

# SOUTH CENTRAL SPECIFIC PLAN

ADVISORY COMMITTEE MEETING – FEBRUARY 25



# AGENDA

<u>Time</u>	<u>Item</u>
<b>6:00 – 6:10</b>	Welcome
<b>6:10 – 6:30</b>	Vision and Guiding Principles
<b>6:30 – 7:00</b>	Land Use Concepts
<b>7:00 – 7:20</b>	Buffers
<b>7:20 – 7:50</b>	Policy Considerations
<b>7:50 – 8:00</b>	Unscheduled Communication – Public

# VISION STATEMENT

*The South Central Specific Plan is an area characterized by development that maximizes economic benefit and job growth for residents, while reducing impacts on the environment and improving quality of life.*



# GUIDING PRINCIPLES

- Development should be concentric so that heavy industrial and other high intensity uses are located in the center core and lower intensity uses are located on the outer edges of the plan area resulting in lower environmental impacts near existing residential uses and other sensitive uses.
- Landscape buffers should be established adjacent to existing residential uses to reduce impacts on the community.
- Highway 99 and 41 should be transformed as a gateway into the City. Landscaping and architectural design can improve the visual quality when entering into the City from the south.

# GUIDING PRINCIPLES

- Existing development trends and circulation patterns should be considered to avoid potential environmental and neighborhood impacts.
- Development should encourage a diverse aggregation of employment opportunities, creating an accessible and resilient employment zone.
- Neighboring uses should develop and participate in a “Good Neighbor” policy to assist in addressing disputes or concerns.
- Neighbors should have clear and transparent access to information regarding the community in which they live and work.

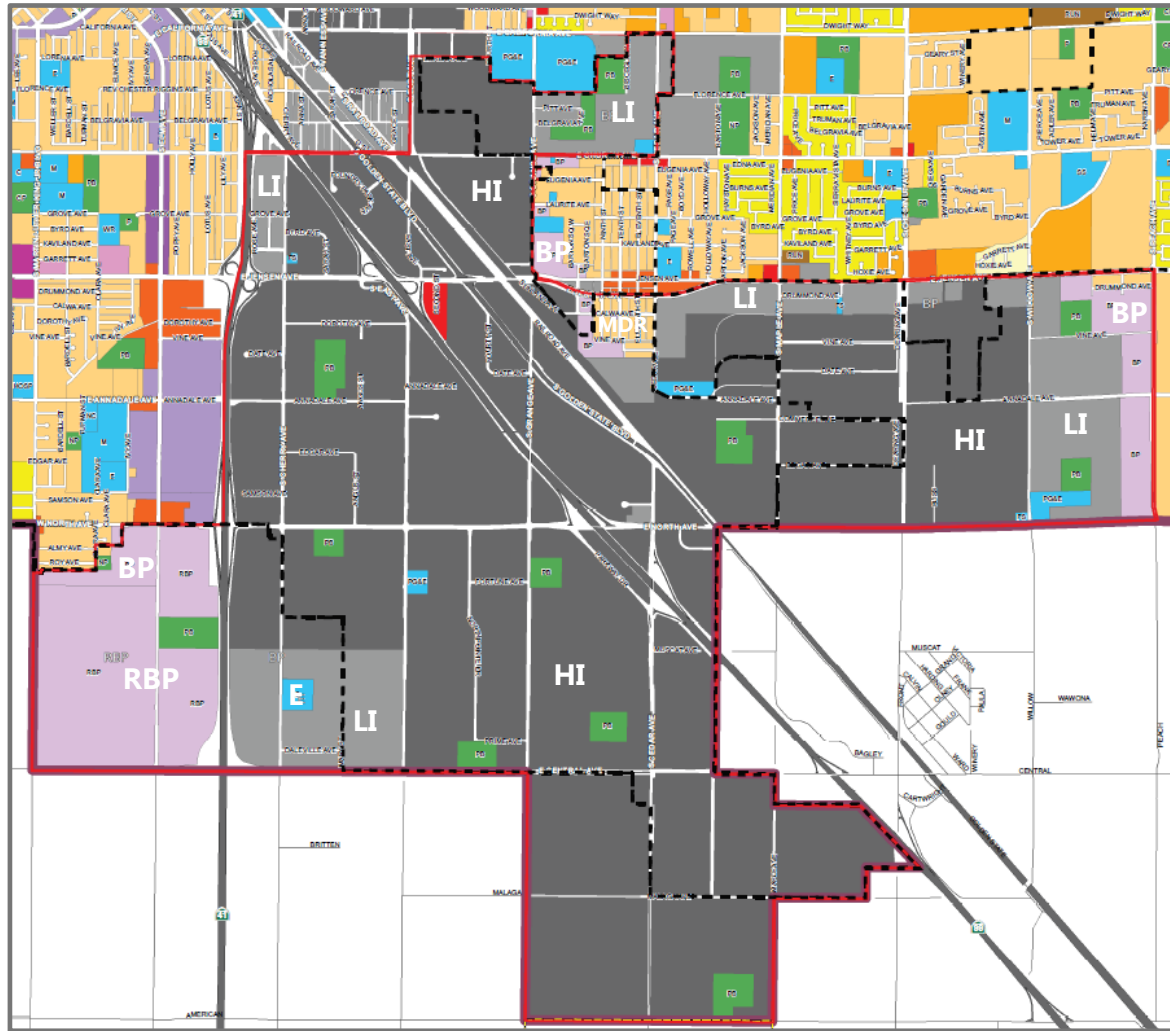


# VISION AND GUIDING PRINCIPLES

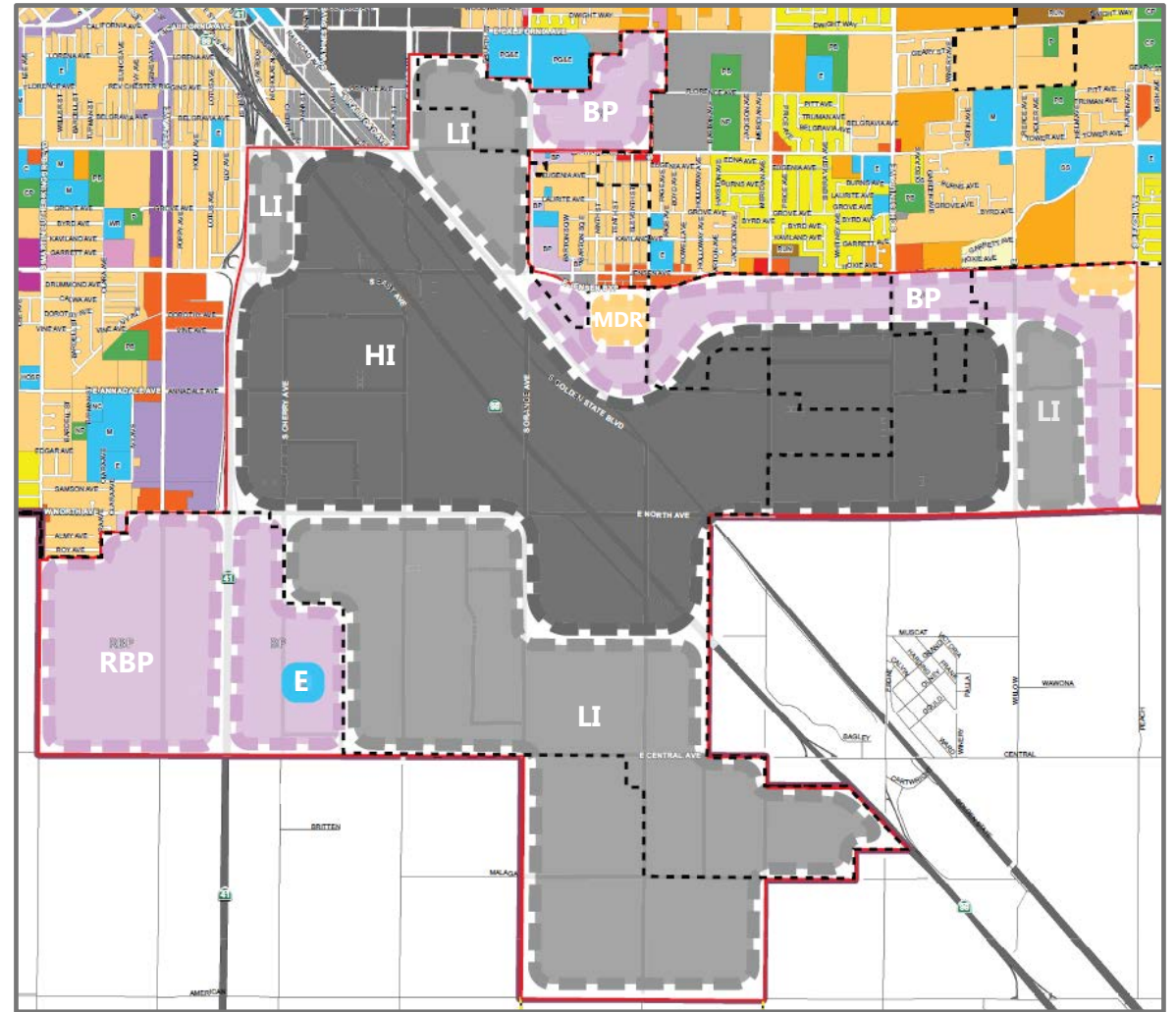
DISCUSSION



# LAND USE CONCEPTS AND OVERLAY



EXISTING LAND USE



LAND USE OPTION

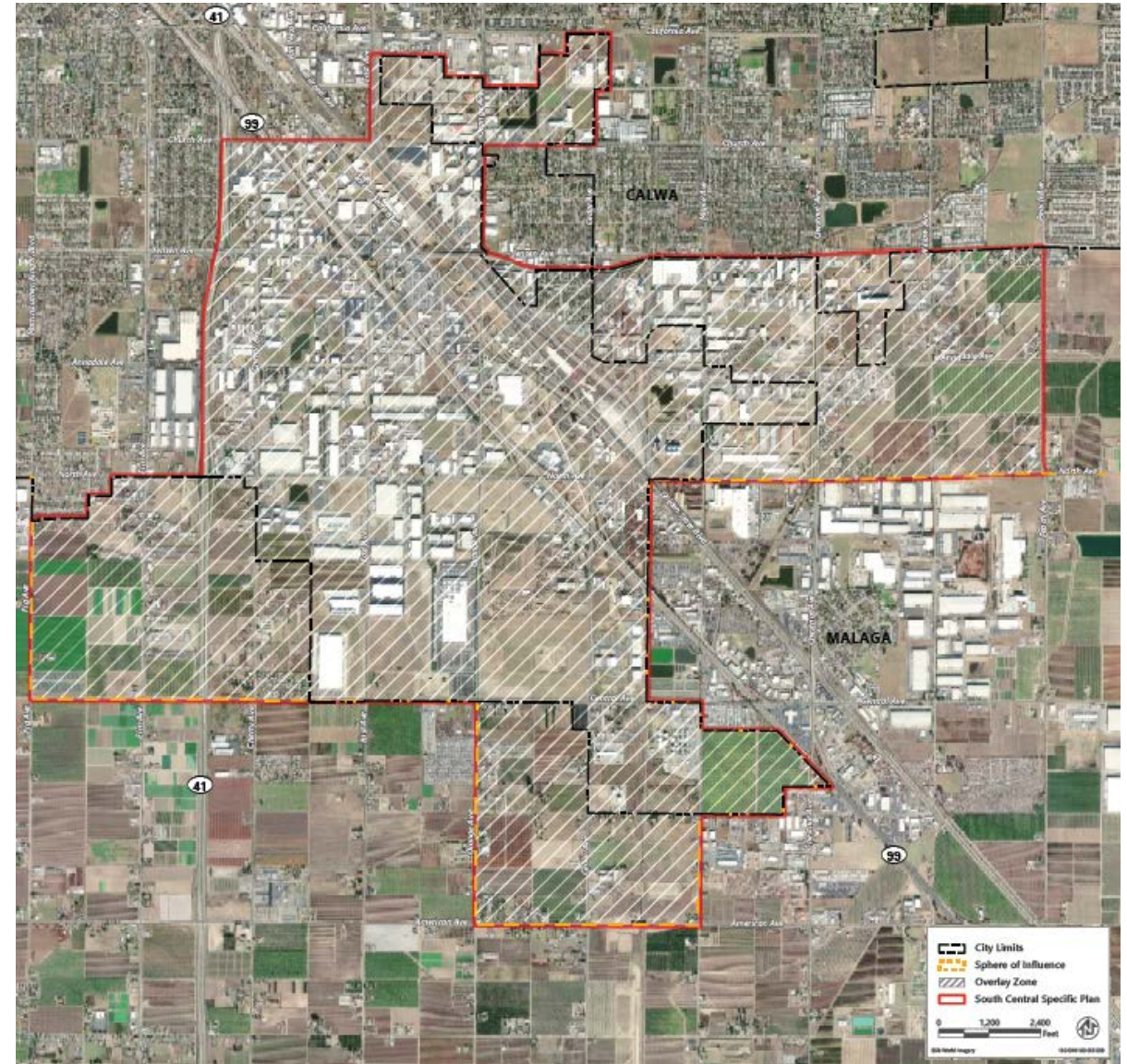


## WHAT IS AN OVERLAY ZONE?

- A regulatory tool that is applied over the base zoning district
- Applies an additional layer of standards to all areas within the defined overlay boundary
- Regulations can be better tailored to specific areas to meet specific community goals

## WHAT MIGHT IT REGULATE?

- Additional development and site design standards for new industrial development
- Restrictions on uses that would otherwise be permitted or allowing uses that aren't otherwise allowed in the base zoning
- Protections for existing residential uses





# FEEDBACK PROVIDED

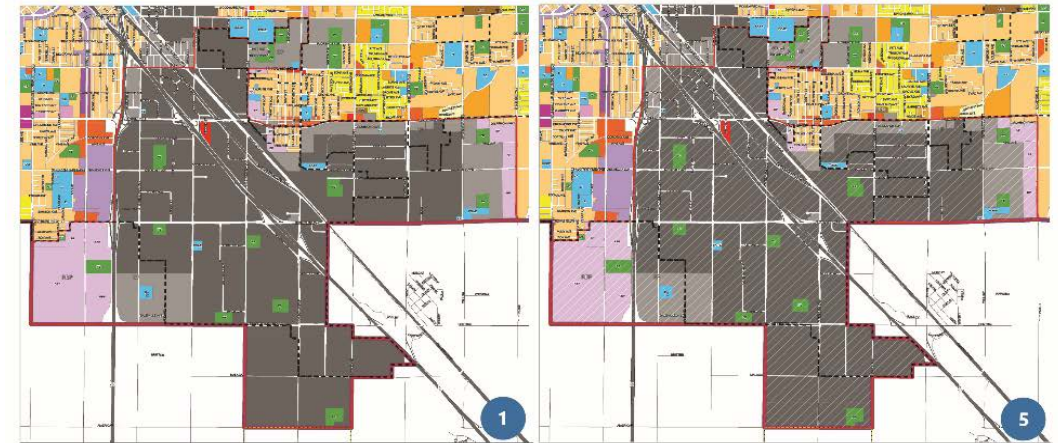
- Land Use Option with Overlay received 18 votes
- Suggestions for land use changes and designations included:
  - Modifying land use to include more parks and green space
  - Modifying land use to include more residential
  - Keeping existing heavy industrial zoning designation in the south
  - Switching heavy and light industrial uses for the modified land use options
  - Preserving existing agricultural land
  - Including a larger buffer between industrial uses and neighborhood/school sites
  - Zoning areas adjacent to Calwa and Malaga as business park instead of industrial



## SOUTH CENTRAL SPECIFIC PLAN LAND USE CONCEPTS

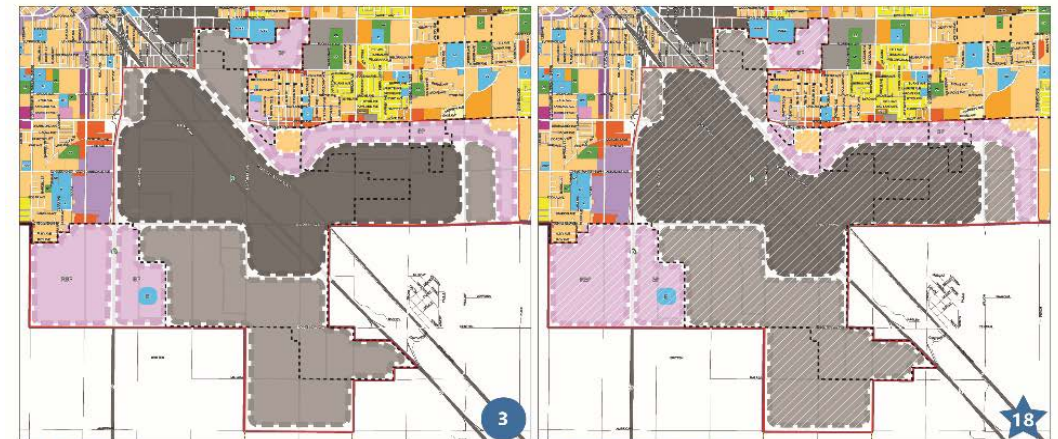
PLEASE REVIEW THE FOUR LAND USE CONCEPTS BELOW AND GIVE US YOUR FEEDBACK:

1. Place your colored dot next to your top land use concept.
2. Write what you like and/or would want to change on a post-it note and place it on the appropriate land use concept or anywhere on the board.



EXISTING LAND USE

EXISTING LAND USE & OVERLAY



LAND USE OPTION

LAND USE OPTION & OVERLAY



# LAND USE CONCEPTS

DISCUSSION

# BUFFER TECHNIQUES FEEDBACK PROVIDED

- Top three buffer techniques:
  - Landscape buffer with larger tree cover, attractive landscaping, and trail that provides dual recreational use
  - Wall with attractive landscaping/vegetation to block visibility of industrial uses
  - Landscape buffer with water feature, natural elements, and walking path that provides dual recreational use

PLEASE REVIEW THE IMAGES BELOW AND GIVE US YOUR FEEDBACK:

1. Place a colored dot on your top 3 preferred images/buffer techniques.

## LANDSCAPE SETBACK



## SITE LANDSCAPING



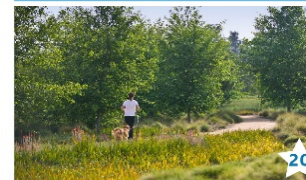
## PARKING LOT TREATMENT



## WALLS, FENCES, SCREENING



## LANDSCAPE BUFFERS





# BUFFER TECHNIQUES

DISCUSSION



# POLICY CONSIDERATIONS

Top 10 Policy Considerations	
Policy	Number of Dots
T-7: Maintain roads in good condition	24
T-1: Establish truck routes to avoid neighborhoods	21
AQ-2: Request additional 24-hour air monitors from the San Joaquin Valley Air Pollution Control District around distribution centers, major roads near distribution centers, and at Orange Center Elementary School	19
CBD-1: Consider community benefit agreements with benefits such as living wage requirements, local hiring goals, and job training programs	16
T-10: Install street lighting for public safety and visibility	12
T-2: Ensure truck routes are safe for pedestrians and bicyclists	11
N-6: When designing and improving streets and highways, consider measures to reduce traffic noise	11
T-9: Install traffic control or traffic safety measures	10
E-4: Promote job training programs such as Career Technical Education, adult education, internships, mentoring, and apprenticeships	10
GB-1: Require buffers between new industrial development and existing neighborhoods	10

LI

## ADDITIONAL POLICY CONSIDERATIONS OFFERED

- Improve/Maintain sidewalks
- Widen main thoroughfares (4 lanes) to alleviate congestions and associated air quality issues
- Enforce designated truck routes to discourage truckers from using alternative routes through fines and citations
- Develop more green space, parks, and recreational space
- Develop affordable housing
- Establish high landscaping, maintenance, and design standards for existing industrial development and businesses
- Develop policies and plans to attract lower emission and greener industries
- Be selective about the types of businesses that the City attracts, considering potential environmental impacts of the businesses



# POLICY CONSIDERATIONS

DISCUSSION

# NEXT STEPS







# THANK YOU

SEE YOU AT THE NEXT COMMUNITY MEETING ON FEBRUARY 25, 2020!

