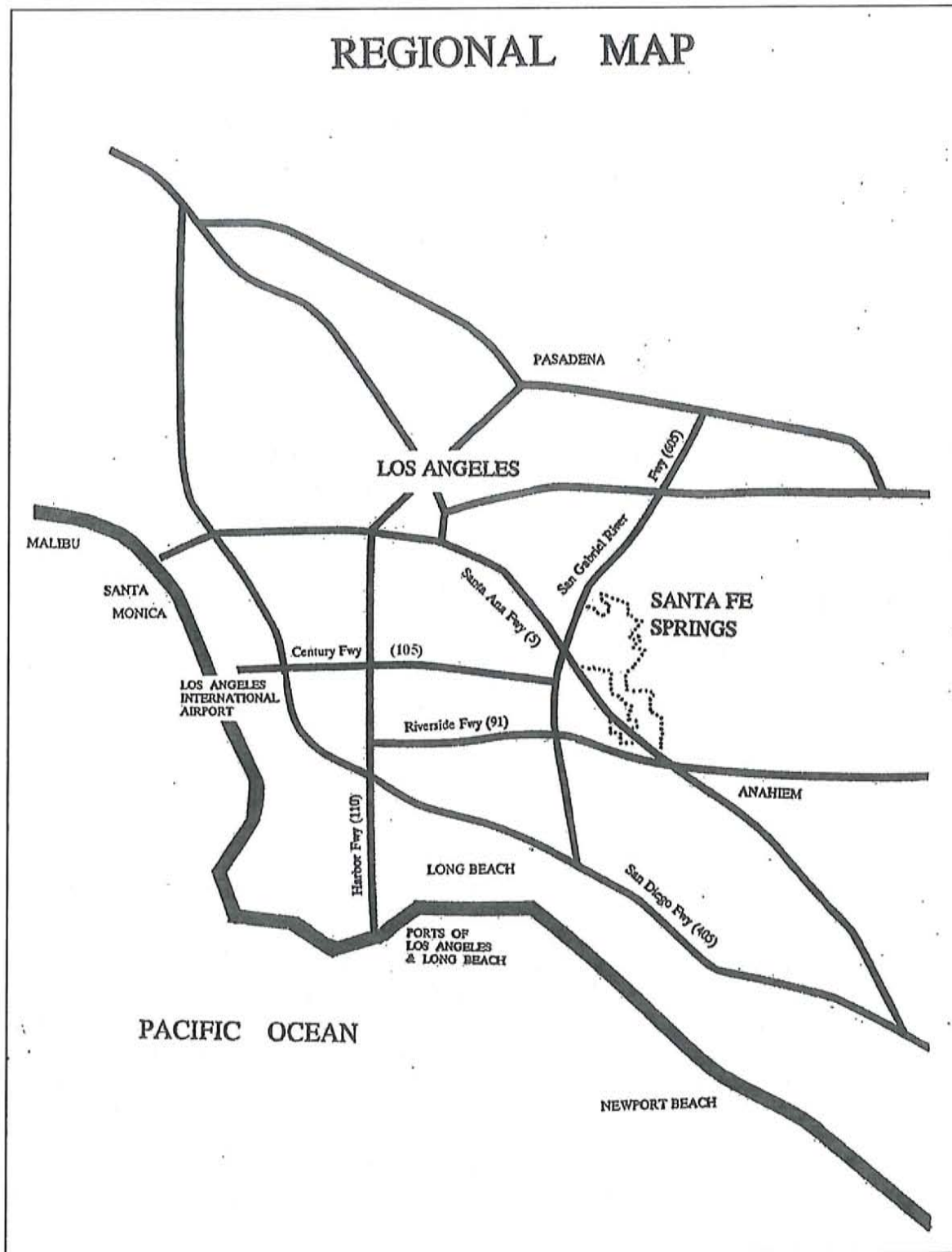
To be completed by the lead agency

1. **Project Title:** City of Santa Fe Springs
2014-2021 Housing Element
2. **Lead Agency Name and Address:** City of Santa Fe Springs
Planning Department
11710 Telegraph Road
Santa Fe Springs, CA 90670
3. **Contact Person and Phone Number:** Wayne Morrell, Director
Planning Department
City of Santa Fe Springs
(562) 868-0511, ext. 7362
4. **Project Location:** City of Santa Fe Springs (refer to Figure 1)
5. **Project Sponsor's Name and Address:** City of Santa Fe Springs
6. **General Plan Designation:** All designations citywide
7. **Zoning:** All zones citywide
8. **Description of Project:**

The 2014-2021 Housing Element is a state-mandated update of Santa Fe Springs' General Plan Housing Element. The Housing Element must be updated pursuant to California Government Code Section 65588 for the 2014-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals and policies focus on the following issue areas:

- 1) Ensuring that housing is maintained and preserved,
- 2) Ensuring that a broad range of housing types are provided to meet the needs of both existing and future residents,
- 3) Providing increased opportunities for home ownership,
- 4) Ensuring that housing is sensitive to environmental and social needs; and

Figure 1 – City of Santa Fe Springs



5) Promoting equal housing opportunity.

As described in the draft Housing Element, the Southern California Association of Governments (SCAG) has assigned Santa Fe Springs a regional housing need allocation (RHNA) of 324 new residential units for the 2014-2021 planning period. The City's RHNA is distributed among the following income groups: 41 extremely low income; 41 very low income; 50 low income; 53 moderate income; and 139 above moderate income units. Santa Fe Springs plans to fulfill its share of regional housing needs using a combination of the following methods:

- Residential projects with development entitlements with post 12/31/13 occupancy;
- Vacant residential sites, including sites owned by the Successor Agency (City) to be developed with affordable housing; and
- Development/sale of Housing Acquisition and Rehabilitation Program (HARP) properties to first-time homebuyers.

In aggregate, the City's residential sites capacity from the above sources provides for 401 additional units, including 139 lower, 114 moderate and 148 above moderate income. Table 1 summarizes citywide residential development potential to the RHNA, while Figure 2 maps the location of Santa Fe Springs' residential sites and entitled housing projects for the 2014-2021 Housing Element planning period.

Table 1
Comparison of Residential Development Potential and RHNA

Income Group	Entitled Projects (post 2013 occupancy)	Vacant Sites	Total Unit Capacity	RHNA
Very Low	--	139	139	82
Low	--			50
Moderate	113	1	114	53
Above Moderate	148	--	148	139
Total	261	140	401	324

Vacant residential sites that could be developed include:

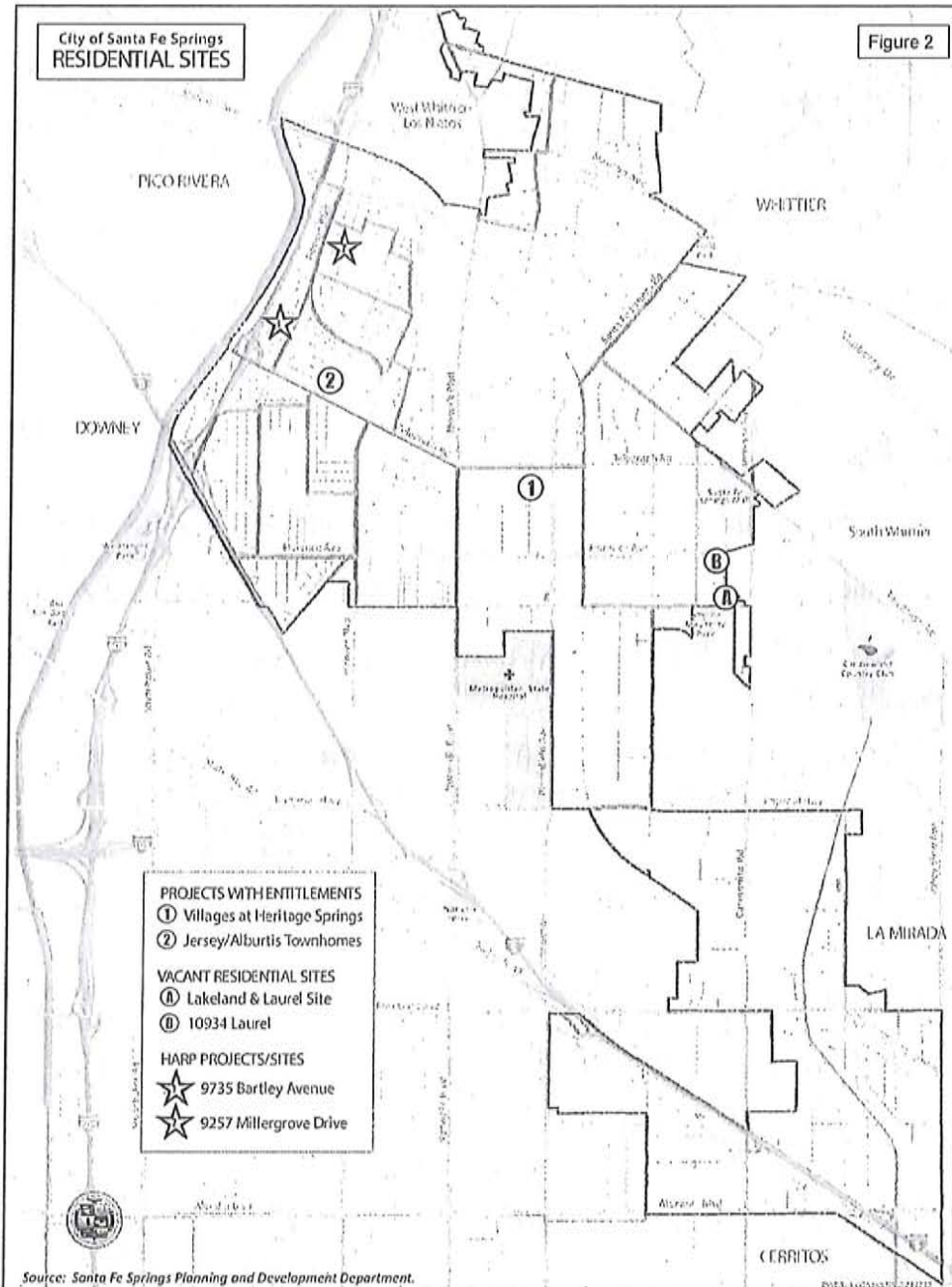
- **13231 Lakeland** – a vacant 3.9-acre, City-owned site that is zoned R-3-PD and could accommodate up to 118 units
- **10934 Laurel** – a vacant 0.75-acre, City-owned site that is zoned R-3-PD and could accommodate up to 21 units
- **9257 Millergrove** – a vacant 5,870 square foot, City-owned site that is zoned R-1 and could accommodate 1 moderate income unit

Analysis in this document is limited to the review of potential environmental impacts resulting from the adoption and implementation of the 2014-2021 Housing Element. No rezoning or specific development proposal is part of the Housing Element and the environmental effects of any future land use designation changes, rezoning or development projects, as called for in the

Element's programs, would need to undergo separate and specific CEQA review, beyond this current document.

9. **Surrounding Land Uses and Setting: Briefly describe the project's surroundings:**
This is an amendment to the General Plan that is citywide in application.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**
None

Figure 2 – Residential Sites Inventory



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology / Soils |
| ☐ Hazards & Hazardous Materials | ☐ Hydrology / Water Quality | ☐ Land Use / Planning |
| ☐ Mineral Resources | ☐ Noise | ☐ Population / Housing |
| ☐ Public Services | ☐ Recreation | ☐ Transportation / Traffic |
| ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

12/18/2013
Date

Wayne M. Morrell
Printed name

For

Director of Planning
City of Santa Fe Springs

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
a-d) As described in the City's 1994 General Plan EIR, visual amenities in the City include urban parks and landscaping (page 172). The General Plan Land Use Element identifies nine visual corridors in the City (General Plan EIR, page 173). Santa Fe Springs is a built-out city with industrial, residential, and commercial uses and is located in a highly urbanized area.				

As described in the project description of this document, as part of the RHNA, the new housing will be accommodated entirely on sites already zoned for residential uses. Therefore, adoption and implementation of the Housing Element would not accommodate any residential development that could not already be built under existing conditions. In addition, the Housing Element has policies and programs to help promote, protect, and restore the visual character of residential uses. Policy 1.1 states that the City should "Preserve the character, scale and quality of established residential neighborhoods", while Policy 4.1 calls for the City to "Ensure that in-fill development is compatible in character and design with existing residential neighborhoods". Program #2 in the Element calls for continuing the City's Property Maintenance Ordinance, which establishes minimum standards for exterior property maintenance. Continuing the annual inspection of rental units is outlined in Program #3. For the above reasons and because the Housing Element would not increase overall development potential in the City, **no impact** on aesthetics is anticipated from adoption of the Housing Element. Any proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project-specific environmental review. Site-specific impacts, including effects on existing visual character, would be assessed at that time. Any needed mitigation measures or conditions of approval would be identified.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

- a-c) As described in the General Plan, Santa Fe Springs was primarily an agriculturally oriented community until the early 1900s and became a largely oil-producing area in the 1920s (Open Space/Conservation Element, page 2). As can be seen on the General Plan Land Use map, no land is designated for agricultural uses or forest land. In addition, there is no Prime, Unique, or Statewide Importance farmland, lands under Williamson Act contract, or forestland in the City. Therefore, adoption of the Housing Element would have **no impact** on agricultural or forest resources.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute	☐	☐	☐	☒

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: substantially to an existing or projected air quality violation?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

- a-c) Santa Fe Springs is located within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD), within the South Coast Air Basin (SCAB). This area includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside counties. The Final 2012 Air Quality Management Plan (AQMP) was adopted by the AQMD Governing Board on December 7, 2012.

The City's Land Use and Circulation Elements include goals and policies that address air quality. Many of these policies aim to reduce auto travel times while increasing opportunities for transit and pedestrian facilities. As described in the Housing Element, Santa Fe Springs applies green building criteria in the rehabilitation and replacement of single and multi-family properties through the Home Repair, Rebate, and HARP programs (page 4-15). The Element also outlines other ways that the City may pursue energy conservation, including the statewide Energy Upgrade California program.

The City of Santa Fe Springs is predominantly built out. As described in the project description of this document, the Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. No specific development project is proposed at this time and no rezoning of properties is required to fulfill the City's RHNA requirement; therefore, adoption and implementation of the Housing Element would not accommodate any housing and associated air quality impacts beyond what could occur under the current Land Use Element and zoning code. Therefore, **no impact** is anticipated from adoption of the Housing Element.

The specific air quality impacts of future development, including: (1) any conflicts with an air quality plan, (2) an air quality standard violation, (3) a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment, and/or (4) a temporary increase in the concentration of criteria pollutants would be evaluated under CEQA as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval would be identified during the individual project or plan review.

- d) Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time and consequently could be

exposed to pollutants for extended periods. However, as described above, the Housing Element does not include any physical development and would not accommodate any residential development beyond that accommodated under the current Land Use Element and zoning code. Therefore, **no impact** is anticipated from adoption of the Housing Element. At the time of a specific project review and corresponding CEQA preparation, any needed mitigation measures and conditions of approval would be identified.

- e) Typically, residential uses do not create objectionable odors. Please see the responses above (a – d). Therefore, no impact is anticipated from adoption of the Housing Element.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<u>IV. BIOLOGICAL RESOURCES</u> – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
a-f) Santa Fe Springs is an urbanized city, and as a result has limited biological resources. As described in the City's General Plan EIR, wildlife found in the City "are common urban wildlife and consist of species that are tolerant of human disturbance and maintain populations in urban and suburban environments" (page 227). While various sensitive species historically occurred along the San Gabriel River, this habitat no longer exists in the City (General Plan EIR, page 227-228). The General Plan EIR includes a mitigation measure for future				

development and potential impacts to the small areas of mulefat riparian scrub located in Santa Fe Springs (General Plan EIR, page 229). Santa Fe Springs is not a part of any Habitat Conservation Plan or Natural Community Conservation Plan. The City's Tree Master Plan establishes standards for the protection, preservation, planting and removal of trees throughout the City (General Plan Open Space and Conservation Element, page 25).

The Housing Element is a policy document to help conserve and improve housing within the City that does not involve any specific development proposal. In addition, because the Element does not involve any zone changes, it would not accommodate any new housing beyond what could already be accommodated under the adopted Land Use Element and zoning code. Therefore, **no impact** to biological resources is anticipated from adoption of the Housing Element. Any potential impacts related to biological resources, including the removal of trees protected by the Tree Master Plan, would be analyzed in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval would be identified at that time.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<u>V. CULTURAL RESOURCES</u> – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
a-d) As described in the City's General Plan EIR (pages page 231-232), a records search has been conducted for the City by the Archaeological Information Center. The following records were found:				
- One prehistoric archaeological site was recorded in 1950 and described as "an historic Gabrielino village" (site CA-LAN-182), - One historic archaeological site was recorded in 1979 and consists of the Patricio Ontiveros Adobe and the Hawkins-Nimocks Estate (site CA-LAN-1016H), and - The National Register of Historic Places lists the Clarke Estate, built as the home of Chauncey and Marie Rankin Clarke in 1919.				

The Land Use and Open Space/Conservation Elements of the General Plan contain policies regarding the protection of cultural resources in Santa Fe Springs. In addition, Housing Element Policy 1.4 states to, "Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence."

Per the Housing Element, the City intends to meet its RHNA for the 2014-2021 housing cycle with sites already zoned for residential uses. Because the 2014-2021 Housing Element does not involve any zone changes, it would not accommodate any new housing beyond what could

already be accommodated under the adopted Land Use Element and zoning code. Therefore, **no impact** to cultural resources is anticipated from adoption of the Housing Element. The specific environmental effects of future housing development in the City would be evaluated on a case-by-case basis as individual projects are proposed. Any needed mitigation measures or conditions of approval would be identified at that time, including compliance with the CEQA Guidelines and the protection of Native American artifacts outlined in the California Health and Safety Code.

VI. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
a-e) As discussed in the 2014-2021 Housing Element, Santa Fe Springs is located within an area of high seismic activity. Strong ground shaking can be expected during major (6.0+) earthquakes along the San Andreas, Whittier, Norwalk and Newport-Inglewood faults. The closest Type A fault to the City is the Cucamonga Fault, located approximately 20 miles away, and the closest Type B fault is the Elsinore-Whittier Fault, located approximately four miles away. However, the City does not contain a State designated Alquist-Priolo Earthquake Fault Zone. The potential for strong ground shaking is addressed through building design consistent with the Uniform Building Code (ICBO 2008), and is addressed in the City's Safety Element.				

Santa Fe Springs is not subject to major slope erosion or landslides; however, developments contemplated in area of previous high water level should be designed to address the potential loss of soil strength under moist conditions. Also, as the City contains areas with potential risk for liquefaction, subsidence should be considered in the City's planning processes.

Santa Fe Springs' General Plan Safety Element identifies geologic and seismic hazards present in the City and contains specific goals and policies to mitigate these hazards. In addition, the General Plan EIR includes mitigation measures to further enhance protection against geological and soils related hazards.

The 2014-2021 Housing Element states that the City plans to meet its RHNA for the 2014-2021 housing cycle with sites already zoned for residential uses. Because the Element does not involve any land use designation or zone changes, it would not accommodate any new housing beyond what could already be developed under the adopted Land Use Element and Zoning Code. Therefore, **no impact** related to geologic hazards is anticipated from adoption of the Housing Element.

The specific environmental effects of future residential development would be evaluated on a case-by-case basis as individual projects are proposed. Any potential impacts related to geologic hazards would be analyzed under CEQA in conjunction with the approval of a particular project. Any site-specific mitigation measures or conditions of approval would be identified at that time. All development would comply with the requirements of the Safety Element, General Plan EIR, and Los Angeles County Building Code.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
☐	☐	☐	☒

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐	☐	☐	☒
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- a) Construction and operation of individual housing developments would generate greenhouse gas (GHG) emissions through the burning of fossil fuels or other emissions of GHGs, thus potentially contributing to cumulative impacts related to global climate change. The following summarizes global climate change, GHG emissions, and the regulatory framework related to climate change.

Pursuant to the requirements of SB 97, the Resources Agency has adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted CEQA Guidelines provide general regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, but contain no suggested thresholds of significance for GHG emissions. Instead, they give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. The South Coast Air Quality Management District (SCAQMD) has adopted

quantitative significance thresholds for GHGs. The SCAQMD threshold, which was adopted in December 2008, considers emissions of over 10,000 metric tons CO₂E/year to be significant. However, the SCAQMD's threshold applies only to stationary sources and is expressly intended to apply only when the SCAQMD is the CEQA lead agency. SCAQMD's currently recommended threshold for all land use types is 3,000 metric tons of CO₂E per year (SCAQMD, 2010).

Future residential development under the 2014-2021 Housing Element would generate temporary GHG emissions during construction and long-term emissions due to increased vehicle trips and energy consumption. However, the Element does not include any land use designation or zone changes; therefore, it would not accommodate any new housing beyond what could already be developed under the adopted Land Use Element and Zoning Code. As such, adoption and implementation of the Housing Element would have **no impact** with respect to GHG emissions.

- b) The City of Santa Fe Springs has not adopted a climate action plan that would apply to future housing development. However, Senate Bill 375, signed in August 2008, requires the inclusion of Sustainable Communities Strategies (SCS) in Regional Transportation Plans (RTPs) for the purpose of reducing GHG emissions. SCAG adopted the 2012-2035 SCS in April 2012. SCAG's SCS includes a commitment to reduce emissions from transportation sources by promoting compact and infill development in order to comply with SB 375. A goal of the SCS is to "promote the development of better places to live and work through measures that encourage more compact development, varied housing options, bike and pedestrian improvements, and efficient transportation infrastructure." Potential development under the 2014-2021 Housing Element would be infill development, and would also be located within walking distance to public transportation, commercial and recreation activities in Santa Fe Springs. All of the potential housing sites shown on Figure 2 are within walking distance of various commercial and recreational opportunities, and are also proximate to various public transit lines. Therefore, the 2014-2021 Housing Element would be consistent with the SCS. The Housing Element also includes various policies related to energy conservation (see page 4-15). Implementation of these policies on new housing developments would minimize energy demand and associated GHG emissions. **No impact** would occur with respect to consistency with adopted GHG plans, policies, and regulations.

<u>VIII. HAZARDS AND HAZARDOUS MATERIALS –</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

VIII. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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☐
☐
☐
☒

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

☐
☐
☐
☒

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐
☐
☐
☒

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐
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☐
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a – d) The Safety Element of the Santa Fe Springs General Plan includes the following information about hazards and hazardous materials in the City:

- Much of the City's land is zoned for business and industrial uses. A substantial proportion of the industrial uses are heavy manufacturing, petroleum-based, and hazardous material generator/user industries. (page 1)
- The City has a number of known underground hazardous liquid pipelines. Typically, these pipelines are high pressure (300 to 600 psi) and contain either refined or unrefined petroleum product or natural gas. (page 35)
- The City lies at the convergence of two major transportation routes, Interstates 5 and 605, and is within one mile of the eastern terminus of Interstate 105. It is traversed by major Union Pacific and Santa Fe rail corridors, including both cargo and passenger transportation. Maps 7D and 7E in the Safety Element designate the approved transportation routes for hazardous materials within the City and major railroad lines.
- The City's history of oil field and chemical production industry has resulted in a number of contaminated properties. Soil contamination is a major factor in the development of most remaining undeveloped land within the City. (page 52)

The General Plan EIR also addresses many areas related to hazardous materials, including health risks to sensitive receptors. The General Plan EIR includes mitigation measures beyond the General Plan policies related to the use and transport of hazardous materials. These include measures for urban development over oil and gas fields.

The Santa Fe Springs Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. While residential uses do not typically involve the transport, use, or disposal of hazardous materials, given the heavy industrial nature of portions of the City, remediation of soil contamination must take place in some instances to accommodate residential development.

As discussed in the 2014-2021 Housing Element, the presence of hazardous materials utilized in many of the City's industrial operations creates potential health risks as historically industrial areas of the City are opened up to residential development. The clean-up of the prior 54-acre Townlots Oilfield provides an example of the level of remediation involved in rendering a large-scale industrial site environmentally suitable for residential development. For the Townlots (The Villages at Heritage Springs) project, the local Certified Unified Program Agency (CUPA) at the City's Fire Department and Planning and Building Departments worked in conjunction with the Regional Water Quality Control Board throughout the process to ensure that proper site closure activities were implemented to reduce potential exposure to hazardous chemicals from residual chemicals in the soil and groundwater. Site mitigation and closure requirements were identified based on the Cal EPA Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment (PEA) Guidance. A human health risk assessment was then prepared for the property and reviewed by Cal EPA, and resulted in a determination that the project site would not present a human health hazard after remediation was complete.

The 2014-2021 Housing Element includes policies that address health and safety issues for existing residential uses (please refer to policies 1.2 and 4.4).

Per the Housing Element, the City plans to meet its RHNA for the 2014-2021 housing cycle with sites already designated/zoned for residential uses. Because the 2014-2021 Housing Element does not involve any land use designation or zone changes, it would not accommodate any new housing beyond what could already be developed under the adopted Land Use Element and Zoning Code. Therefore, **no impact** to hazards/hazardous materials is anticipated from adoption and implementation of the Housing Element.

All future residential development facilitated by the Housing Element would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval, including compliance with Federal, State, and local regulations concerning hazardous materials and/or waste, would be identified at that time.

- e) The major airports nearest to Santa Fe Springs are Long Beach Airport, located about 12 miles to the southwest, and Los Angeles International Airport (LAX), located about 22 miles to the west. No portion of Santa Fe Springs is within a safety zone for either airport; therefore, **no impact** is anticipated from adoption of the Housing Element.
- f) No private airstrips are located within Santa Fe Springs. Therefore, **no impact** is anticipated from adoption of the Housing Element.
- g) The City has the following emergency plans, which are described in the General Plan Safety Element - Emergency Preparedness Master Plan, Multi-Functional Plan, and Emergency

Operations and Procedures Plan. In addition, the City has a hazardous materials management program and associated response system.

Because the City plans to meet its residential growth needs with sites already zoned for residential uses, the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be accommodated under the adopted Land Use Element and zoning code. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to emergency response/evacuation.

- h) Santa Fe Springs is predominately built-out and is surrounded by urbanized areas. As a result, there is minimal to no risk for significant brush wildfires within the City (General Plan Safety Element, page 35). **No impact** would occur with respect to wildland fires.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Result in temporary modifications to existing drainage patterns that may increase the flow rate of stormwater, violate water quality discharge requirements, or result in substantial erosion on or off-site due to construction activities?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
k) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a-k) The Santa Fe Springs General Plan EIR contains the following information, updated to reflect current conditions, regarding hydrology/water quality (EIR Sections 4.5 and 4.7.7):

- Groundwater is a source of water for the City.
- The San Gabriel River, once a source of irrigation for Santa Fe Springs, runs parallel to the City's western boundary along the San Gabriel Freeway. It serves as a flood control channel and is maintained by the Los Angeles County Flood Control District. Coyote Creek, used for drainage and flood control, runs along the eastern City border.
- The Los Angeles County Department of Public Works Flood Control District constructs and maintains regional storm drains in the area while the City constructs and maintains local storm drains. The City has a Storm Drain Master Plan.
- The City is located 5 miles southeast of the Whittier Narrows Dam. In the unlikely event of a dam failure, the area of inundation would be bounded by Norwalk Boulevard to the east and would impact virtually the entire residential area of the City.
- Development has the potential to degrade water quality, both with short-term construction activities and the introduction of nonpoint sources of pollution. Developments greater than one acre in size must comply with a National Pollution Discharge Elimination System (NPDES) permit.
- The General Plan EIR includes a map that delineates the 100- and 500-year flood areas in the City. Construction is prohibited in these areas unless the flood hazards have been mitigated. The City has also adopted a Flood Damage Prevention ordinance.

Given the City's inland location, the risk of a seiche or tsunami is low. The risk of mudslides is minimal given the lack of steeply sloped terrain in the City (General Plan Safety Element, page 8).

Santa Fe Springs has adopted several strategies to address hydrology and water quality issues. In addition to the Storm Drain Master Plan, NPDES requirements, and Flood Damage Prevention Ordinance mentioned above, City Code Section 150.009 requires proposed developments that need either a building permit or grading plan approval to prepare a drainage plan or a drainage element. This drainage plan or element must be approved by the City Engineer prior to the issuance of any building permit or prior to the approval of any grading plan (please refer to discussion in the Housing Element, page 3-15).

The Santa Fe Springs Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. No physical development is proposed at this time. Because the City plans to meet its residential growth

needs with sites already designated/zoned for residential uses, the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted Land Use Element and Zoning Code. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to hydrology or water quality. All future residential development would be subject to the drainage and water quality regulations described above, which would ensure compliance with federal, state, and local standards.

Any potential impacts related to water quality or drainage systems would be analyzed under CEQA in conjunction with the approval of a particular project. Any needed mitigation measures or conditions of approval would be identified at that time, including compliance with the policies and programs mentioned above. Therefore, no impact on hydrology and water quality is anticipated from adoption of the Housing Element.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<u>X. LAND USE AND PLANNING</u> – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

- a) The 2014-2021 Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of Santa Fe Springs. In order to meet the RHNA, Santa Fe Springs has identified sites already designated/zoned for residential uses. Policy 1.1 in the Element calls for the City to “Preserve the character, scale and quality of established residential neighborhoods”. In addition, Policy 4.1 states that the City would, “Ensure that in-fill development is compatible in character and design with existing residential neighborhoods.” Based on these facts, **no impact** related to physical division of an established community is anticipated. Any potential impacts associated with specific future developments would be analyzed under CEQA in conjunction with the approval of a particular project.
- b) According to Table 2-12 in the Draft Housing Element, there were 4,976 dwelling units in Santa Fe Springs in 2010 (US Census) and 5,115 units in 2013 (California Department of Finance). As described in the Element, Santa Fe Springs has experienced a 3 percent increase in dwelling units since 2010, exceeding the average one percent growth rate of the surrounding communities (page 2-17).

In order to help meet Santa Fe Springs’ RHNA of 324 units for the 2014-2021 planning period, the 2014-2021 Housing Element would facilitate development on sites already designated/zoned for residential uses. Because no rezoning would be needed to meet the City’s residential growth needs, adoption and implementation of the 2014-2021 Housing Element would have **no impact** with respect to consistency with adopted land use plans and policies. The potential environmental impacts associated with the individual developments on

residentially zoned sites would be evaluated under separate CEQA review and any appropriate project-specific mitigation measures would be identified as part of that review.

- c) Santa Fe Springs is not a part of an adopted Habitat Conservation Plan or Natural Community Conservation Plan. **No impact** is anticipated from adoption of the Housing Element.

<u>XI. MINERAL RESOURCES</u> -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

- a-b) The General Plan Land Use map does not include any areas designated for mineral resource extraction. The City's land use policies and zoning designations have served to protect both residential areas and the industrial areas with oil and gas fields and production facilities. To meet the RHNA for the 2014-2021 planning period, the Housing Element has identified sites for residential development on sites that are all currently designated/zoned for residential development. Therefore, adoption and implementation of the Housing Element would have **no impact** on mineral resources.

<u>XII. NOISE</u> – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity due to construction activities above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

XII. NOISE – Would the project result in:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- a-d) Major sources of noise in Santa Fe Springs include freeways (Interstates 5 and 605), railroads (Southern Pacific and Santa Fe rail corridors), major and minor arterial roadways (Telegraph Road, Florence Avenue, Carmenita Road, Imperial Highway, Norwalk Boulevard, and Pioneer Boulevard), and industrial facilities.

The City's General Plan Noise Element and Noise Ordinance set noise standards for Santa Fe Springs, including community noise standards for land use compatibility, construction noise standards and both exterior and interior operational noise standards for residential uses. In addition, Housing Element Policy 4.2 calls for the City to "Protect residential neighborhoods from excessive noise, through traffic, and incompatible land uses".

The City plans to meet its residential growth needs with sites already designated/zoned for residential uses and no rezoning of land is needed to meet the City's needs. Consequently, the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. As such, adoption and implementation of the Housing Element would have **no impact** with respect to noise generation or exposure.

The Housing Element is a policy document and any future proposal for residential development facilitated by the Element would be analyzed separately under CEQA as part of project-specific environmental review. Site-specific noise conditions would be assessed at that time and any needed mitigation measures or conditions of approval, including compliance with the General Plan Noise Element and the City's Noise Ordinance, would be identified.

- e) The major airports nearest to Santa Fe Springs are Long Beach Airport, located about 12 miles to the southwest, and Los Angeles International Airport (LAX), located about 22 miles to the west. No portion of Santa Fe Springs is within a noise impact zone for either airport; therefore, **no impact** is anticipated from adoption or implementation of the Housing Element.
- f) No private airstrips are located within Santa Fe Springs. Therefore, **no impact** is anticipated from adoption or implementation of the Housing Element.

XIII. POPULATION AND HOUSING – Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐	☐	☒	☐
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<u>XIII. POPULATION AND HOUSING</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

- a) The City's RHNA for the 2014-2021 planning period is 324 residential units. Santa Fe Springs plans to accommodate residential development on sites currently designated/zoned for residential development. The 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. Therefore, adoption and implementation of the Housing Element would not generate population growth in the City beyond what is already forecast to occur. The project would have a **less than significant** impact with respect to population growth.

The Housing Element includes a number of policies to ensure that population growth in the City occurs in an orderly manner, is consistent with the character of existing residential neighborhoods and is coordinated with the provision of utilities and public services (please refer to policies 1.1, 2.3, 4.1, 4.3, 4.4)

The Housing Element is a policy document and does not include any specific development proposal. The project-specific environmental impacts associated with future residential projects would be evaluated under separate CEQA review. Any needed project-specific mitigation measures or conditions of approval would be identified at that time.

- b-c) As described in the Housing Element, Santa Fe Springs plans to fulfill its RHNA allocation through a combination of already entitled projects and new development on vacant residential sites (see Table 1 on page 3). Therefore, no people or housing would be displaced as a result of adoption of the Housing Element. **No impact** would occur.

<u>XIV. PUBLIC SERVICES</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Other public facilities?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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☐	☐	☐	☒
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- a) Santa Fe Springs is served by the City's Fire Department, Department of Police Services (staffed by Santa Fe Springs personnel and the City of Whittier Police Department), Little Lake City School District (serving grades K-8), Whittier Union High School District, and the City's Recreation Services Division.

The City's General Plan has a number of goals and policies regarding public services (please refer to the Safety and Open Space/Conservation Elements). In addition, Housing Element Policy 4.3 calls for the City to "Accommodate new residential development, which is coordinated with the provision of infrastructure and public services, and ensure that facilities and services are provided at a level which contributes to the maintenance of neighborhood quality".

The City's RHNA for the 2014-2021 planning period is 324 residential units. Santa Fe Springs plans to accommodate this new development on sites currently designated/zoned for residential development. Therefore, no redesignation or rezoning of land is needed to meet the City's needs and the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. In addition, all housing sites shown on Figure 2 are within existing service areas for police and fire protection and schools. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to these public facilities.

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a-b) As described in the Open Space/Conservation Element of the Santa Fe Springs General Plan, the City has made the formation and preservation of parks and open space a priority (page 3). The Element also lists the schools, parks, and recreation facilities developed within the City limits (pages 4-5). Many policies in this Element call for the protection of existing and

promotion of new recreational facilities within the City. In addition, the 2014-2021 Housing Element includes Policy 4.3, which calls for the City to “Accommodate new residential development, which is coordinated with the provision of infrastructure and public services, and ensure that facilities and services are provided at a level which contributes to the maintenance of neighborhood quality”.

Santa Fe Springs plans to accommodate new residential needs on sites currently designated/zoned for residential development. Therefore, no redesignation or rezoning of land is needed to meet the City’s housing needs and the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. None of the housing sites shown on Figure 2 would directly affect any parks or other recreational facilities. Therefore, **no impact** would occur.

Any proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project-specific environmental review. The impacts on existing parks/recreational facilities or impacts from new or expanded facilities would be assessed at that time. Any needed mitigation measures or conditions of approval would be identified, including compliance with General Plan policies.

<u>XVI. TRANSPORTATION/TRAFFIC</u> – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☐	☒

- a- h) Santa Fe Springs' circulation system includes freeways (Interstates 5 and 605), major and minor arterial roadways, public bus routes (service is provided by the Rapid Transit District), bikeways, and three railroad lines (two Southern Pacific Corridors and one Santa Fe Rail Corridor). The General Plan Circulation Element includes policies that address local and regional transportation, transportation system/demand management, truck circulation, public transportation, trail systems, parking, and level of service.

In addition, Policies 4.3 and 4.4 in the Housing Element call for residential development to be coordinated with the provision of infrastructure and adequate circulation system requirements.

As described in the Housing Element, much of the City's infrastructure is aging and may require improvements or replacement over time. While the City does not have a standard traffic mitigation fee, to the extent that a project's traffic study identifies needed off-site traffic and intersection improvements, project applicants are required to pay mitigation fees to pay for the development's fair share of the improvements.

The City's RHNA for the 2014-2021 planning period is 324 residential units. Santa Fe Springs plans to accommodate residential development on sites currently designated for residential development. Consequently, no redesignation or rezoning of land is needed to meet the City's needs and the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to transportation.

Potential impacts associated with individual development projects would be analyzed under CEQA as part of a project-level environmental review. Any needed mitigation measures or conditions of approval, including payment of applicable mitigation fees described above, would be identified during the individual project or plan.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has	☐	☐	☐	☒

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:
adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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☐	☐	☐	☒
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☐	☐	☐	☒
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a-g Information about the City's storm water drainage facilities can be found in Section IX, Hydrology and Water Quality

Wastewater lines within the boundaries of Santa Fe Springs are owned by the City and the Los Angeles County Sanitation Districts (LACSD), but maintained by the Los Angeles County Department of Public Consolidated Sewer Maintenance District (LACSMD). The City is within LACSD District 18, which provides primary, secondary, and tertiary treatment (LACSD, 2013).

Water supplied by the City of Santa Fe Springs comes from two sources: groundwater and surface water. The City of Santa Fe Springs pumps groundwater from its local well and disinfects this water with chlorine before distributing it to customers. In 2012 the City purchased additional treated and disinfected water from the Central Basin Municipal Water District's groundwater treatment facility in Whittier Narrows. The City also uses Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water from both the Colorado River and the State Water Project in northern California (all from City of Santa Fe Springs, 2012).

Solid waste generated in Santa Fe Springs was formerly sent to the Puente Hills Landfill. However, that facility closed in October 2013. Although waste will no longer be accepted at this landfill, other Los Angeles County Sanitation Districts (LACSD) facilities, such as the Puente Hills Materials Recovery Facility, Downey Area Recycling and Transfer Facility, South Gate Transfer Station, Commerce Refuse-to-Energy Facility, Southeast Resource and Recovery Facility, and El Sabronite Landfill, will be open and available to meet the waste management needs of businesses and the community in the region (Los Angeles County Sanitation Districts, 2013). Eventually, the LACSD plans to ship solid waste by rail car to an abandoned gold mine in Imperial County known as the Mesquite Canyon Landfill. Until then, trash will be separated from recyclables at LACSD material recovery facilities and residual waste will be buried at out-of-county landfills.

As a completely urbanized community, Santa Fe Springs already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines and storm drains. However, much of the City's infrastructure is aging and may require improvements or replacement over time.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income

households. Pursuant to these statutes, upon adoption of its Housing Element, Santa Fe Springs will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation. In addition, policies 4.3 and 4.4 in the Housing Element call for residential development to be coordinated with the provision of infrastructure and adequate service system requirements.

The Santa Fe Springs Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. No physical development is proposed at this time. The City plans to accommodate residential development on sites currently designated for residential development; therefore, no redesignation or rezoning of land is needed to meet the City's needs and the 2014-2021 Housing Element would not accommodate any new housing beyond what could already be developed under the adopted General Plan Land Use Element and Zoning Code. In addition, all potential housing sites identified on Figure 2 are within areas already served by water, sewer, storm drain, and solid waste infrastructure. Therefore, adoption and implementation of the Housing Element would have **no impact** with respect to utilities and service systems.

The specific environmental effects to utility and service systems from individual future residential developments would be evaluated under separate project-level CEQA review as individual project proposals or plans are submitted. Any needed site-specific mitigation measures or conditions of approval would be identified at that time.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
a-c As described throughout this document, the Housing Element is one of the elements of the City's General Plan, and must be updated pursuant to California Government Code Section 65588 for the 2014-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.				

The City's RHNA for the 2014-2021 planning period is 324 residential units. The Element illustrates that Santa Fe Springs plans to accommodate residential development on sites currently designated/zoned for residential development.

The Housing Element does not include any physical development. Rather, it is a policy document that includes goals, policies and programs. All site-specific environmental effects of future individual residential developments would be evaluated as individual project proposals or plans are submitted to the City for consideration, pursuant to CEQA. Therefore, adoption of the Housing Element would not degrade the quality of the environment, result in cumulatively considerable impacts, or cause substantial adverse effects on human beings. **No impact** would occur.

City of Santa Fe Springs 2014-2021 Housing Element

BIBLIOGRAPHY

Materials listed in this bibliography are available for review at the City of Santa Fe Springs Planning Department.

1. City of Santa Fe Springs, "Public Review Draft 2014-2021 Housing Element", November 2013.
2. City of Santa Fe Springs, "General Plan", various entitlements – Adopted 1991-1994.
3. City of Santa Fe Springs, "General Plan Update Final Environmental Impact Report", Certified on September 7, 1994. Prepared by The Planning Center.
4. City of Santa Fe Springs Water Quality Authority, 2012 Annual Water Quality Report, http://www.santafesprings.org/cityhall/public_works/water_utility_authority/annual_reports/default.asp.
5. Los Angeles County Sanitation Districts website, <http://www.lacsd.org>, 2013.

23, 2013 before the Planning Commission, and the second on September 26, 2013 before the City Council. The purpose of these study sessions were to provide background information on the Element, discuss goals and objectives for the update, and to seek input from the public. Notification of the hearings were provided in the local newspaper and posted on the City's website. In addition, direct notification was provided to local stakeholders including: non-profit housing providers active in the City; affordable housing complexes in Santa Fe Springs; service agencies representing special needs and lower income populations; realtors; and adjacent jurisdictions. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulated a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including City Hall, the City library, the Gus Velasco Neighborhood Center, and the Betty Wilson Senior Center. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment. Upon receipt of input from HCD, public hearings are held before the Planning Commission and City Council during adoption of the Element.

Public input received through the City's outreach effort included:

- Suitability of affordable housing for families on the City-owned Lakeland/Laurel site, particularly given the adjacency of the Carmela Elementary School and Amelia/Mayberry Park.
- City has adequate affordable housing for seniors, and instead needs to attract more young families and nurture them to grow along with the City.
- Given the loss of Redevelopment Housing funds and greater reliance on outside programs, City should provide links to County housing programs on its website.
- City should encourage second units as a way to provide lower cost housing for seniors, family members, and renters.

The City's Housing Element is responsive to the input received from the public. Program 8, Affordable Housing Development Assistance, includes an objective to emphasize the provision of affordable housing for families on the two City-owned housing sites. The Element commits the City to placing links on its website and disseminating brochures for a variety of County programs for which eligible Santa Fe Springs residents can participate, including first-time homebuyer, residential rehabilitation, fair housing and Section 8 rental assistance programs (refer to Housing Element programs 5, 6,7,12 and 19). And the City continues to encourage second units, as presented in Program 10 in the Element.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The seven elements which comprise the Santa Fe Springs General Plan are required by law to be internally consistent. Together these elements provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the City's residents. To ensure these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

As part of the current Housing Element update, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

Pursuant to AB 162, the City will be amending its Safety and Conservation Elements to include analysis and policies regarding flood hazard and flood management, and will be reviewing its Land Use Element for those areas subject to flooding. The City will review its housing element for internal consistency with these amendments.

The City is aware of the requirements under SB 244 to identify any "disadvantaged communities" present within its sphere of influence, and to update the Land Use Element to analyze the availability of infrastructure and services to such communities. Santa Fe Springs will abide by these requirements, and to the extent revisions are made to the Land Use, will review the Housing Element for internal consistency.

Addressing the diverse housing needs of Santa Fe Springs' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

2. Persons with Disabilities

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their often limited incomes, shortage of accessible housing, and higher health costs associated with their disability.

Approximately 21 percent of Santa Fe Springs residents (3,342 persons) reported having one or more disabilities in the Census. Among the City's senior population, 38 percent suffer from a disability. As Santa Fe Springs' population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons are able to live in an independent environment with the help of other family members. To maintain independent living, persons with disabilities may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities

Section 4512 of the Welfare and Institutions Code defines "developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This term includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. Within the Santa Fe Springs zip code 90670, the East Los Angeles Regional Center currently provides services to 115 residents with developmental disabilities, generating an estimated need for 36 housing units:

traditionally non-residential areas. The PD overlay provides for flexibility in development standards and allows for increased residential densities above those permitted by the base residential zoning by not mandating an upper density limit. The City utilized the PD overlay in conjunction with R-3 zoning as a mechanism for development of Lakeland Manor (2001), a 25 unit apartment complex for persons with disabilities on .68 acres; and for Little Lake Village Senior Apartments (2003), providing 144 lower income units on 4.75 acres.

Most recently, the City rezoned 54 acres of Industrial land to R-1-PD and R-3-PD to accommodate up 534 units at The Villages at Heritage Springs, utilizing the PD overlay to allow for deviation from certain requirements of the underlying zones and allowing the continuation of oil and gas production activities on a portion of the site. The PD mechanism allowed for deviations in minimum lot size and lot coverage, building setbacks, and height standards in the R-1 and R-3 zones, resulting in an overall increase in density. For example, building heights range from 30 to 40 feet; lot coverage for the multi-family product is at 80 percent, and single-family lot sizes range from 3,600 to 4,500 square feet.



The Villages at Heritage Springs - example of PD Overlay

In summary, the City's residential development standards have not served as a constraint to the provision of housing due, in part, to the City's practices of utilizing the PD overlay as a tool to provide modified standards. Of the total 109 acres of R-3 property in Santa Fe Springs, 99 acres are zoned R-3-PD and just 10 acres are zoned R-3; these 10 acres are fully developed, with all remaining developable multi-family property designated with the PD overlay. Should one of the City's existing R-3 sites propose to be redeveloped, the City will redesignate at that time with a PD overlay as necessary to provide flexibility in development standards.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table 3-2 summarizes the housing types permitted in each of Santa Fe Springs' residential zone districts.

Table 3-2: Housing Types by Residential Zone Category

Housing Types Permitted	Zone District				
	R1	R3	A1	C4	ML
Single-Family	P	P	P		
Multiple-Family		P			
Mobile Home Parks		C			
Second Units	D	D			
Manufactured Housing*	D	D			
Care Facilities (6 or fewer)*	P	P	P		
Care Facilities (7 or more)*	C	C	C		
Transitional and Supportive Housing*	P	P	P		
Emergency Shelters*					P
Single Room Occupancy (SRO)*				C	C
Nursing and Boarding Homes		C			

P = Permitted

D = Director's Approval

C = Conditionally Permitted

* Pursuant to SB 2, the City has drafted Zoning Code provisions to explicitly accommodate emergency shelters, transitional and supportive housing, which was adopted by City Council in December 2013. The City will undertake additional Code revisions in 2014 to explicitly permit manufactured housing, community care facilities and SROs, as described in the narrative which follows.

residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Santa Fe Springs Zoning Ordinance does not currently specify provisions for community care facilities, does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone, and imposes no spacing requirements between community care facilities. The City has permitted a licensed five-bed adult residential facility by right on Davenrich, as well as several other unlicensed group homes.

The City will amend the Zoning Code in 2014 to explicitly allow small community care facilities by right and large community care facilities with a conditional use permit in residential districts. Due to the unique characteristics of larger (more than six persons) community care facilities, a conditional use permit will be used to ensure compatibility in the siting of these facilities, focusing on the use and not the characteristics of the users. Santa Fe Springs does not require a public hearing for approval of a conditional use permit.

Definition of Family: The City's existing Zoning Code defines "family" as any number of persons living together in a room or rooms comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof. Any group of persons not so related but inhabiting a dwelling unit shall be considered to constitute one family for each five persons, exclusive of domestic employees, contained in such group. As this definition of family could be construed to limit six or more unrelated persons from residing together in a single-family district, the City has updated this definition within the Zoning Code (for adoption in November 2013) to provide greater consistency with state and federal fair housing laws:

"Family" means two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility as that term is defined in Health & Safety Code Section 1502(a) (1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.

Transitional and Supportive Housing and Emergency Shelters

Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The City of Santa Fe Springs provides for transitional housing similar to any multi-family residential project. For example, Lakeland Manor, the 25 unit, Ability First transitional housing project was developed through an R-3-PD zone. While the City has permitted transitional housing facilities as a matter of purpose, until recently the

Zoning Ordinance did not contain a discrete definition of such facilities. In order to ensure compliance with recent changes in State law (SB 2) which require transitional facilities to be treated the same as any other residential use within the same zone, **the City Council has adopted** Zoning Code revisions consistent with these new requirements, adding the following definition to the Zoning Code, and explicitly permitting transitional housing in the R-1 and R-3 zone districts:

Transitional Housing (Health and Safety Code Section 50675.2(h)): Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Santa Fe Springs regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use and for use by the residents of the facility. Similar to transitional housing, SB 2 requires supportive housing to be treated the same as residential uses. The City has added the following definition to the Zoning Code, and explicitly permitting supportive housing in the R-1 and R-3 zone districts:

Supportive Housing (Health and Safety Code Section 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

While Santa Fe Springs' Zoning Code has recently been amended to treat transitional and supportive housing as a residential use within residential zone districts, recent clarification of State statutes by the State Department of Housing and Community Development (HCD) indicates these uses must also be provided for in non-residential zone districts where housing is permitted. Within Santa Fe Springs' Planned Development (PD) Overlay zone, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that at least 60% of the area is developed with one or more of the principal permitted, accessory, or conditional uses of the underlying zone. For example, a PD overlay added to a commercial zone district could also allow for the integration of residential uses. A program has thus been added to the Housing Element for the City to amend the Zoning Code to clarify that

transitional and supportive housing would be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

An emergency shelter is a facility that provides shelter to homeless on a limited short-term basis. The Santa Fe Springs Zoning Ordinance does not currently specify provisions for emergency shelters. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), the 2013 homeless count and registry identified 74 homeless individuals in Santa Fe Springs. In compliance with SB 2, Santa Fe Springs has conducted a review of its zoning districts and determined the ML, Limited Manufacturing, Administration and Research Zone is best suited to house an emergency homeless shelter. The ML zone serves as a transitional district separating industrial uses from more sensitive commercial and residential uses, and provides for administrative offices, scientific research offices and laboratories, restricted manufacturing and appurtenant uses compatible to the development of an industrial park. ML zone districts are centrally located in the city and transit accessible. The City's Land Use Element identifies over 100 acres of Light Industrial designated land. While there are a limited number of vacant ML parcels, numerous ML properties are either underutilized or have existing structures which could potentially be suitable for conversion to shelter use, providing capacity for at least one emergency shelter.

City staff conducted a site availability survey in the ML zone and identified ten properties available for lease, totaling over 124,000 in available building square footage. Most of this leasable space is within concrete tilt-up "flex space", divisible into units as small as 1,500 square feet. Available properties are located on Pioneer, Telegraph, and Alburtus, all of which are served by bus lines.

The City has drafted revisions to its Zoning Code to permit shelters in the ML zone by right (for adoption by City Council on November 26, 2013), subject to the same development and management standards as other permitted uses in the zone. The City's ML development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 25,000 sq ft
- Minimum building size: none
- Maximum lot coverage: 50%
- Building height: 50 ft
- Front yard setback: 30 ft

- (3) Whether the requested accommodation would substantially undermine any express purpose of either the City's General Plan or an applicable specific plan; and
- (4) Whether the requested accommodation would create an institutionalized environment due to the number of, and distance between, facilities that are similar in nature or operation.

Farm Employee Housing

Based on Census data compiled by the Southern California Association of Governments (SCAG), no Santa Fe Springs residents are employed in the industries of farming, fishing or forestry. The City has no land remaining in agricultural use and does not have any farm housing. However, the City does have some remaining agricultural zoning (A-1), and consistent with California Health and Safety Code Section 17021.6, permits "living quarters of persons regularly employed on the premises" within the A-1 zone; A-1 is the only zone in the City allowing Agricultural use.

Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions can not impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. A program has been added to the City's Housing Element to amend the Zoning Code to provide consistency with the Employee Housing Act.

5. Building Code

Santa Fe Springs has adopted the latest version of the California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the 2010 California Energy Code and California Green Building Code Standards (CALGREEN) into the Municipal Code.

In January 2008, the City adopted the new International Building Code (IBC), as required of all jurisdictions in California. The new IBC establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The new IBC brings California building codes into consistency with the rest of the country. It is expected that changes from the previous State Building Code will increase the costs of development. Santa Fe Springs continues to adopt updates to its codes consistent with the County of Los Angeles, including most recently the 2013 update to the Building, Electrical, Mechanical, Plumbing and Residential codes.

Santa Fe Springs has adopted the following local amendments to the City Code:

- Section 150.096 (Residential Rental Inspection Program) does not allow a person to rent, lease, occupy or otherwise permit any unit vacated by the previous occupant until such unit is registered with and inspected by the City Fire Department or provided with a certificate of exemption.
- Section 150.009 requires proposed developments that need either a building permit or grading plan approval to prepare a drainage plan or a drainage element. This drainage plan or element must be approved by the City Engineer prior to the issuance of any building permit or prior to the approval of any grading plan.

Santa Fe Springs maintains a Residential Rental Inspection Program as a means of maintaining the habitable condition of rental units in the City. The City conducts sensitive enforcement of its residential codes by providing a minimum of three written notifications of code violations to property owners, allowing sufficient time for compliance, and by providing information on available rehabilitation assistance to code violators.

2. Infrastructure Constraints

As a completely urbanized community, the City of Santa Fe Springs already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and may require improvements or replacement over time. On the Townlots/The Villages at Heritage Springs project, the Water Availability Survey concluded there was sufficient existing capacity to serve the project and that upgraded water and wastewater conveyance lines were not required. Similarly, the City's Public Works Department has confirmed that there is sufficient water and sewer capacities to serve the city's regional housing needs for 324 additional units.

Review of Accomplishments under 2008-2014 Housing Element

Program	2014-2021 Accomplishment
	implement the HARP program. However, the Housing Successor Agency will be disposing of several properties originally purchased by the CDC for development with homes under the HARP program. The City intends to sell these properties to a non-profit for development with moderate income, first-time homebuyer units.
6. Mortgage Credit Certificate <u>2008-2014 Objective:</u> Advertise the availability of the MCC program, along with a listing of participating lenders.	<u>Progress:</u> Through the HARP Program, first-time homebuyers can opt to participate in the MCC program to either lower their monthly mortgage payment or become eligible for a slightly larger mortgage amount. <u>Effectiveness:</u> The City provides information on the MCC program to HARP participants, but ultimately the decision to participate is up to the home purchaser. <u>Appropriateness:</u> With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
7. County Homeownership Program (HOP) <u>2008-2014 Objective:</u> Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	<u>Progress:</u> The City is not aware of the County HOP Program being used in Santa Fe Springs. <u>Effectiveness:</u> This program was not effective. <u>Appropriateness:</u> With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
8. Southern California Home Financing Authority (SCHFA) <u>2008-2014 Objective:</u> Advertise the availability of the SCHFA program, along with a listing of participating lenders.	<u>Progress:</u> The City is not aware of the SCHFA Program being used in Santa Fe Springs. <u>Effectiveness:</u> This program was not effective. <u>Appropriateness:</u> With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
9. Affordable Housing Development Assistance <u>2008-2014 Objective:</u> Assist in development of approx. 200 affordable units (Little Lake Village #2; Salvation Army Transitional Housing; Lakeland/Laurel; AbilityFirst #2; CHP site). Pursue issuance of affordable housing bond for Villages at Heritage Springs.	<u>Progress:</u> Ten deed restricted moderate income units for first-time homebuyers are being provided in The Villages at Heritage Springs. The Salvation Army was unsuccessful in pursuit of funds to expand its transitional housing facility, and AbilityFirst and Little Lake Village did not pursue expansion. <u>Effectiveness:</u> This program was only partially effective in providing affordable housing. <u>Appropriateness:</u> Affordable Housing Development Assistance remains appropriate to the updated Housing element, but due to the elimination of redevelopment funds, will have a more modest goal associated with affordable housing development on prior Redevelopment Agency owned sites.
10. Residential Rezoning Program <u>2008-2014 Objective:</u> Redesignate sites to accommodate at least 139 lower income	<u>Progress:</u> The City Council rezoned the 3.9 acre vacant site at 13231 Lakeland Road and 0.75 acre vacant site at 10934 Laurel Avenue to R-3-PD. Based on an

2014-2021 Objective: Provide for continued monitoring and sensitive enforcement of the Property Maintenance Ordinance. Provide information to code violators regarding available rehabilitation assistance. *Seek to complete 60 residential inspections on an annual basis.*

3. Residential Rental Inspection Program

The City initiated this program in 1990 to ensure a high level of maintenance among rental units in the City. Under this program, the City inspects the rental property on an annual basis as well as prior to re-occupancy when a change in tenancy occurs.

2014-2021 Objective: Continue the annual inspection of rental units and assure that all units remain in compliance with the Uniform Building Code and other state and local codes relating to zoning, health, safety, and property maintenance.

HOME OWNERSHIP ASSISTANCE PROGRAMS

4. Sale of HARP Properties

HARP (Housing Acquisition and Rehabilitation Lottery program) is designed to both upgrade the housing stock and increase homeownership among the City's low and moderate income households. Under this program, the City purchases vacant land or existing substandard homes, and either builds a new house or completely rehabilitates the existing dwelling. The City then sells the home to a qualified low or moderate income family.

With the elimination of Redevelopment, the City no longer has funds to implement the HARP program. However, the Housing Successor Agency will be disposing of several properties originally purchased by the CDC for development with homes under the HARP program. The City intends to sell these properties to a non-profit for development with moderate income, first-time homebuyer units.

2014-2021 Objective: Transfer ownership of HARP properties to a non-profit for development with first-time homebuyer units. *Seek to provide two moderate income units.*

5. County Homeownership Program (HOP)

The Los Angeles County Community Development Commission (CDC) administers the HOP Program, offering up to \$60,000 in deferred payment, 0 percent loans for downpayment and closing cost assistance for low income (80% MFI) first-time homebuyer households. The HOP Program is funded using federal HOME funds, and is available for existing, new construction, approved short sales and real estate owned (REO) properties. Santa Fe Springs is a participating jurisdiction in the HOP program, and has for-sale housing stock

HOUSING DEVELOPMENT PROGRAMS/PROVISION OF SITES

8. Affordable Housing Development Assistance

The City can play an important role in facilitating the development of quality, affordable housing through provision of land write-downs and regulatory incentives, and as available, financial assistance. Santa Fe Springs' Housing Successor Agency owns two housing sites (Lakeland/Laurel and 10934 Laurel) originally purchased with Low/Mod Housing Funds and recently rezoned R-3-PD with minimum 20 unit/acre densities. Designating these sites with a Planned Development (PD) Overlay eliminates any upper density limit and allows flexible development standards, providing an effective regulatory mechanism to facilitate affordable housing development.

Pursuant to AB 1484, once Santa Fe Springs' Successor Agency receives a "finding of completion" by the State Department of Finance (DOF), the Agency can develop a long-range property management plan which delineates the use or disposition of all properties owned by the Successor Agency. Upon approval of the property management plan by DOF and the oversight board, the City's Successor Agency will issue a Request for Proposal for development of the two vacant R-3-PD sites with affordable housing.

2014-2021 Objective: ~~Issue an RFP for joint~~ Enter into a development agreement(s) for development of the 3.9 acre Lakeland/Laurel site and .75 acre site at 10934 Laurel with affordable housing, with a particular emphasis on family housing. Provide a land write-down and flexible development standards to enhance affordability, and waive Planning Dept application fees for projects with a minimum 10% extremely low income units. Seek to achieve a minimum of 100 affordable units on these two sites.

9. Housing Element Monitoring/Annual Report - new program

The Planning Department will be responsible for establishing the regular monitoring of the Housing Element, and preparing an Annual Progress Report for review by the public, City decision-makers and submittal to State HCD. Completion of the Annual Report is required for the City to maintain access to State housing funds.

The Report will document:

- Santa Fe Springs' annual residential building activity, including identification of any deed restricted affordable units and assignment of market rate units to an appropriate affordability category
- Progress towards the Regional Housing Needs Allocation since the start of the planning period; and
- Implementation status of Housing Element programs.

In addition to the Annual Report, the City will conduct ongoing monitoring of the Housing Element sites inventory in conjunction with development applications to ensure the continued provision of adequate site capacity to address Santa Fe Springs' regional housing needs. The City will also monitor any applications for redevelopment of R-3 sites, and designate with a PD overlay as necessary to provide development flexibility.

2014-2021 Objective: Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's Annual Progress Report to the State Department of Housing and Community Development (HCD) by April 1st of each year. Conduct ongoing monitoring of the sites inventory to ensure adequate capacity to address the City's RHNA needs. Should a potential shortfall be identified, redesignate additional sites as necessary. Monitor redevelopment of R-3 sites, and add a PD overlay as appropriate.

910. Second Dwelling Unit Program

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Santa Fe Springs offers a ministerial process for second unit applications, subject to review and approval by the Planning Director. The City permits attached and detached second dwelling units on minimum 5,000 square foot residential parcels within the R-1 and R-3 zones. Second units that are rented are required to be designated as "affordable" and be rented at affordable rents to very low and low income households.

2014-2021 Objective: Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Based on past trends, seek to achieve at least three new second units during the planning period.

110. Sustainability and Green Building

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards. In addition to implementing the State CALGREEN standards, Santa Fe Springs will continue to apply green building criteria in its Home

Rebate and HARP programs. Pursuant to City Ordinance No. 914, the City requires builders to complete a Construction and Demolition Recycling form to identify materials to be reused, recycled, or disposed of, with the City's goal to reuse or recycle at least 75% of project waste. The largest residential project in Santa Fe Springs - the 500+ unit Villages at Heritage Springs - was designed as a solar community, and combined with the numerous energy-saving features included in every home, has resulted in homes exceeding the National Energy Standard by 50 percent.

As a means of encouraging energy conservation among its residents, the City will advertise utility rebate, weatherization and energy audit programs available through private utilities and the State.

2014-2021 Objective: *Provide outreach and education to developers, architects and residents on the CALGREEN code, and ways to incorporate sustainability into project design and in existing structures. Advertise energy conservation programs at City Hall, on the City's website, and in conjunction with the City's residential rebate program.*

CONSERVATION OF AFFORDABLE HOUSING

121. Section 8 Rental Assistance Program

The Section 8 program extends rental subsidies to extremely low and very low income households, providing a voucher to pay the difference between the fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Housing Authority of the County of Los Angeles (HaCOLA) coordinates Section 8 rental assistance on behalf of the City. HUD requires that 75 percent of new admissions be limited to extremely low income households (30% MFI). Given the gap between market rents and what these lower income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community.

2014-2021 Objective: *Continue to participate in the Section 8 program administered by HACoLA and advertise to residents in the City's quarterly newsletter and through placement of brochures at the Gus Velasco Neighborhood Center and City Hall. Encourage landlords to register units with HaCOLA and to undergo education on the Section 8 program in conjunction with the City's annual Rental Inspection Program.*

132. Preservation of Assisted Rental Housing

Santa Fe Springs contains two projects at risk of conversion to market rate during the 2013-2023 planning period – Pioneer Gardens and Silvercrest Residences. However, each of these projects is considered at relatively low

conversion risk due either to non-profit ownership, or recent debt refinancing. Nonetheless, each of the project's Section 8 Housing Assistance Plan (HAP) contracts are subject to annual renewals from HUD, and therefore are considered at-risk.

2014-2021 Objective: *The following are strategies the City will undertake to work towards preservation of its 156 units of at-risk rental housing:*

- **Monitor At-Risk Units:** *Maintain an ongoing dialogue with Pioneer Gardens and Silvercrest Residences to confirm the status of Section 8 contract renewals.*
- **Rental Assistance:** *Should Section 8 contracts not be renewed by HUD, pursue alternative funding sources for rent subsidies to maintain affordability. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds.*
- **Tenant Education:** *Based on California law, property owners are required to give a twelve month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary, contract with specialists like the California Housing Partnership to provide education regarding tenant rights, preservation opportunities and conversion procedures.*

REMOVAL OF GOVERNMENTAL CONSTRAINTS

143. Zoning Ordinance Revisions

As part of the Housing Element governmental constraints analysis, several revisions to the Santa Fe Springs Zoning Code have been identified as appropriate to better facilitate affordable housing and the provision of a variety of housing types. These zoning revisions include:

- a. Add transitional and supportive housing within the Code's definition section, and list as permitted uses within residential zone districts.
- b. Identification of emergency shelters as a by-right, permitted use in the ML zone.
- c. Modify the current zoning definition of "family" to ensure compliance with state and federal fair housing laws.
- d. Identification of manufactured housing as a permitted use in all residential zones.
- e. Listing of small community care facilities (6 or fewer) as a residential use under zoning, and identification of large community care facilities as a conditionally permitted use within all residential zones.
- f. Definition of single room occupancy hotels (SROs) and identification of SROs as a conditionally permitted use in the C-4 and M-2 zones.

- g. Clarification that transitional and supportive housing are permitted in areas designated with a PD Overlay subject to the same approval processes as other residential uses.

Due to significant cut backs in staffing associated with the end of Redevelopment, as of mid-2013 the City had not yet adopted the specified zoning ordinance revisions. In July 2013, the City hired contract Planning staff who have completed drafts of Zoning Code revisions a-c, and were subsequently adopted by City Council in December 2013. Zoning Code revisions d-g will follow, with adoption in 2014.

2014-2021 Objective: Amend the zoning ordinance in 2013 consistent with SB 2 to make provisions for transitional/supportive housing and emergency shelters, and adopt an updated definition of family. In 2014, amend the Code to make explicit provisions for manufactured housing, community care facilities and SROs, and transitional and supportive housing within PD zones.

154. Affordable Housing Density Bonus

The City is adding Section 155.612 to the Santa Fe Springs Municipal Code to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

2014-2021 Objective: Adopt and maintain a local density bonus ordinance consistent with state requirements, and advertise on the City's website.

16. Fee Deferrals and/or Waivers for Affordable Housing ~~new program~~

Santa Fe Springs collects various fees from development projects to cover the costs of processing permits and providing services and facilities. While these fees are assessed on a per unit share basis, they are an element in the cost of housing and could potentially constrain the provision of affordable housing. The deferral, reduction or waiver of City fees can lower the production costs of affordable housing.

In order to specifically encourage the provision of housing affordable to extremely low income (ELI) households (<30% AMI), the City will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units.

In addition, the California legislature passed AB 641 in 2007, which helps to address the cash flow challenges inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low-income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.

2014-2021 Objective: In conjunction with affordable housing projects, inform developers that fee deferrals, reductions and waivers may be requested as an incentive. By 2014, update the Code to specify the waiver of Planning Department application processing fees for projects with a minimum of 10% Extremely Low Income units.

175. CEQA Exemptions for Infill Projects

Santa Fe Springs will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

2014-2021 Objective: Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.

18. Zoning for Small Employee Housing (6 or fewer) -new program

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires any employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

2014-2021 Objective: Within two years of adoption of the Housing Element, amend the Zoning Ordinance consistent with the Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

19. Fair Housing Programs

A variety of housing-related services are offered through the City of Santa Fe Springs Gus Velasco Neighborhood Center for Social Services. Legal counseling on housing matters is provided, including review of leases, fair housing matters, and landlord-tenant disputes. The population served generally tends to be low-income renters. Where necessary, fair housing cases are referred to the Long Beach Fair Housing Foundation.

2014-2021 Objective: Promote the fair housing program through advertisements in the City's *quarterly* newsletter (mailed to every household in Santa Fe Springs), as well as through program brochures placed at City Hall and the Gus Velasco Neighborhood Center.

20. Social Service Programs for Special Needs Groups

In addition to fair housing services, the Gus Velasco Neighborhood Center and Betty Wilson Senior Center offer numerous social service programs for seniors, families, and other special needs groups. These programs include the following:

- **Housing Referral:** The Neighborhood Center Program Coordinator maintains contact with the managers of the assisted housing developments in Santa Fe Springs and assists households in housing placement. If necessary, applicants are referred to the County Housing Authority for placement on the Section 8 waiting list for rental assistance.

- **Emergency Rental Assistance:** The City provides emergency rental or financial assistance to families experiencing extreme hardship.
- **Emergency Shelter Referral:** Referrals are made to the Salvation Army and other local shelters for emergency overnight accommodations. In emergency situations, the City may provide a voucher for overnight shelter in a local motel.
- **Daily Nutrition Program:** The Southeast Area Social Services Funding Authority provides seniors with daily hot lunches at the Neighborhood Center. Home delivered meals are also available for qualifying seniors age 60 and over.
- **Adult Day Care:** Trained volunteers visit homebound seniors, as well as provide transportation to and from the senior center where a variety of activities are available.
- **Food pantry and food vouchers** for low-income households.
- **Children Services Program:** Morning and afternoon day care is subsidized based on a sliding income scale. Preschool is also provided at a subsidized rate.
- **Employment Services:** Information and referral, as well as job training.
- **Community Psychologist:** A licensed psychologist is available to City residents for crises intervention involving family or domestic counseling, as well as teen counseling and diversion programs for high risk youth.

2014-2021 Objective: *Maintain a proactive social service program and augment with additional programs as deemed appropriate by the Social Services and Senior Citizen Advisory Committees.*

21. Reasonable Accommodation

Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove constraints. As part of this Housing Element, Santa Fe Springs has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. Nonetheless, the City has not yet adopted written procedures for requesting a reasonable accommodation, and is in the process of doing so to further encourage and facilitate the provision of housing for persons with disabilities. Section 155.612 "Reasonable Accommodation Procedures for Disabled Persons" will be added to the Municipal Code to provide a mechanism through which the City can grant reasonable

adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities.

2014-2021 Objective: *Adopt and implement a reasonable accommodation procedure in 2013. Beginning in 2014, inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Planning Department's public counter.*

22. Housing Opportunities for Persons Living with Disabilities

The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The ELARC currently provides services to 115 developmentally disabled residents within the Santa Fe Springs 90670 zip code.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will coordinate with the ELARC to implement an outreach program informing Santa Fe Springs families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Santa Fe Springs supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in all residential zones, subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance.

2014-2021 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the ELARC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in conjunction with future affordable housing developments, and coordinate with affordable housing developers to apply for funds at least once during the planning period.

**Table 5-3
Housing Program Summary**

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
HOUSING MAINTENANCE AND REHABILITATION					
1. Home Improvement Rebate Program	Provide financial assistance for home repairs to lower income homeowners.	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	CDBG or other sources	Santa Fe Springs Planning Department	Re-Initiate program in 2014
2. Property Maintenance Program	Assure that properties remain in compliance with the City's Property Maintenance Ordinance.	Continue to bring properties into compliance; provide information on available rehabilitation assistance. Seek to complete 60 residential inspections on an annual basis.	Department Budget	Santa Fe Springs Planning Department	2014-2021
3. Residential Rental Inspection Program	Maintain the quality of rental housing.	Continue the annual inspection of rental units; bring substandard units into compliance.	Property Owner Fees	Santa Fe Springs Department of Fire Rescue	2014-2021
HOMEOWNERSHIP ASSISTANCE					
4. Sale of HARP Properties	Provide quality affordable ownership housing through the purchase, rehabilitation/replace ment, and resale of previously substandard homes.	Transfer ownership of HARP properties to a non-profit for provision of first-time homebuyer units. Seek to provide two moderate income units.	Successor Agency Housing Assets	Santa Fe Springs Planning Department	2014-2015
5. County Homeownership Program (HOP)	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014
6. Southern California Home Financing Authority (SCHFA)	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014
7. Mortgage Credit Certificate	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the MCC program, along with a listing of participating lenders.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
HOUSING DEVELOPMENT/PROVISION OF SITES					
8. Affordable Housing Development Assistance	Provide land write-downs and regulatory incentives, and as available, financial assistance in support of affordable housing, with an emphasis on housing for families.	Enter into a DDA(s) on two City-owned sites for development with affordable housing. Seek to achieve a minimum of 100 affordable units, and waive application processing fees for projects with 10% ELI units.	Successor Agency Housing Assets	Santa Fe Springs Planning Department	For the Lakeland/Laurel site, enter into a DDA in 2014 and complete construction by 2016. For 10934 Laurel, enter into a DDA by 2015 and complete construction by 2017.
9. Housing Element Monitoring/Annual Report (new)	Support the effective implementation of the Housing Element through monitoring.	Submit an annual Housing Element progress report to HCD. Monitor to ensure adequate sites to address RHNA throughout the planning period. Monitor redevelopment of R-3 properties.	Department Budget	Santa Fe Springs Planning Department	First annual report due April 1, 2014. Ongoing monitoring of sites and R-3 properties in conjunction with project applications.
10. Second Dwelling Unit Program	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate second units. Seek to achieve at least 3 new second units.	Department Budget	Santa Fe Springs Planning Department	2014-2021
11. Sustainability and Green Building	Promote energy conservation and sustainable design in new and existing development.	Provide education/outreach to residents and development community on CALGREEN. Advertise available energy conservation programs to residents.	Department Budget	Santa Fe Springs Planning Department	Update advertising materials by 2014
CONSERVATION OF AFFORDABLE HOUSING					
12. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue participation in program and advertise through the City Newsletter and dissemination of brochures; encourage landlords to register units.	HUD Section 8	Santa Fe Springs Planning Department; HaCOLA	Advertise program quarterly in City Newsletter. Discuss with landlords in conjunction with annual Rental Inspection.

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
13. Preservation of Assisted Rental Housing	Preserve 156 units of existing affordable rental housing at risk of conversion to market rate.	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Section 8; HOME; and other State and Federal funds	Santa Fe Springs Planning Department	Contact at-risk property owners within one year of potential expiration
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
14. Zoning Ordinance Revisions	Provide appropriate zoning to facilitate the provision of a variety of housing types.	Amend the Zoning Code to make explicit provisions for transitional & supportive housing, emergency shelters, manufactured housing, community care facilities, and SROs.	Department Budget	Santa Fe Springs Planning Department	Adopt SB 2 related amendments in 2013, with the balance of Code amendments in 2014.
15. Density Bonus	Provide density and other incentives to facilitate the production of affordable housing.	Adopt and maintain a density bonus ordinance and advertise on the City's website.	Department Budget	Santa Fe Springs Planning Department	Adopt a local density bonus ordinance in 2013
16. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	Department Budget	Santa Fe Springs Planning Department	2014-2021
17. Fee Deferrals and/or Waivers for Affordable Housing (new)	Provide information regarding fee waivers for affordable housing, and specifically incentivize the inclusion of ELI units.	Inform affordable housing developers that fee deferrals, reductions and waivers may be requested as an incentive. Amend the Code to waive application processing fees for projects with 10% ELI units.	Department Budget	Santa Fe Springs Planning Department	Provide information on available fee incentives in conjunction with affordable projects. By the end of 2014, amend Code for ELI units

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
18. Zoning for Small Employee Housing (6 or fewer)	Provide expanded housing options for employee housing.	Amend Zoning Code consistent with Employee Housing Act (H&S 17021.5).	Department Budget	Santa Fe Springs Planning Department	Within two years of Housing Element adoption.
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
19. Fair Housing Programs	Promote fair housing practices by providing legal services and tenant/landlord dispute resolution.	Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	City Facility; Volunteer lawyers	Santa Fe Springs Neighborhood Center for Social Services; Long Beach Fair Housing Council	Advertise in City newsletter quarterly.
20. Social Service Programs for Special Needs Groups	Offer a variety of support programs to assist special needs populations.	Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	City General Fund; FEMA; County Nutrition Program; Non-profit fund raising	Santa Fe Springs Neighborhood Center for Social Services	2014-2021
21. Reasonable Accommodation	Facilitate the development and improvement of housing for persons with disabilities.	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Department Budgets	Santa Fe Springs Planning Department	Adopt Code procedures in 2013, and begin disseminating information in 2014.
22. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options for persons with developmental disabilities.	Coordinate with ELARC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in conjunction with future affordable housing projects, and apply for funds at least once during planning period.	Low Income Housing Tax Credits; other State and Federal funds.	Santa Fe Springs Planning Department	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.

**Table 5-4
Summary of 2014-2021 Quantified Objectives**

Income Level	New Construction	Rehabilitation	Conservation
Extremely Low	41		78
Very Low	41	20	78
Low	50	80	
Moderate	53		
Above Moderate	139		
Totals	324	100	156

* Reflects RHNA

** Reflects re-initiation of home improvement rebate program.

*** Reflects preservation of 156 Section 8 units in Pioneer Gardens and Silvercrest Residences. An estimated half of these units are extremely low income and half are very low income.



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NEGATIVE DECLARATION

FILE COPY

PROJECT TITLE: City of Santa Fe Springs 2014-2021 Housing Element

APPLICANT: City of Santa Fe Springs

ADDRESS: 11710 Telegraph Road, Santa Fe Springs, CA 90670

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: For the Planning Commission to consider a request by the City of Santa Fe Springs to adopt the City of Santa Fe Springs' 2014-2021 Housing Element of the General Plan and to replace the existing Housing Element and adopt a Negative Declaration for the City of Santa Fe Springs' 2014-2021 Housing Element of the General Plan. The 2014-2021 Housing Element is a state-mandated update of Santa Fe Springs' General Plan Housing Element. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals and policies focus on the following issue areas: 1) Ensuring that housing is maintained and preserved; 2) Ensuring that a broad range of housing types are provided to meet the needs of both existing and future residents; 3) Providing increased opportunities for home ownership; 4) Ensuring that housing is sensitive to environmental and social needs; 4) and Promoting equal housing opportunity.

Based on the attached Initial Study prepared for this project, the City of Santa Fe Springs has determined that there would be no significant, adverse, effect on the environment due to the scope of the project. All other materials that constitute the basis upon for determining to adopt this Negative Declaration are available for public review at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, Santa Fe Springs, CA 90670. This document constitutes a Negative Declaration.

RESPONSIBLE AGENCIES (i.e., any agency that has discretionary approval power over the project):

California Department of Housing and Community Development.

Richard J. Moore, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Laurie M. Rios • William K. Rounds • Jay Sarno
City Manager
Thaddeus McCormack

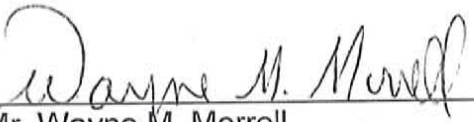
TRUSTEE AGENCIES (i.e., the California Department of Fish and Game, State Lands Commission, State Department of Parks and Recreation, and University of California.

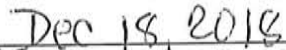
None

Notice Pursuant to Section 21092.5 of the Public Resource Code:

A Public Hearing will be held before the Santa Fe Springs Planning Commission and City Council to consider this project. The Public Hearing will be held before the Santa Fe Springs Planning Commission on January 21, 2014 at 4:30 p.m., and City Council on January 30, 2014 at 6:00 p.m. At the January meeting, the Planning Commission will be asked to adopt the Negative Declaration and make a recommendation to the City Council for the adoption of the 2014-2021 Housing Element. Both meetings will be held in the City Council Chambers within City Hall, located at 11710 Telegraph Road, Santa Fe Springs, California 90670.

Interested persons are invited to attend the public hearings and be heard regarding this matter. Prior to the public hearings, the public is invited to submitted written comments on the proposed Negative Declaration to the Planning Department, attention Mr. Wayne M. Morrell, Director of Planning, 11710 Telegraph Road, Santa Fe Springs, CA 90670 or phone (562) 868-0511 or by e-mail, waynemorrell@santafesprings.org.


Mr. Wayne M. Morrell


Date: December 18, 2013

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
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December 23, 2013

RECEIVED

JAN 06 2014

Planning Dept.

Mr. Wayne Morrell, Director
Planning Department
City of Santa Fe Springs
1170 Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Morrell:

RE: Review of Santa Fe Springs' 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Santa Fe Springs' draft housing element update received for review on November 18, 2013 along with additional revisions received on December 19, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on December 16, 2013 with you and Ms. Karen Warner, Karen Warner Associates, facilitated the review.

The draft element meets the statutory requirements of State housing element law. This finding was based on, among other reasons, the amended zoning ordinance to permit year-round emergency shelter(s) without discretionary action pursuant to Government Code Section 65583(a)(4)(A). The element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City of Santa Fe Springs will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For information on housing element adoption requirements, visit at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

The Department is pleased to inform the City that prior 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>

The Department appreciates the hard work and dedication of you and Ms. Karen Warner, the City's consultant, in preparation of the housing element and looks forward to receiving Santa Fe Springs' adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in dark ink and is positioned above the printed name and title.

Glen A. Campora
Assistant Deputy Director

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
(916) 373-3715
Fax (916) 373-5471
Web Site www.nahc.ca.gov
Ds_nahc@pacbell.net
e-mail: ds_nahc@pacbell.net



December 31, 2013

Mr. Wayne Morrell, Planner

City of Santa Fe Springs

11710 Telegraph Road
Santa Fe Springs, CA 90670

RECEIVED

JAN 06 2014

Planning Dept.

RE: SCH#2013121063; CEQA Notice of Completion; proposed Negative Declaration for the **"Santa Fe Springs 2014-2021 Housing Element (General Plan Amendment);"** located in the City of Santa Fe Springs; Los Angeles County, California

Dear Mr. Morrell:

The Native American Heritage Commission (NAHC) has reviewed the above-referenced environmental document. This project is also subject to California Government Code Sections 65040.2 *et seq.*

The California Environmental Quality Act (CEQA) states that any project which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine :If a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s), The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

California Government Code Section 65040.12(e) defines "environmental justice" to provide "fair treatment of People... with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies" and Executive Order B-10-11 requires consultation with Native American tribes their elected officials and other representatives of tribal governments to provide meaningful input into the development of legislation, regulations, rules, and policies on matters that may affect tribal communities.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities. Also, California Public Resources Code Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f).

Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation and monitoring plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.

Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Dave Singleton
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

**Native American Contacts
Los Angeles County California
December 31, 2013**

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez, Chairperson
115 Radio Street Yowlumne
Bakersfield , CA 93305 Kitanemuk
deedominguez@juno.com
(626) 339-6785

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1232 - FAX
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
sgoad@gabrielino-tongva.com
951-845-0443

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
P.O. Box 180 Gabrielino
Bonsall , CA 92003
(619) 294-6660-work
(310) 428-5690 - cell
(760) 636-0854- FAX
bacuna1@gabrielinotribe.org

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
P.O. Box 180 Gabrielino
Bonsall , CA 92003
palmsprings9@yahoo.com
626-676-1184- cell
(760) 636-0854 - FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

his list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013121063; CEQA Notice of Completion; proposed Negative Declaration for the Santa Fe Springs 2014-2021 Housing Element Update of the General Plan; Los Angeles County, California.

**Native American Contacts
Los Angeles County California
December 31, 2013**

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
gabrielenoindians@yahoo.
(626) 926-4131

Gabrielino-Tongva Tribe
Conrad Acuna,
P.O. Box 180 Gabrielino
Bonsall , CA 92003

760-636-0854 - FAX

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
909-262-9351

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013121063; CEQA Notice of Completion; proposed Negative Declaration for the Santa Fe Springs 2014-2021 Housing Element Update of the General Plan; Los Angeles County, California.

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083



January 15, 2014

Mr. Wayne Morrell
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, California 90670

Dear Mr. Morrell:

SUBJECT: SCH 2013121063 Santa Fe Springs 2014-2021 Housing Element - DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the draft *Negative Declaration (DND)* for the proposed City of Santa Fe Springs (City) Housing Element Project.

The project area includes active railroad tracks. RCES recommends that the City add language to the Housing Element so that any future development adjacent to or near the railroad right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Chiang'.

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

C: State Clearinghouse



PUBLIC HEARING

Conditional Use Permit Case No. 747

A request for approval to allow the establishment, operation and maintenance of a metal recycling facility, within an 3,000 sq. ft. tenant space, located at 12113 Lakeland Road (APN:8009-023-011), within the M-2-BP, Heavy Manufacturing Buffer Parking Zone. (Sonlar, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 747, and thereafter close the Public Hearing.
2. Find that the proposed metal recycling facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
3. Find that pursuant to Section 15301, Class 1, (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt.
4. Approve CUP No. 747, subject to the conditions of approval as stated within the staff report.

BACKGROUND/DESCRIPTION OF REQUEST

The subject property is located at 12113 Lakeland Rd. (APN: 8009-023-011), in the M-2-BP (Heavy Manufacturing Buffer Parking) Zone. The property is approximately 1.39 acres area and is currently developed with two industrial buildings consisting of a 20,450 sq. ft. "L" shaped building as well as a 6,000 sq. ft. stand-alone building totaling approximately 26,450 sq. ft. The site consists of the existing buildings which are currently occupied by a variety of industrial/manufacturing uses, a paved parking lot, and a few small areas of landscaping.

The applicant, Sonlar, Inc., is proposing to establish a metal recycling use in a 3,000 sq. ft. tenant space within the existing 6,000 sq. ft. stand-alone building on the property. The business has been in operation at the location since 2006 operating

predominantly as a warehousing facility for the storage of scrap metal. The applicant is now proposing to intensify the business operation by incorporating the metal recycling component into the existing business.

The metal recycling use functions by collecting a variety of excess scrap metal from nearby metal manufacturers. The scrap is typically collected by drivers, loaded onto a vehicle and transported to the subject site for processing. The main activities involved in the processing of the scrap includes breaking down, separating, weighing and transporting the metals once the process is complete. The operation does not contain any specialized machinery with the exception of a bailer and a cable granulator which, according to the applicant, is no longer utilized in conjunction with the day-to-day operations of the business. The majority of the breakdown and separation of the various scrap metals is performed with common hand tools such as hammers, utility knives, pliers, screw drivers and saws. Non-metallic components such as scrap wood, synthetic materials and other non-metallic components are typically removed from the scrap metal and discarded. Once the separation of the materials is complete, the scrap is typically stored within large metal containers which are also stored within the building interior until they are ready to be shipped out to one of their many clients.

The business, as proposed, will not accept salvaged metal or materials from walk-in customers and will operate within the building interior only. Minor exterior improvements such as the rehabilitation and restriping of the parking lot and the construction of a new trash enclosure will be required; however, no major building modifications are proposed.

Business Characteristics:

Site Plan (Sheet A-1): The site plan consists of two industrial buildings; consisting of a 20,450 sq. ft. "L" shaped building as well as a 6,000 sq. ft. stand-alone building totaling approximately 26,450 sq. ft. There are currently a total of fifty-six (56) parking spaces, including one handicap accessible parking space shown as well as small pockets of existing landscaping. As indicated earlier the parking lot will be restriped and reconfigured in order to improve on-site circulation.

Floor Plan (Sheet A-2): The floor plan divides the interior space into several areas which includes a shipping and receiving area, weighing area, material storage, an office, break room and restrooms.

Number of Employees:

Sonlar, Inc., is a small, family owned metal recycling facility with approximately 3 employees on-site during the hours of operation.

Hours of Operation:

The metal recycling facility is proposed to operate between the hours of 7:00am and 6:00pm, Monday through Saturday.

ZONING CODE REQUIREMENT

The procedures set forth in Section 155.243(C) of the Zoning Regulations, states that metal recycling facilities shall be allowed in the M-2 zoning district only after a valid conditional use permit has first been obtained.

Code Section:	Conditional Uses
155.243 (C)	<u>Section 155.243</u> Notwithstanding the list of uses set forth in Section 155.243, the following are the uses permitted in the M-2 Zone only after a valid conditional use permit has first been issued: (C) Salvage, reclamation, recycling, wrecking, storage and disposal activities of the following kinds: (5) Industrial waste material salvage, recycling, storage and processing including metal, rags, clothing, wood, wood residues, sawdust, wood chips, rubber, oil, glass and paper.

STREETS AND HIGHWAYS

The subject property is just north of the Lakeland Road and Kalnor Avenue intersection. Within the Circulation Element of the City's General Plan, Lakeland Road is classified as a secondary highway street.

ZONING AND LAND USE

The subject property is zoned M-2, Heavy Manufacturing with a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Direction	Zoning District	General Plan	Land Use
North	R-3-PD, Multi-Family Residential	Multiple Family Residential	12040 Florence Avenue – Little Lake Village (Senior Apartments)
South	R-1	Residential	City of Norwalk- Single Family Residential Neighborhood
East	M-2, Heavy Manufacturing	Industrial	12147 Lakeland Road – Lakeland Villa (Mobile Home Park)
West	R-3-PD, Multi-Family Residential	Multiple Family Residential	12040 Florence Avenue – Little Lake Village (Senior Apartments)

ENVIRONMENTAL DOCUMENTS

Staff finds that the metal recycling use is consistent with a Categorical Exemption, Class 1, Section 15301, "Existing Facilities" consequently, staff will file a Notice of Exemption with the Los Angeles County Clerk's office. The Notice will be filed within five days of approval by the Planning Commission. If the Notice of Exemption is filed and posted, a 35-day statute of limitation with commence from the date of project approval; if the notice is not filed, a 180-day statute of limitation will apply.

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.

Legal notice of the Public Hearing for the conditional use permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on January 10, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on January 10, 2014, and published in a newspaper of general circulation (Whittier Daily News) January 10, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

COMMISSION'S CONSIDERATIONS

Conditional Use Permit

As mentioned previously, Section 155.243(C) of the Zoning Regulations, states that metal recycling facilities shall be allowed in the M-2 Zone only after a valid conditional use permit has first been obtained.

The Commission should note that in accordance with Section 155.716 of the City's Zoning Regulations, before granting a Conditional Use Permit, the Commission shall:

- 1) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general; and
- 2) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

Staff believes that the applicant's request meets the criteria required by Section 155.716 of the City's Zoning Regulations for the granting of a Conditional Use Permit.

The reasons for the findings are as follows:

1. **That the existing metal recycling facility will not be detrimental to persons or property in the immediate vicinity, nor the welfare of the community for the following reasons:**

The subject site is located within the M-2-BP (Heavy Manufacturing) Zone and also has a General Plan land use designation of Industrial. The metal recycling facility will be consistent with the current zoning and land use designation. Additionally, the proposed use will be completely operated within the building interior and no outdoor storage will be allowed. As part of this approval, the applicant will be required to rehabilitate and restripe the existing parking lot in order to improve on-site circulation and provide a trash enclosure on-site.

If conducted in strict compliance with proposed conditions of approval and the City's municipal code, staff finds that the recycling facility will be harmonious with adjoining properties and surrounding uses in the area and therefore will not be detrimental to persons or property in the immediate vicinity.

2. **That the existing metal recycling facility has been designed to preserve the general appearance and welfare of the community for the following reasons:**

Since the subject property is existing and no major modifications are proposed within or outside of the existing building staff finds that the site characteristics will remain practically unchanged. As indicated earlier, the site will include only minor exterior improvements. The improvements will enhance the overall exterior appearance of the subject property. For this reason, staff finds that the use will preserve the general appearance and welfare of the community.

STAFF CONSIDERATIONS:

In summary, staff finds that if the metal recycling facility operates in strict compliance with the required conditions of approval, it will be compatible with the surrounding properties and will not be detrimental or pose a nuisance risk to persons or property in the immediate vicinity. Staff is, therefore, recommending approval, subject to a compliance review after one-year to ensure the metal recycling facility is still operating in strict compliance with the conditions of approval as stated within the staff report.

CONDITIONS OF APPROVAL:**DEPARTMENT OF FIRE-RESCUE – ENVIRONMENTAL DIVISION:****(Contact: Tom Hall 562.906-3815)**

1. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
2. That the owner or operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
3. That the owner or operator shall not receive discarded major appliances and remove Materials that Require Special Handling (MRSH) on site unless the owner/operator is designated as a Certified Appliance Recycler by the Department of Toxic Substances Control Board.
4. That the owner or operator is prohibited from accepting any material that does not meet the definition of scrap metal pursuant to section 66260.10 of Title 22 of the California Code of Regulations.
5. That the owner or operator is prohibited from accepting any material defined as a hazardous waste pursuant to State of Federal law.
6. That the owner or operator must obtain an EPA identification number if any hazardous waste is generated at the facility.
7. That the owner or operator must implement storm water runoff best management practices to prevent contaminants from entering the storm drain system.

POLICE SERVICES DEPARTMENT:**(Contact: Margarita Munoz 562.409.1850 x3319)**

8. That the Applicant shall understand, and accept, that this Permit is solely being granted for a land use entitlement to operate and maintain a recycling facility. The granting of this Permit does not circumvent any State or regulatory local laws as they apply to the recycling activities.

9. That the Applicant, within thirty days of the approval of this Permit, shall submit and obtain approval for a Recycling Regulatory Permit from the Department of Police Services. Contact Margarita Munoz at (562) 409-1850.
10. That the Applicant shall not accept any salvage material from walk-in customers. Should the Applicant decide to accept salvage material, they should apply and be approved by the State for a Second Hand Dealers License prior to the acceptance of any walk-in material. The Applicant shall also understand that the acceptance of walk-in material without the proper State Licenses may be subject to criminal charges against him if it is found that the material being accepted was obtained in an illegal manner.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

11. That the applicant shall, upon approval of the Santa Fe Springs City Council, obtain a Recyclable Materials Dealer Permit through the Police Services Center. Permit shall be valid for a period of one year. Applicant shall renew said permit on an annual basis through the Police Services Center. Please contact Margarita Munoz, Management Assistant, at (562) 409-1850 for said application.
12. That the applicant shall not knowingly transport loads containing more than 10% residue.
13. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. (Ord. 892, passed 4-22-99) Penalty, see § 10.97
14. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly basis using forms referenced in condition #59.
15. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

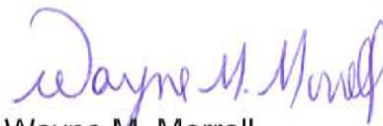
PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Rafael Garcia 562.868-0511 x7451)**

16. That the owner shall not allow commercial vehicles, trucks and/or truck tractors to queue on Lakeland Rd., use street(s) as a staging area, or to backup onto the street from the subject property between the hours of 7:00 AM to 6:00 PM.
17. This approval allows the applicant, Sonlar Inc., to establish, operate and maintain a 3,000 sq. ft. metal recycling facility.
18. That within 90 days from the date of approval by the Planning Commission, the Applicant shall construct a trash enclosure in compliance with existing Building Code requirements. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + .3% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height.
19. That once trash enclosure is constructed, trash receptacles shall not be stored outside of said enclosure.
20. That within 90 days from the date of approval by the Planning Commission, the applicant shall rehabilitate the parking lot in order to remove all weeds, asphalt cracks and any areas exhibiting deterioration.
21. That within 90 days from the date of approval by the Planning Commission, the applicant shall submit a parking lot restriping plan and obtain approval from the Planning Department in order to improve on-site vehicular circulation.
22. That the applicant and/or owner shall repaint said property in order to remove all mismatched paint and existing areas of visible graffiti within 90 days of approval.
23. That the applicant and/or owner shall properly rehabilitate and or replace all landscaped areas and thereafter continue to maintain all landscaping at said site.
24. That the entire site shall be permanently maintained, free of trash, junk, debris, etc., and in an otherwise neat and attractive manner.
25. That the facility shall be maintained so as to prevent or control on-site populations of vectors using techniques appropriate for protection or human health and the environment and prevent the facility from being a vector breeding area.

26. That all recycling activities, except for the transferring of materials into the building, shall occur inside the building. No materials, sorted, baled, or otherwise, shall be stored outside the building
27. That no portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development, Director of Police Services and the Fire Marshall.
28. That all vehicles associated with the business shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
29. That the site shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the Applicant and on file with the case.
30. That the use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
31. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
32. That CUP Case No. 747 shall be subject to a compliance review after one (1) year, on or before January 21, 2015. Approximately three (3) months before January 21, 2015, the applicant shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report.
33. That the applicant, Sonlar Inc., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case Permit No. 747, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly

notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

34. That the facility operator(s) shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed
35. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
36. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Site Plan
3. Floor Plan
4. CUP Application



CITY OF SANTA FE SPRINGS

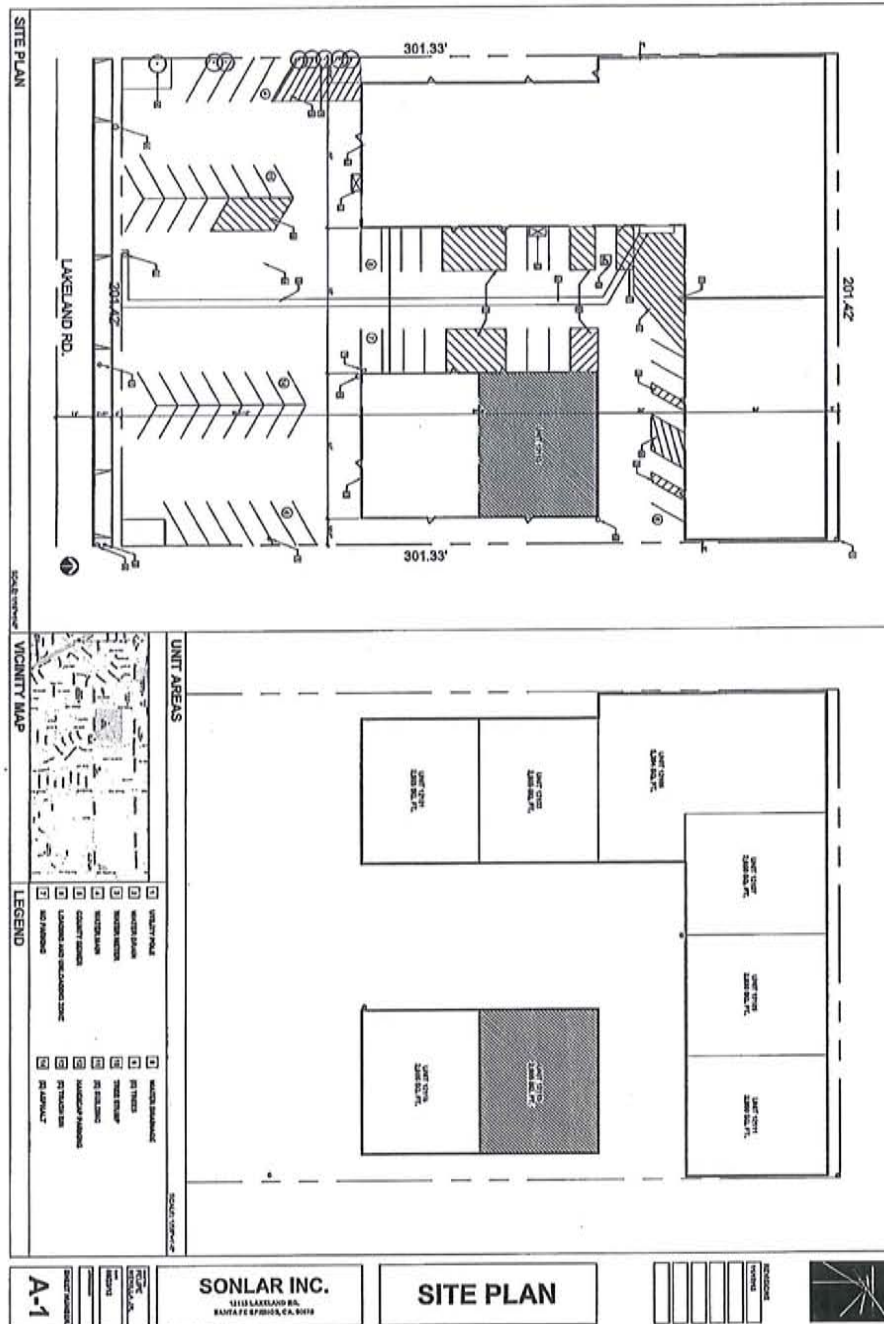
Aerial Photograph



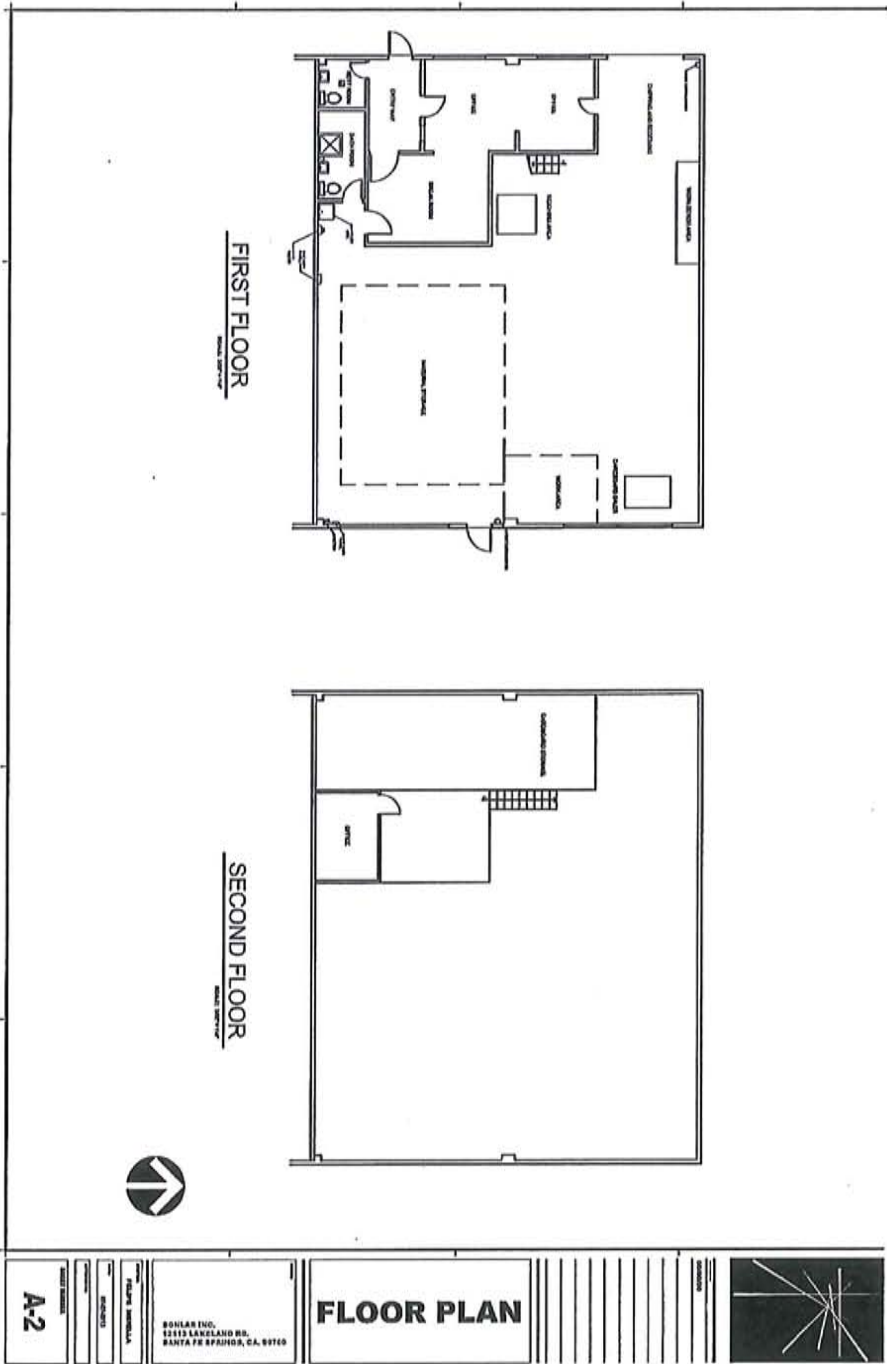
Conditional Use Permit No. 747

12113 Lakeland Road (APN: 8009-023-014)

Site Plan



Floor Plan





City of Santa Fe Springs

Planning Commission Meeting

January 21, 2014

CONSENT ITEM

Conditional Use Permit Case No. 500-6

A compliance review of a counseling and recovery center for both substance abuse and homeless individuals on property located at 11015 Bloomfield Avenue, in the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (LACADA)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a counseling and recovery center for both substance abuse and homeless individuals and their related administrative office functions, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 500, be subject to a compliance review in five (5) years, on or before January 21, 2019, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (L) of City's Zoning Regulations, public or quasi-public uses of an educational or recreational nature are required to obtain a Conditional Use Permit prior to commencement of such activities.

In April 1993, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 500, a request by the Los Angeles Center for Alcohol and Drug Abuse (LACADA), to establish, operate and maintain an outpatient counseling center and substance abuse recover residence within the 18,000+/- square foot building located at 11015 Bloomfield Avenue.

In April of 1997, the Planning Commission approved a request to establish operate and maintain a Community Prisoner Mother Program (also known as the Phoenix House) to co-exist with the adjacent outpatient counseling center and substance abuse recover residence. The Phoenix House occupied the southerly portion of the

subject building. It should be noted however that the Phoenix House no longer occupies this site. LA CADA now has a partnership with a non-profit agency called The Illumination Foundation (TIF) to provide recuperative care for homeless individuals. The services provided by TIF include medical follow-up, care management, referral linkages, and development services for long term housing. Although TIF will provide both outpatient and residential care at this facility, staff finds the use to be within the parameters set forth in the existing CUP. Staff does not consider the tenant change as an intensification of use since both activities already occur within the subject building and the TIL facility will occupy the same area previously used by the Phoenix House.

CUP Case No. 500 has now had five compliance reviews since the initial approval. A counseling and recovery center has therefore operated on the subject site for over 20 consecutive years now. A compliance review was last conducted in January of 2008 with the recommendation that a new compliance review be completed following five years. Staff, therefore, conducted a recent compliance review of the subject use to ensure it is still operating in strict compliance with the existing conditions of approval.

CALLS FOR SERVICE

City records indicate that there have been a total of 11 calls for service in the last two years at the subject site. Specifically, there were 6 burglaries calls 5 disturbance calls (a few calls came in as suspicious person or suspicious circumstances).

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection, staff observed no violations and/or items that needed to be addressed. Staff found the counseling and recover use was operating in full compliance with the existing conditions of approval.

Staff therefore finds that if the combined outpatient counseling center and a substance abuse recover residence continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 500-6, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

POLICE SERVICES DEPARTMENT

(Contact: Luis Collazo – 562.409-1850 x3320)

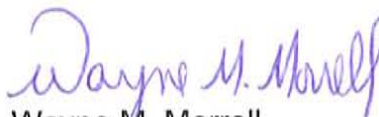
1. That the applicant shall submit an updated comprehensive security plan for review and approval by the Director of Police Services on or before ~~March 28, 2008~~ **March 21, 2014** (60 days). **(ongoing)**
2. ~~That the applicant shall call for a walk-through inspection within the next 60 days, before March 28, 2008. Please contact Luis Collazo at (562) 868-0511, extension 7359, to schedule the inspection along with Fire Department, Police Services Department and the Building Department.~~ **(condition satisfied)**

PLANNING DEPARTMENT

(Contact: Cuong Nguyen – 562.868-0511 x7359)

3. That no portion of the required off-street parking area shall be used for any purpose other than vehicle parking and circulation, unless such alternate use is granted prior written approval by the Director of Planning and Development. **(ongoing)**
4. That the subject site shall not be subleased, sublet or otherwise assigned for use by any other entity other than the activities directly operated and controlled by the applicant's organization. **(ongoing)**
5. That the subject property and uses shall continuously be maintained in a neat and orderly manner. **(ongoing)**
6. That the applicant shall maintain the existing onsite and parkway landscape areas in strict compliance with the Landscape Design Guidelines of the City; any proposed changes, alterations or modifications to the existing landscape planter areas shall be subject to the prior review and approval of the Director of Planning and Development. **(ongoing)**
7. That the proposed uses shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. **(ongoing)**
8. ~~That Conditional Use Permit Case No. 553 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.~~ **(condition satisfied)**

9. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable regulations shall be complied with. **(ongoing)**
10. That the applicant maintain a valid license or permit issued by the State Department of Alcohol and Drug Programs authorizing the Los Angeles Centers for Drug and Alcohol Abuse (LA CADA) to operate a **recuperative care facility for homeless individuals and** substance abuse recovery treatment center. **(revised wording - ongoing)**
11. That Conditional Use Permit Case No. 553 shall be **subject to a compliance review in** ~~valid for an additional period of five (5) years, on or before January 21, 2019 until January 28, 2013, to ensure~~ at which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(revised wording - ongoing)**



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



11015 Bloomfield Avenue



CITY OF SANTA FE SPRINGS

AERIAL PHOTOGRAPH

CONDITIONAL USE PERMIT CASE NO. 500-6

COMPLIANCE REVIEW REQUEST LETTER



Los Angeles Centers for Alcohol and Drug Abuse

11015 Bloomfield Ave. • Santa Fe Springs, CA 90670 • Ph: (562) 906-2686 • Fx: (562) 906-2687

07/31/13

Mr. Cuong H. Nguyen, Associate Planner
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

RECEIVED

AUG 08 2013

Planning Dept.

RE: Conditional Use Permit Case No. 500 Extension Request
Los Angeles Centers for Alcohol and Drug Abuse

Dear Mr. Cuong:

On behalf of Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), I would like to a review for compliance with the existing conditions of approval. The site at 11015 Bloomfield Ave houses a substance abuse treatment center and associated supportive services. There have been no changes or alterations to the use since the last review of this permit.

I appreciate your attention to this request. Please feel free to contact me at (562) 906-2686 x103 for any questions.

Sincerely,

Brenda Wiewel, LCSW
Executive Director

08-08-13 1019343

CHECK 1126.00

COMPLIANCE REVIEW REQUEST LETTER (Cont.)**Los Angeles Centers for Alcohol and Drug Abuse**

11015 Bloomfield Ave. • Santa Fe Springs, CA 90670 • Ph: (562) 906-2686 • Fx: (562) 906-2687

RECEIVED 10/18/13
OCT 22 2013
Planning Dept.

Mr. Cuong H. Nguyen, Associate Planner
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

**RE: Conditional Use Permit Case No. 500 Extension Request
Los Angeles Centers for Alcohol and Drug Abuse**

Dear Mr. Cuong:

On behalf of Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), I would like to provide additional information pertinent to our upcoming review for compliance with the existing conditions of approval. The site at 11015 Bloomfield Ave houses a substance abuse treatment center and associated supportive services. We have developed a partnership with a non-profit agency known as The Illumination Foundation. They will become our tenant to replace Phoenix House, providing recuperative care residential services for homeless individuals. The agency's mission generally addresses a range of services for the homeless, particularly homeless families. Their services at our site will include medical follow up, care management, referral linkages, and development of resources for long term housing. Many of their clients will be able to utilize L.A. CADA's existing services. Together we plan to develop a strong model for integrated state-of-the-art health, behavioral health, and social services. Thus, the general type of use at our site remains within human services and treatment, including both outpatient and residential care.

Please feel free to contact me at (562) 906-2686 x103 for any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Brenda Wiewel", is written over a horizontal line.

Brenda Wiewel, LCSW
Executive Director

Cc: Aiko Tan, Executive Director, Healthcare Services, Illumination Foundation



City of Santa Fe Springs

Planning Commission Meeting

January 21, 2014

CONSENT ITEM

Conditional Use Permit Case No. 589-3

A compliance review of a meat processing facility at 11540 Washington Blvd., in the C-4, Community Commercial zoning district and within the Washington Boulevard Redevelopment Project Area. (Khanthaly Sayarath for Lao Khitsada Food, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 589-3, be subject to a compliance review in five (5) years, on or before January 21, 2019, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In according with Section 155.153 (l) of the City's Zoning Regulations, meat processing uses are required to obtain a Conditional Use Permit prior to commencement of such activities. In April 2001, the Planning Commission initially approved CUP Case No. 589, to allow the operation and maintenance of a meat processing facility at 11540 Washington Blvd. A compliance review was performed and taken before Planning Commission in 2005 and 2007.

The owner, Lao Khitsada Food Inc., operates a meat (sausage) processing facility within a 900 square foot portion of a 3,800 square foot building located at the subject site. As part of the Conditional Use Permit, the business owner is also required to sell his product to the public for off-site consumption in order to maintain its commercial status.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a walk-through inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department, the applicant was directed to comply with the following:

1. Graffiti located on the trash enclosure located at the rear of the business.
2. An excess amount of dirt on the trash enclosure located at the rear of the property.
3. Deficient landscaping near the front door entrance.

Staff recently conducted a follow-up inspection and has verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the meat processing facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 589-3, be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

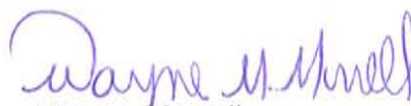
NOTE: Changes to existing conditions are provided as a strike-through or bold.

PLANNING DEPARTMENT

(Contact: Rafael Garcia, 562.868-0511 x7451)

1. That a sufficient number of outdoor trash enclosures shall be provided and maintained for the subject facility. However, the waste generate by the meat processing use shall be disposed of in an approved manner on a regular basis and shall not be stored outdoors on the property. **(Ongoing)**
2. That the meat processing use shall comply with Section 155.420 of the City Zoning Ordinance regarding the generation of objectionable odors. If a violation occurs, the property owner/applicant shall take the necessary measures to eliminate the objectionable odors from the operation immediately or shut down the processing until the matter is remedied. This includes, but is not limited to, the modification of the meat processing procedures, installation of new processing equipment, scrubber equipment and so forth. **(Ongoing)**

3. That the operation shall provide retail sales to the public to maintain a commercial status within the Commercial Zoned area. **(Ongoing)**
4. That the meat processing activities occur in an area not more than 25% (950 sq ft) of the total floor area (3,800 sq ft). **(Ongoing)**
5. That not more than five (5) persons are employed to handle the meat processing activities. **(Ongoing)**
6. That the meat processing use shall comply with all requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes regarding meat processing use. **(Ongoing)**
7. ~~That Reconsideration of Conditional Use Permit Case No. 589 shall be valid for a period of five (5) years, until February 13, 2012, at which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.~~ **That Conditional Use Permit Case No. 589-3 shall be subject to a compliance review in five (5) years, on or before November 25, 2018 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. (Revised Wording)**
8. ~~That Reconsideration of Conditional Use Permit Case No. 589 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the required conditions of approval.~~ **(No Longer Applicable)**

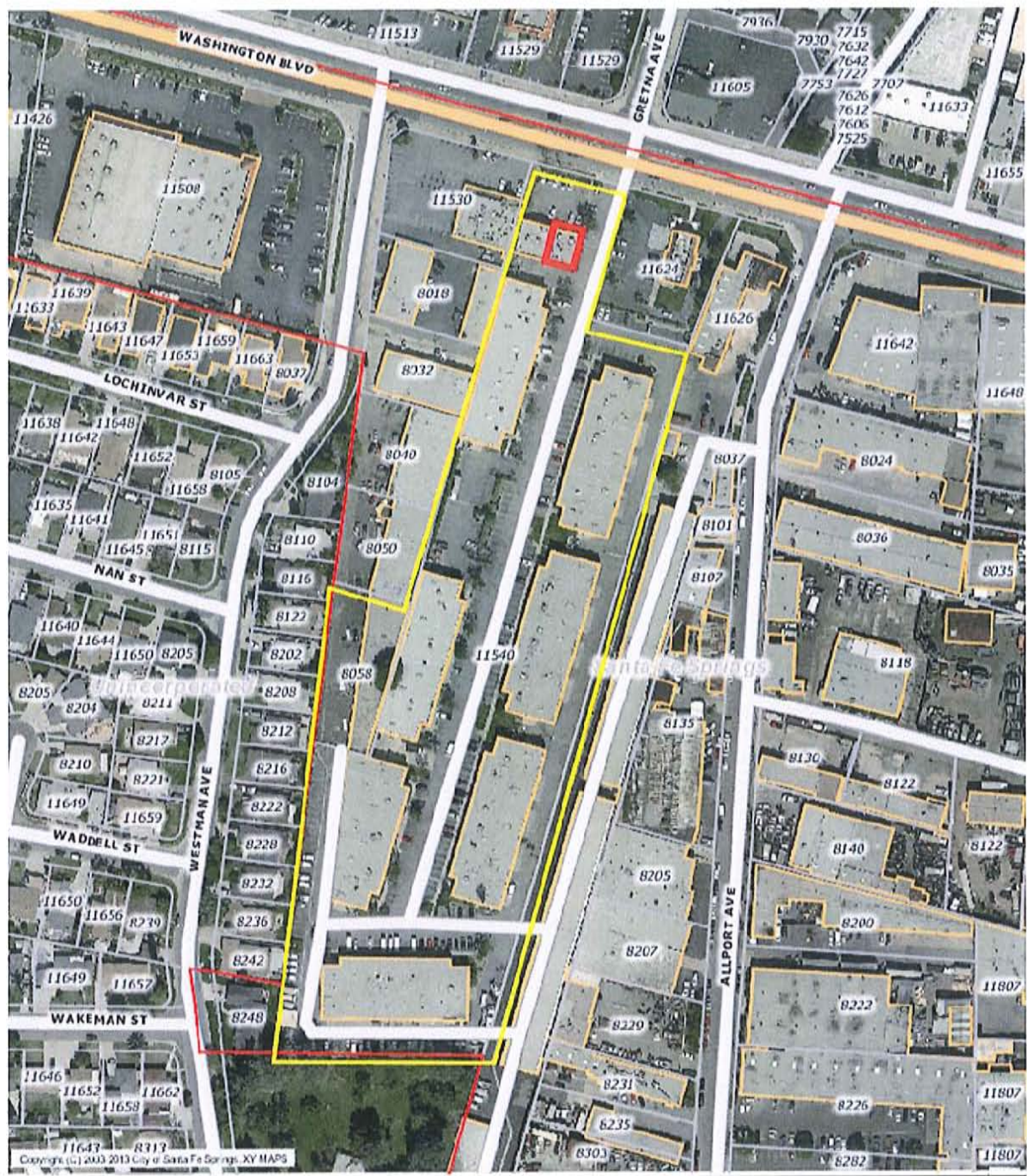


Wayne Morrell
Director of Planning and Development

Attachment(s)

1. Aerial Photograph
2. Letter Requesting Reconsideration

AERIAL PHOTOGRAPH



LETTER REQUESTING COMPLIANCE REVIEW

February 9, 2012

LAO KHITSADA FOOD
11540 E. WASHINGTON BLVD # A
WHITTIER, CA 90606
(562) 692 3943

Received
FEB 10 2012
Planning Dept.

SUBJECT: RECONSIDERATION USE OF PERMIT #589
FOR PROPERTY LOCATE ABOVE.

I KHANTHALY SAYARATH IS THE OWNER OF LAO KHITSADA FOOD WHICH OPERATE ON THE PROPERTY ABOVE. THE BUSINESS IS MEAT PROCESSING PLANT. THERE IS NO CHANGES OR ALTERATION SINCE THE LAST REVIEW OF THE SUBJECT PERMIT AND I WHOULD LIKE TO CONTINUE. ENCLOSE IS MY PROCESSING FEE.

THANKS



02-10-12 1CL7136 CHECK 563.00



City of Santa Fe Springs

Planning Commission Meeting

January 21, 2014

CONSENT ITEM

Conditional Use Permit Case No. 611-3

A compliance review of a church facility within an approximately 1,824 sq. ft. tenant space located at 14515 Valley View Avenue, Unit D (APN: 8069-006-042), in the C-4-PD, Community Commercial-Planned Development Overlay zone, and within the Valley View Commerce Center. (Pastor Peter Keuk-Moon Bae for Spiritual Rock Presbyterian Church)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a church facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 611-3, be subject to a compliance review in five (5) years, on or before, January 21, 2019, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.153(Z) of the City's Zoning Regulations, church uses are required to obtain a Conditional Use Permit prior to commencement of such activities.

On January 27, 2003, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 611, to allow the operation and maintenance of an church use on the subject property. The applicant has been granted three compliance reviews since the original approval.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, a recent inspection of the subject property was performed by City staff to ensure continued compliance with the

conditions of approval prior to bringing the matter back to the Planning Commission. The site and use was found to be in compliance during City staff inspection.

Staff finds that if the church continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 611-3 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

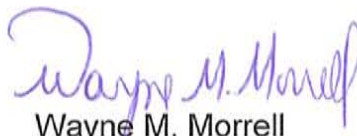
PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Kristi Rojas 562.868-0511 x7354)

1. That all vehicles associated with the church use be parked on the subject site; off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. **(Ongoing)**
2. That congregational or public assembly meeting activities shall be limited to Wednesday's and Friday's from 7:45 p.m. to 9:00 p.m. and Sunday mornings from 8:00 a.m. to 12:30 p.m.; Bible Speed Reading activities shall be limited to Monday through Wednesday and Saturday's from 4:00 p.m. to 6:00 p.m. Any deviation from or proposed addition to these hours shall be subject to the prior written approval of the Director of Planning and Development. **(Ongoing)**
3. That all church activities shall be conducted within the subject unit at all times. **(Ongoing)**
4. That all other requirements of the City's Zoning Ordinance, Property Maintenance Ordinance, and all other applicable Federal, State and local regulations shall be complied with. **(Ongoing)**
5. That any changes to the approved floor plan and any other improvements to the church facility shall be subject to the prior written approval of the Director of Planning and Development. **(Ongoing)**
6. That portable signs are prohibited; any future signage for the church use shall comply with Section 155.515 of the City Code of Ordinance and the related Sign Guidelines of the City. **(Ongoing)**
7. That the owner/applicant shall strictly adhere to the maximum occupancy of 49

persons during all hours of operation. Any increase in maximum occupancy will require the installation of emergency preparedness hardware to meet Building code requirements and be subject to the prior approval of the City Fire Marshall. **(Ongoing)**

8. ~~That reconsideration of Conditional Use Permit Case No. 611-3 shall be valid for a period of~~ **subject to a compliance review in three (3) five (5) years, until on or before January 21, 2019 to ensure the church use is still operating in strict compliance with the attached conditions of approval..** ~~Approximately three (3) months before expiration of said Permit, the applicant may request in writing that the Director of Planning and Development review the circumstances of this case to determine whether or not an extension is warranted.~~ **(Revised Wording - Ongoing)**
9. ~~That reconsideration of Conditional Use Permit Case No. 611 shall not be in effect for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of approval.~~ **(No Longer Applicable)**
10. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the permit shall be void and the privileges hereunder shall lapse. **(Ongoing)**


Wayne M. Morrell
Director of Planning

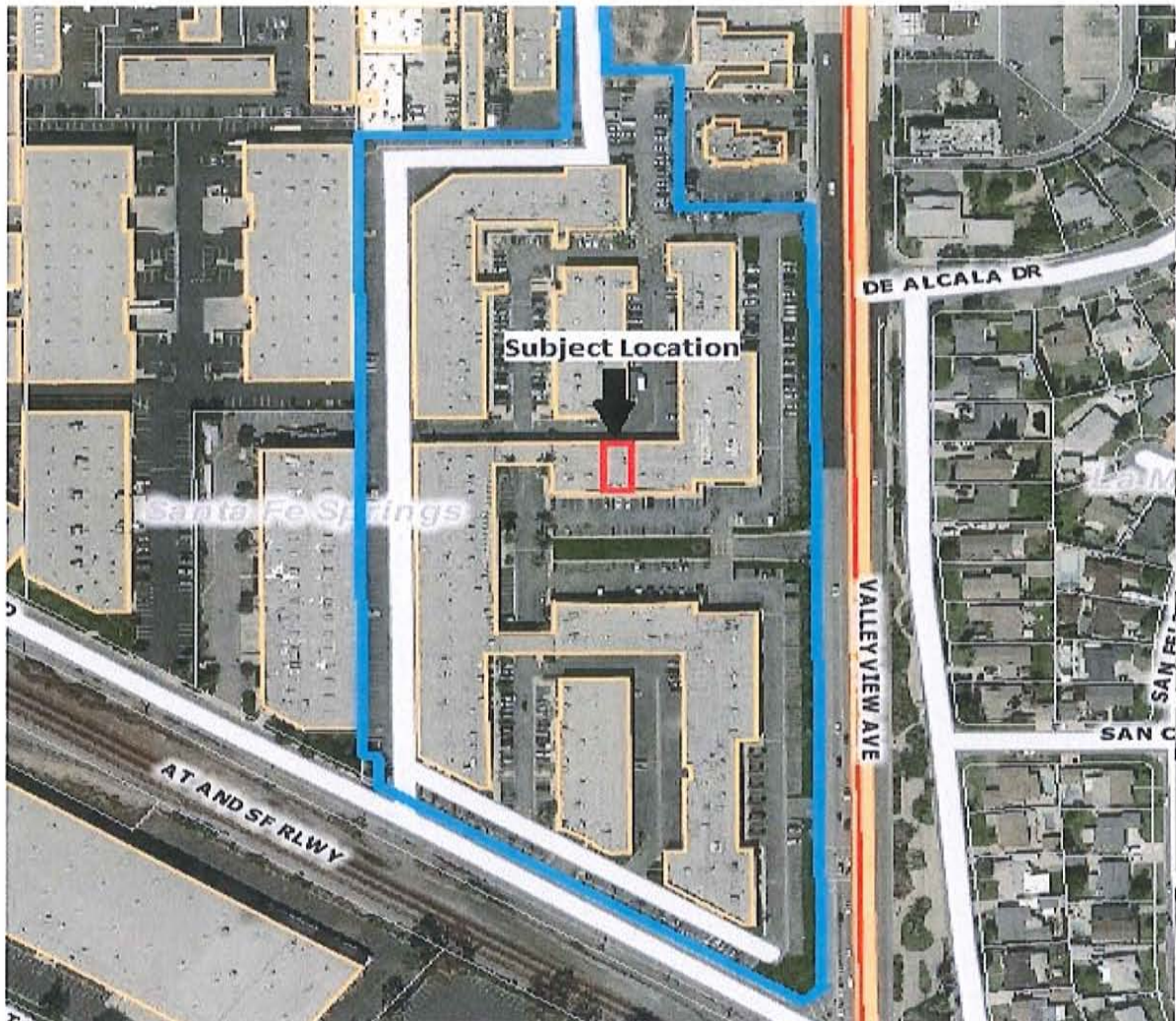
Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



Conditional Use Permit Case No. 611

14515 Valley View, Unit D (APN: 8069-006-042)

COMPLIANCE REVIEW REQUEST LETTER

Report Submitted By: Kristi Rojas
Planning and Development Department

Date of Report: January 16, 2014

대한예수교 영암장로교회
장로회
SPIRITUAL ROCK PRESBYTERIAN CHURCH
14515 VALLEY VIEW AVE., # D • SANTA FE SPRINGS, CA 90670
TEL: (562) 802-1995, 803-1715 • FAX: (562) 562-2155

담임목사 배극무
Rev. PETER K. BAE, Pastor

Date: February 15, 2009

To: City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Attn: Cuong H. Nguyen
Associate Planner
Department of Planning and Development

Re: Conditional Use Permit Case No. 611

We, Spiritual Rock Presbyterian Church are requesting extension of the Conditional Use Permit No. 611 that was granted to us. There has been no change to the building and main activities since approval of our permit.

We still have the same activities, such as worship services on Sundays, Wednesdays, Fridays, and Bible Speed Reading on weekdays and Saturdays.

Respectfully,



Peter Keuk-Moo Bae
Senior Pastor

City of Santa Fe Springs	DISTRIBUTION					
	FUND	G/L	ACTIVITY	OBJECT	PROJECT	AMOUNT
	110	397	4110	8000	RCUP 611	\$1,075.00

Spiritual Rock Presbyterian Church
(NAME)
14515 Valley View Ave., UNIT D
(ADDRESS)
Santa Fe Spring, CA. 90670
(CITY AND STATE)
Reconsideration FEE - RCUP 611
(DESCRIPTION)

RECEIPT



CONSENT ITEM

Conditional Use Permit Case No. 727-1

A compliance review of an industrial waste transfer facility on the subject 1.1-acre property located at 13722 Carmenita Road (APN: 8059-005-016), in the M-2, Heavy Manufacturing zone, and within the Consolidated Redevelopment Project Area. (Daniel Busbee for Advanced Chemical Transport, Inc.)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of an industrial waste transfer facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 727-1, be subject to a compliance review in five (5) years, on or before, January 21, 2019, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243(C)(5) of the City's Zoning Regulations, allows for the establishment, operation and maintenance of an industrial waste transfer facility use are required to obtain a Conditional Use Permit prior to commencement of such activities.

On November 28, 2011, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 727-1, to allow the operation and maintenance of an industrial waste transfer facility use on the subject 1.1-acre property. The original conditional use permit was granted with a requirement for a compliance review after one year. Therefore, this is the first compliance review for the subject property.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the recent inspection, the applicant was directed to comply with the following:

- Removal of the graffiti located on the South elevation of the building.

Staff recently verified that the applicant has completed the above-referenced item; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff finds that if the industrial waste transfer facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 727-1 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562-868-0511 x7545)

1. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall continue to be posted "No Stopping Any Time." Submit a parking lot security lighting and photometric plan for plan check. The City will install the offsite signs and the owner shall pay the actual cost of sign installation. **(Ongoing)**
2. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer. **(Ongoing)**
3. Per Parcel Map 13532, the existing ingress and egress access easement is twenty-four feet (24') in width; the easement is divided equally between the adjacent properties (twelve feet (12') per parcel). The existing reciprocal access easement shall continue to be maintained at twenty-four feet (24') and increased to a minimum of twenty-six feet (26'), thirteen feet (13') per parcel, when the properties are redeveloped. **(Ongoing)**
4. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or

developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements. **(Ongoing)**

5. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and Best Management Practices (BMPs) on all construction sites in accordance with Chapter 52 of the City Code. **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Margarita Munoz at 562.409-1850 x3319)

6. ~~That the operator shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(Completed)**~~
7. ~~That in order to facilitate the removal of unauthorized vehicles parked on the property, the operator shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center {562} 409-1850). The lettering within the sign shall not be less than one inch in height. The operator shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued. **(Completed)**~~
8. That the existing building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

9. That the operator shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA)

programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations. **(Ongoing)**

10. That the operator shall obtain **and maintain a valid** Industrial Waste Disposal Permit from the Santa Fe Springs Department of Fire-Rescue prior to conducting any operations that generate industrial wastewater on-site. **(Revised wording - Ongoing)**
11. That the operator shall obtain a General Industrial Activities Storm Water Permit (GIASP) from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan prior to conducting any vehicle maintenance operations on-site. **(Ongoing)**
12. That vehicles containing waste material (both hazardous and industrial wastes) shall not remain on-site for more than ten (10) days. **(Ongoing)**
13. That no waste material shall be removed from transportation vehicles and stored on the property, or transferred to an inoperable vehicle, at any time. **(Ongoing)**
14. That the owner/operator shall obtain and maintain a valid Hazardous Waste Transporter registration with the California Department of Toxic Substances Control. **(Ongoing)**

WASTE MANAGEMENT

(Contact: Teresa Cavallo 562.868.0511 x7309)

15. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Kristi Rojas 562.868-0511 x7354)

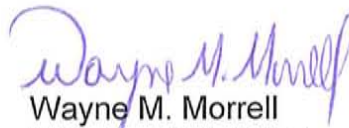
16. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
17. ~~That all parking spaces that are provided as compact spaces shall be further identified by having the word "compact" legibly written on the pavement, wheel stop, or on a clearly visible sign.~~ **(Completed)**

18. That the operator shall not allow commercial vehicles, trucks and/or truck tractors to queue on Carmenita Road, use street(s) as a staging area, or to backup onto the street from the subject property. **(Ongoing)**
19. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(Ongoing)**
20. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City. **(Ongoing)**
21. ~~That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + 1/2% of floor area exceeding 20,000 sq ft, but not less than 4 1/2 feet in width nor than 5 feet in height.~~ **(Completed)**
22. That prior to occupancy of the property/building, the operator, shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(Ongoing)**
23. ~~That the existing chain-link gate and fencing along the property line shall be provided with slats to provide screening. Said slats shall match the color of the building.~~ **(Completed)**
24. ~~That the existing loading doors along the north side of the existing building shall be rendered inoperative.~~ **(Completed)**
25. That the non-paved area of the property shall continually be maintained free of trash and/or debris, overgrown vegetation, storage of any kind, etc. **(Ongoing)**
26. That the applicant shall not utilize the unpaved area of the property without prior approval from the Director of Planning and Development or designee and only after making proper improvements (i.e. paving, striping, etc.) to the area. **(Ongoing)**

27. That no repair or washing of vehicles shall occur on the subject property at any time. **(Ongoing)**
28. That the facility/use shall operate in conformance with the approvals/ permits issued by State and Federal Regulators for their proposed activities. **(Ongoing)**
29. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
30. That the Industrial Waste Transfer Facility use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the operator shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
31. That no industrial waste materials shall be stored inside the building. Additionally, no industrial waste materials shall be stored outside the building, unless stored within completely sealed and secured transportation vehicles, in conformance with county, state, and federal requirements. **(Ongoing)**
32. That the facility operator shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the City, including cleanup, and injury or damage to persons or property. Additionally, operators shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. "Pollutants" means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. "Waste" includes materials to be recycled, reconditioned or reclaimed. **(Ongoing)**
33. That the use/operations shall otherwise be substantially in accordance with the plot plan and floor plan submitted by the applicant and on file with the case. **(Ongoing)**
34. That any changes to the operational characteristics of the use shall require prior approval from the Planning Commission and any other necessary State and/or Federal Agencies with regulatory oversight over such changes. **(Ongoing)**
35. That if there is evidence that conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have

occurred, the Commission may modify or revoke the use permit. **(Ongoing)**

36. That the operator, Advanced Chemical Transport, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 727, when action is brought within the time period provided for in the City's Zoning Regulations, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the operator of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
37. That it is hereby declared to be the intent that if any provision of this Approval is violated or held to be invalid, or if any laws, statute, or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH



Conditional Use Permit No. 727

13722 Carmenita Road (APN: 8059-005-016)

COMPLIANCE REVIEW REQUEST LETTER



RECEIVED

OCT 22 2013

Planning Dept.

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3629

Re: Conditional Use Permit (CUP) Case No. 727 – 13722 Carmenita Road, Santa Fe Springs, CA
90670 Compliance Review Request

To Whom it May Concern:

Advanced Chemical Transport, Inc. (ACT) located at 13722 Carmenita Road, Santa Fe Springs, CA 90670 would like to request a compliance review of our Conditional Use Permit (CUP) Case No. 727. I have provided below a brief statement describing our current activities as well as changes we would like implement.

ACT is an environmental service provider specializing in the management and transportation of laboratory and industrial non-hazardous, hazardous and medical waste. The majority of our services are performed at the customer's location. Our customers generally consist of pharmaceutical, biotechnology, hospitals, universities, schools, manufacturing sites and local agencies. ACT provides our clients shipping containers and packaging materials, health and safety supplies, environmental health and safety consulting services, on-site waste management and technical services, emergency spill response and hazardous waste transportation. ACT is highly regulated by several State and Federal agencies.

ACT has the following trucks stationed on the property: 4-6 - van trailers (53 foot), 1 - vacuum tanker truck (48 foot), 1 - box vans (36 foot), 1 - box van (34 foot), 2-power unit/tractor. Typically each vehicle performs a single "trip" per day in order to maximum our transportation efficiency. The box vans and tractor are utilized every weekday during business hours. The van trailers and vacuum tanker are utilized several times each weekday. All trucks and trailers are parked within our secured lot during non-working hours. Of the 17 current employees, we currently have 8 employees licensed and qualified to operate our trucks. We do intend to grow in the next several years and would like to add several box vans to accommodate the growth.

The activities that occur onsite include:

- **10-day hazardous waste yard:** ACT picks-up containerized waste materials for transportation at our clients' sites. All containers (drums, pallets, cubic yard boxes, etc.) are

13722 Carmenita Road, Santa Fe Springs, CA 90670 MAIN (714) 545-2191 FAX (714) 545-2287 WEBSITE www.advancedchemical.net

ACT is a Forward Thinking, Professional Organization with Family Values and Customer Commitment



packaged according to Department of Transportation (DOT) regulations and comply with United Nations (UN) guidelines. Prior to shipment, packages are inspected for integrity, leakage, cleanliness, correct identification and labeling and are manifested in accordance with all local, state and federal laws governing the transportation of waste materials. The containerized wastes are transported to our site in Santa Fe Springs to the '10-day yard' where they are transferred from box vans to 53' trailers for shipment to licensed treatment, storage and disposal facilities (TSDFs). The transfer is done with pallet jacks, forklifts and drum dollies and the transfer occurs in the secured rear yard. At no time will any hazardous waste containers be stored in the warehouse of anywhere on the property. The warehouse is used for storage of empty containers, supplies and universal wastes. The waste cannot be stored onsite for more than 10 days. ACT does not open, consolidate, treat, emit, discharge, store or directly handle the containerized waste materials we pick-up.

- **Universal waste handler:** ACT handles universal waste generated by our clients at our facility. Universal wastes are generated by a variety of clients that may not be discarded in the trash. These wastes include, but are not limited to batteries, fluorescent tubes, some electronic devices, and mercury containing devices. ACT does not dispose of universal waste or treat universal waste onsite; all universal waste is stored in our warehouse for a maximum of one year. All universal waste is stored in proper containment (non-leaking, compatible) and is segregated in distinct areas.

ACT would like to add the following activities at our site:

- **Medical Waste Transfer Station:** ACT would like to operate a permitted medical waste transfer station at our site. A medical waste transfer station is an offsite location where medical waste is loaded, unloaded, stored, or consolidated by a registered hazardous waste hauler, or a holder of a limited quantity hauling exemption granted pursuant to Section 118030 of the California Medical Waste Management Act, during the normal course of transportation of the medical waste. ACT holds a current registration from the Department of Toxic Substance Control (transporter registration # 4026) and has three permitted medical waste transfer stations in California: (1) 1210 Elko Drive, Sunnyvale, CA 94089, (2) 2010 West Mission Avenue, Escondido, CA 92029 and (3) 265 Riggs Avenue, Merced, CA 95341. These sites are inspected every six months by the California Department of Public Health (CDPH). The containerized medical waste would be packaged and transported identical to the hazardous waste containers noted above, but cannot be stored onsite for more than seven days when stored above 0 degrees Centigrade or more than 30 days when stored at or below 0 degrees Centigrade. According to the California Medical Waste Management ACT, medical waste can only be unloaded, reloaded or transferred to another vehicle at a permitted medical waste transfer station.

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Thank you for your consideration and time reviewing our renewal application. If you have any questions, please contact me at 714-545-2191 or dbusbee@advancedchemical.net.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Busbee", written over a horizontal line.

Daniel Busbee
Branch Manager

13722 Carmenita Road, Santa Fe Springs, CA 90670 MAIN: (714) 545-2191 FAX: (714) 545-2287 WEBSITE: www.advancedchemical.net

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				DISTRIBUTION	
FUND	GL	ACTIVITY	OBJECT	PROJECT	AMOUNT
110	511	7110	8000		563.00

City
of
Santa Fe Springs

Advanced Chemical Transport Inc.
(NAME)
13722 Carmichael Rd.
(ADDRESS)
SF5
(CITY AND STATE)
CUP # 727
(DESCRIPTION)

RECEIPT

10-22-13 4CL3483 CHECK 563.00



City of Santa Fe Springs

Planning Commission Meeting

January 21, 2014

CONSENT ITEM

Conditional Use Permit Case No. 730-1

A compliance review of a residential-treatment facility on property located at 11015 Bloomfield Avenue, in the M-2-BP, Heavy Manufacturing – Buffer Parking, Zone. (LACADA)

RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Find that the continued operation and maintenance of a residential-treatment facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
2. Require that Conditional Use Permit Case No. 730, be subject to a compliance review in three (3) years, on or before January 21, 2017, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (L) of City's Zoning Regulations, public or quasi-public uses of an educational or recreational nature are required to obtain a Conditional Use Permit prior to commencement of such activities.

In April 2012, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 730, a request by the Los Angeles Center for Alcohol and Drug Abuse (LACADA), to establish, operate and maintain a residential treatment facility on the subject property. The original conditional use permit was granted with a requirement for a compliance review after one year. Therefore, this is the first compliance review for the subject property

CALLS FOR SERVICE

City records indicate that there have been no calls for service for the subject site since the original approval in April of 2012.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, an inspection of the subject property is performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. During the recent inspection, staff observed no violations and/or items that needed to be addressed. Staff found the residential-treatment facility use was operating in full compliance with the existing conditions of approval.

Staff therefore finds that if the residential-treatment facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 730-1, be subject to a compliance review in three (3) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

FIRE DEPARTMENT – FIRE PREVENTION DIVISION:

(Contact: Mike Crook 562.868-0511 x3701)

1. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(ongoing)**
2. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25. **(ongoing)**
3. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(ongoing)**
4. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed. **(ongoing)**

5. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. **(ongoing)**
6. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways. **(ongoing)**

POLICE SERVICES DEPARTMENT:**(Contact: Margarita Munoz 562.868-0511 x3319)**

7. That the applicant shall provide **an updated** emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(revised wording - ongoing)**
8. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(ongoing)**

WASTE MANAGEMENT:**(Contact: Teresa Cavallo 562.868-0511 x7309)**

9. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(ongoing)**
10. ~~That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.~~ **(condition satisfied)**

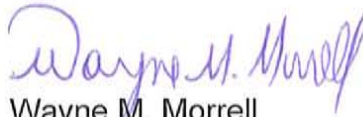
PLANNING AND DEVELOPMENT DEPARTMENT:**(Contact: Cuong Nguyen 562.868-0511 x7359)**

11. That the applicant acknowledges that the City is granting this Permit for the sole benefit of LA CADA. If the property changes ownership or is subleased, sublet or otherwise assigned for use by an entity other than LA CADA, the new or additional operator shall obtain an amendment to CUP 730. **(ongoing)**

12. That the applicant shall maintain a valid license or permit issued by the State authorizing Los Angeles Centers for Drug and Alcohol Abuse (LA CADA) to operate the subject residential treatment facility. **(ongoing)**
13. That the proposed use shall be established and operated in substantial conformance with the project plans and written narrative dated "January 31, 2012" unless otherwise amended by the conditions of approval contained herein. Minor changes to the plans and operation may be allowed subject to the approval of the Director of Planning and Development or designee if found to be in substantial conformance with the approved plans. **(ongoing)**
14. That in the event that the Applicant proposes to modify the hours of operation, other aspects of the business, or to modify the exterior of the building or site, the modification shall be subject to the review of Director of Planning and Development or designee. The Director or designee may approve the modifications or refer it back to the Planning Commission. **(ongoing)**
15. That the Department of Planning and Development shall first review and approve all new sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(ongoing)**
16. That prior to occupancy of the property/building, the Applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org). **(ongoing)**
17. ~~That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org. **(condition satisfied)**~~
18. That all other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(ongoing)**

19. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(ongoing)**
20. That if the operations of this facility results in conflicts pertaining to parking, noise, traffic, or other impacts, at the discretion of the Director of Planning and Development or designee, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings. **(ongoing)**
21. That Conditional Use Permit Case No. 730 shall be ~~granted for an initial one (1) year time period~~ **subject to a compliance review in three (3) years, on or before January 21, 2017 to ensure.** ~~The applicant shall request, in writing, an extension of the privileges granted herein, provided that the~~ **residential-treatment facility use has been continuously maintained is still operating** in strict compliance with these **attached** conditions of approval. **(revised wording - ongoing)**
22. That unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or non-use of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted there under shall become null and void. However, an extension of time may be granted by Planning Commission or Council action. **(ongoing)**
23. That the applicant, LA CADA, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning CUP Case Permit No. 730, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the Applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(ongoing)**

24. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
(ongoing)



Wayne M. Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Compliance Review Request Letter

AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH



Conditional Use Permit Case No. 730-1

11121 Bloomfield Avenue

COMPLIANCE REVIEW REQUEST LETTER**Los Angeles Centers for Alcohol and Drug Abuse**

11015 Bloomfield Ave. • Santa Fe Springs, CA 90670 • Ph: (562) 906-2686 • Fx: (562) 906-2687

RECEIVED

NOV 25 2013

11/21/13

Planning Dept.

Mr. Cuong H. Nguyen, Associate Planner
City of Santa Fe Springs
11710 Telegraph Rd.
Santa Fe Springs, CA 90670

**RE: Conditional Use Permit Case No. 730 Review for Compliance Request
Los Angeles Centers for Alcohol and Drug Abuse**

Dear Mr. Cuong:

On behalf of Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA), I would like to request a review for compliance of the subject permit for our facility at 11121 Bloomfield Ave., Santa Fe Springs. This facility was leased in 2012 from the State of California Department of Corrections and Rehabilitation by L.A. CADA in order to operate a substance abuse treatment facility after the Family Foundations Program was closed due to loss of funding. The residential treatment program known as the Allen House moved into the facility in October 2012 after the agency completed construction to make improvements as required by the state. The facility houses men and women, with a license for 55 adults and 10 children. Improvements are now underway in order to arrange the housing in a portion of the Parenting Center so that up to 8 women with children can reside on site and utilize the existing facilities for day care while they are in programming. Residential treatment beds for women with their children are in high demand and we are excited about the opportunity to offer that option to our community. Otherwise, the Allen House program continues to provide comprehensive recovery services at both the treatment and transitional housing modalities. Other than noted, there have been no changes or alterations to the use since the last review of this permit.

I appreciate your attention to this request. Please feel free to contact me at (562) 906-2686 x103 for any questions.

Sincerely,


Brenda Wiewel, LCSW
Executive Director