



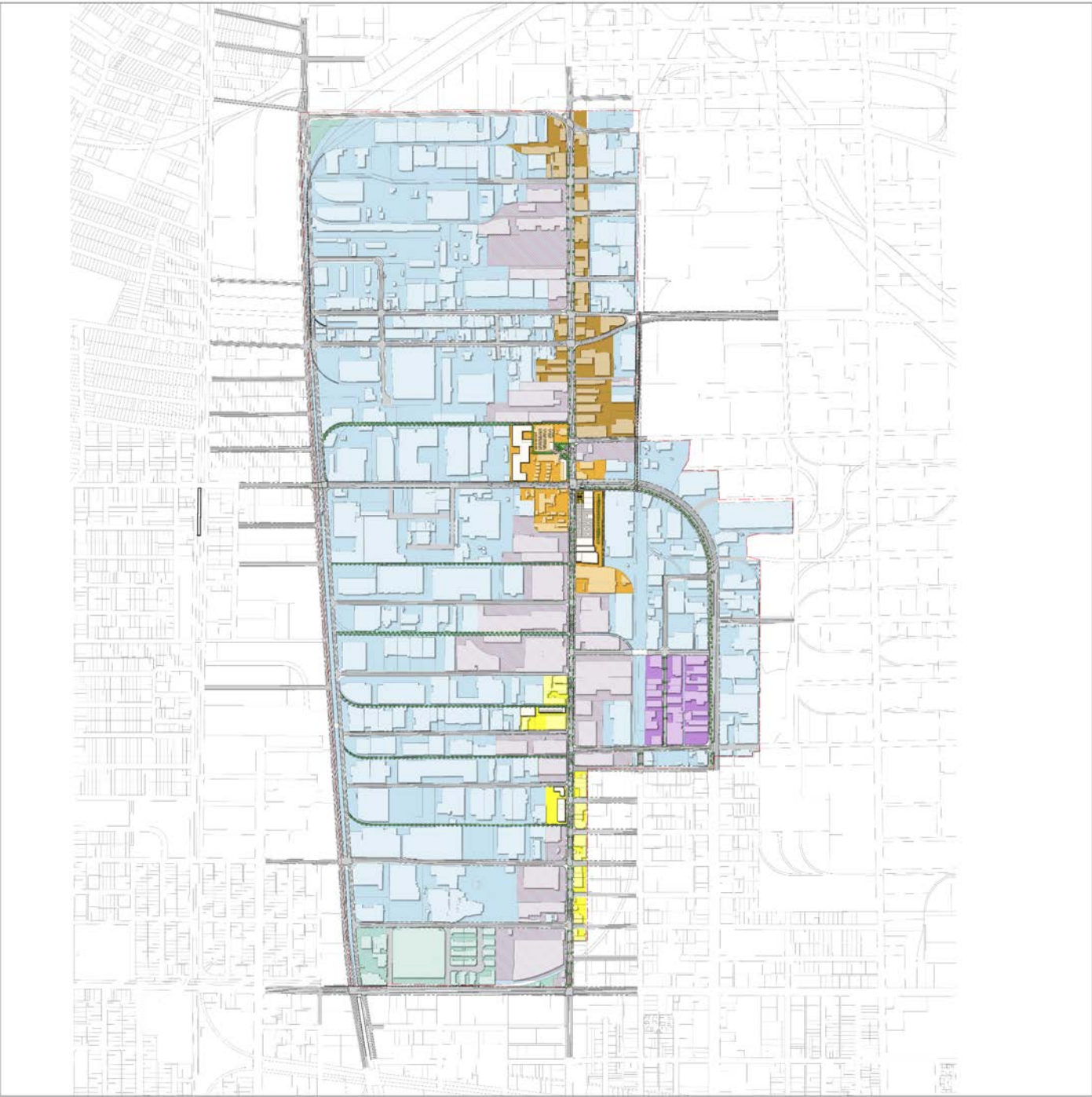
Specific Plan Zoning

Vernon Westside Specific Plan

Stakeholders Advisory Committee Meeting #6

October 11, 2022







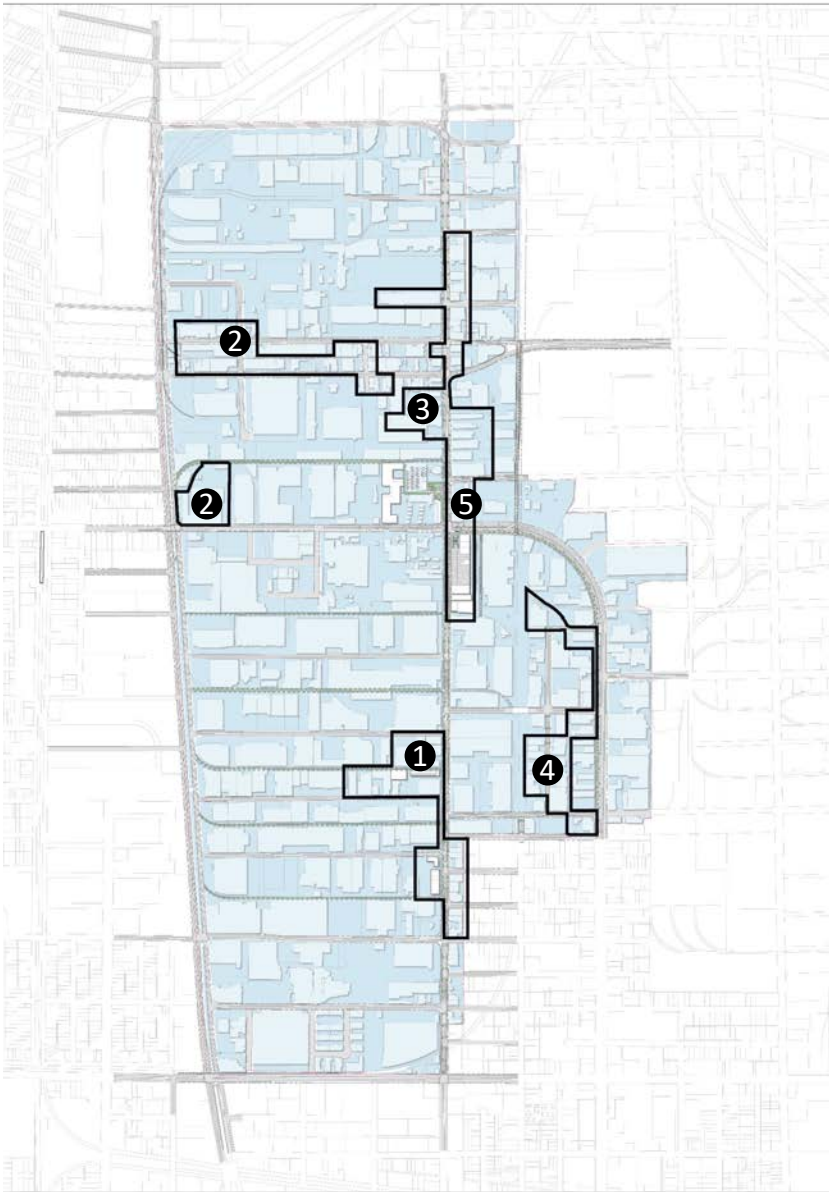


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Principles for Zoning



Creating Additional Flexibility in Clusters



1. Clusters:
 - a) Older buildings with character
 - b) Adaptive reuse potential
 - c) Obsolete for modern, trucking-based industrial uses

Principle #1: Create additional flexibility for development in lots within/nearby clusters

Strategy: Expand permitted uses in clusters

Principle #2: Separate current industrial areas from clusters

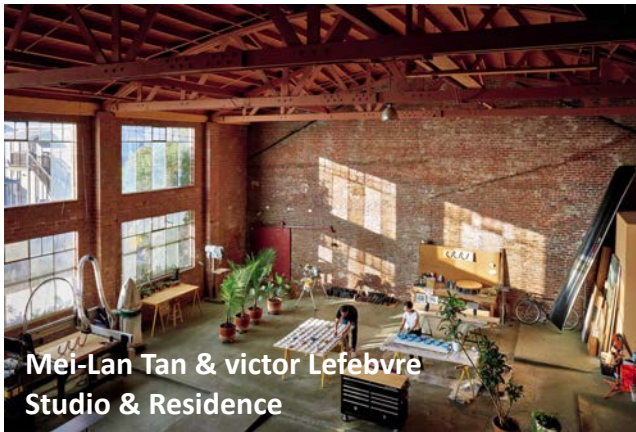
Strategy: No changes to industrial areas

Strategy: Design guidelines to protect adjacent industrial operations

Creating an Industrial Mixed-Use District



DTLA Work/Live Studio



Mei-Lan Tan & victor Lefebvre
Studio & Residence



Lina Bo Bardi
SESC Pompeia Factory

Principle #3: Encourage hybrid uses which mix production with other uses

Strategy: Define & permit these hybrid uses

Strategy: Give incentives to projects with multiple uses

1. Expand to a Greater Range of Options & Additional Flexibility
2. Multi-Use Buildings
3. Community Building / Maintaining Activity & Use Off-Business-Hours
4. Leads to Innovation & New Business Enterprise

Creating an Industrial Mixed-Use District



Principle #4: Encourage projects which reflect the industrial nature and retain the industrial heritage of Vernon

Strategy: Enforce design guidelines and provide incentives to preserve character features of legacy structures

1. Retain Industrial Character of Vernon, Reactivate Underutilized Assets
2. Reflect Evolution of Types of “Productive” Uses
3. Adaptive Reuse & Ground-Up
4. Local Examples

Santa Fe Main Street



Principle #5: Create pedestrian-oriented frontages that reinforce Santa Fe Avenue's role as a main street

Strategy: Require active uses on frontage

Strategy: Design standards that prioritize pedestrian

Residential Strategy

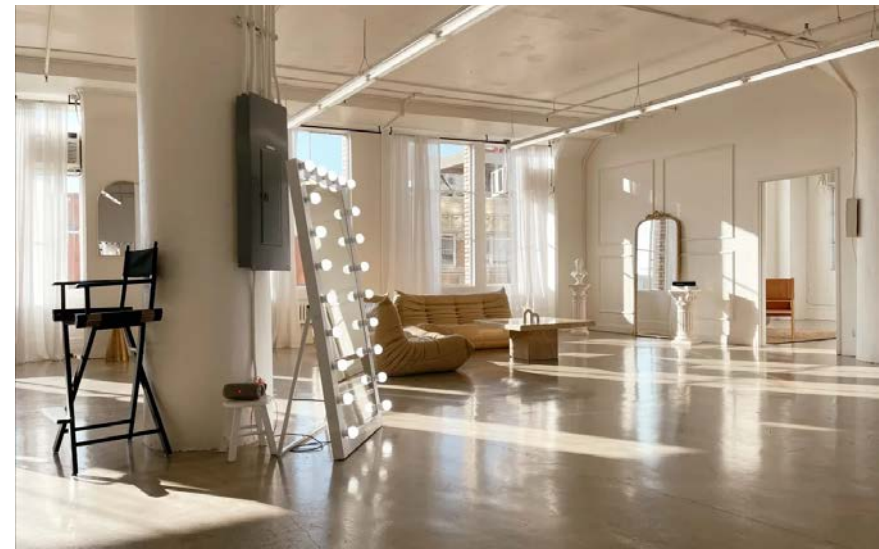
Principle #6: Introduce residential uses, designing them to attract a population which is most suited to the industrial nature of the city

Strategy: Permit residential in Santa Fe clusters

Strategy: Require percentage of live/work

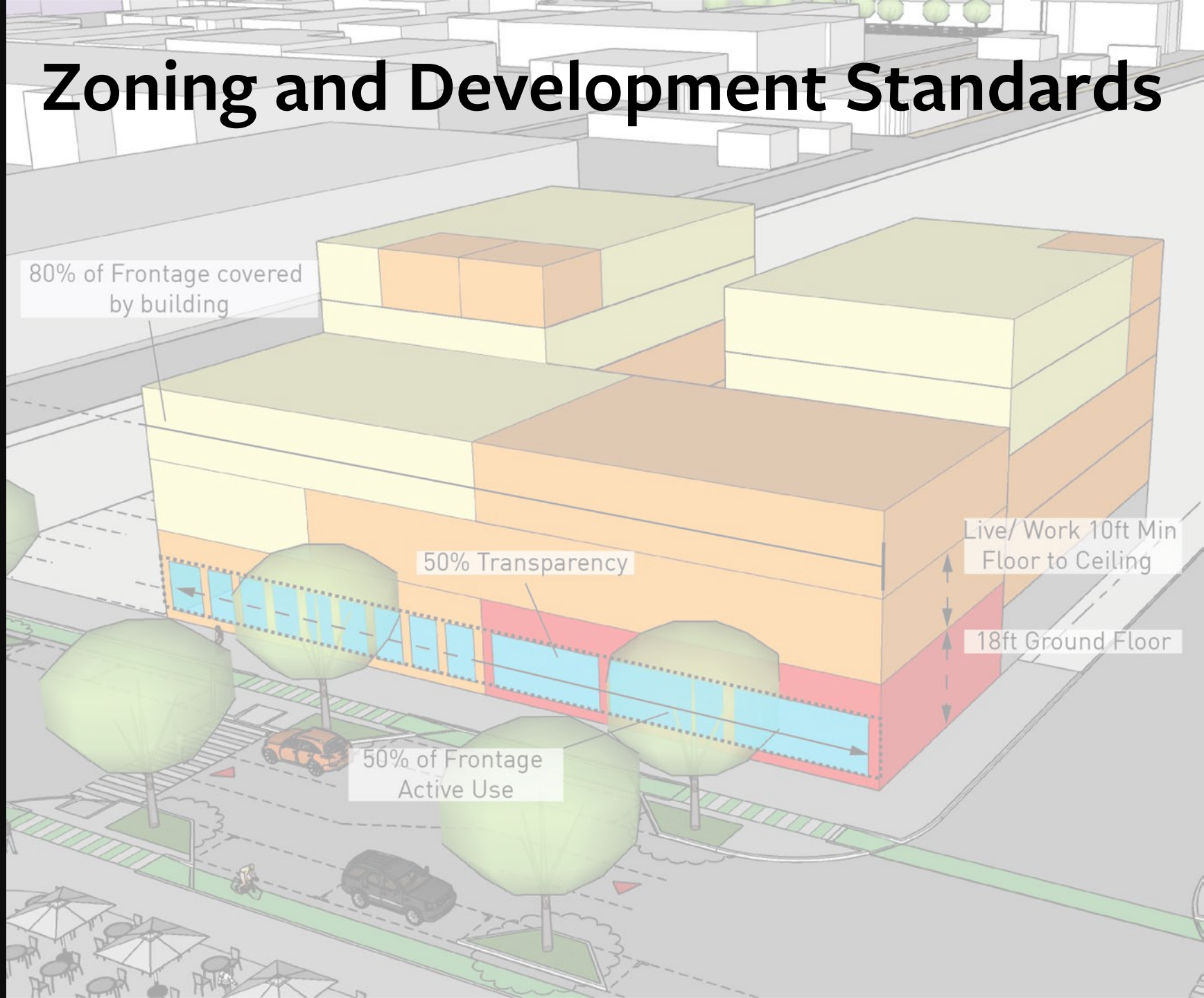
Strategy: Require CUP for large-size projects

1. Provide needed population increase
2. Add population with industrial affinity
3. Establish an upper limit to the pace of change in the area

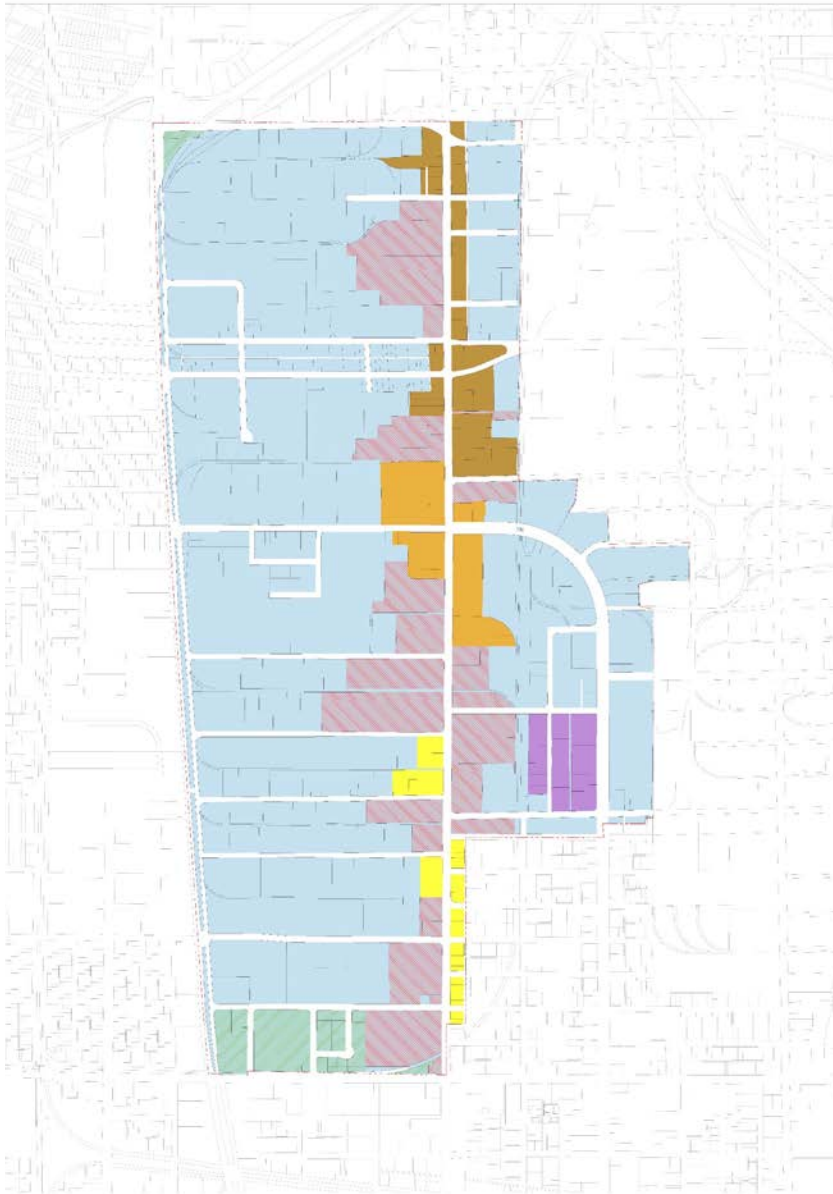









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Zoning and Development Standards



Zoning Map

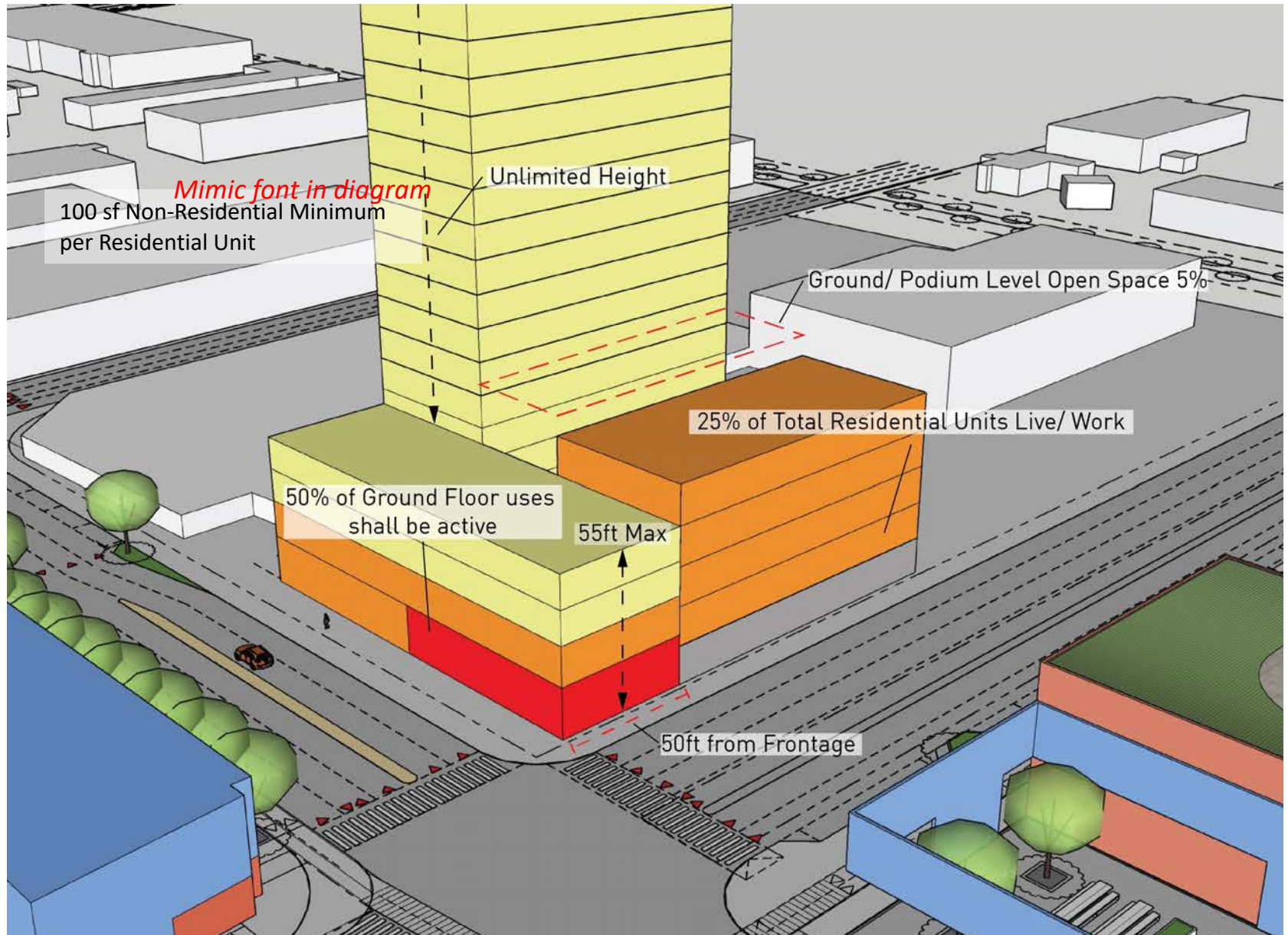


-  General Industry (I)
-  MU-CC: Mixed Use (City Center)
-  MU-S: Mixed Use (Santa Fe South)
-  MU-N: Mixed Use (Santa Fe North)
-  MU-PH: Mixed Use (Pacific Hampton)
-  Commercial-1 (C-1) Overlay
-  Commercial-2 (C-2) Overlay

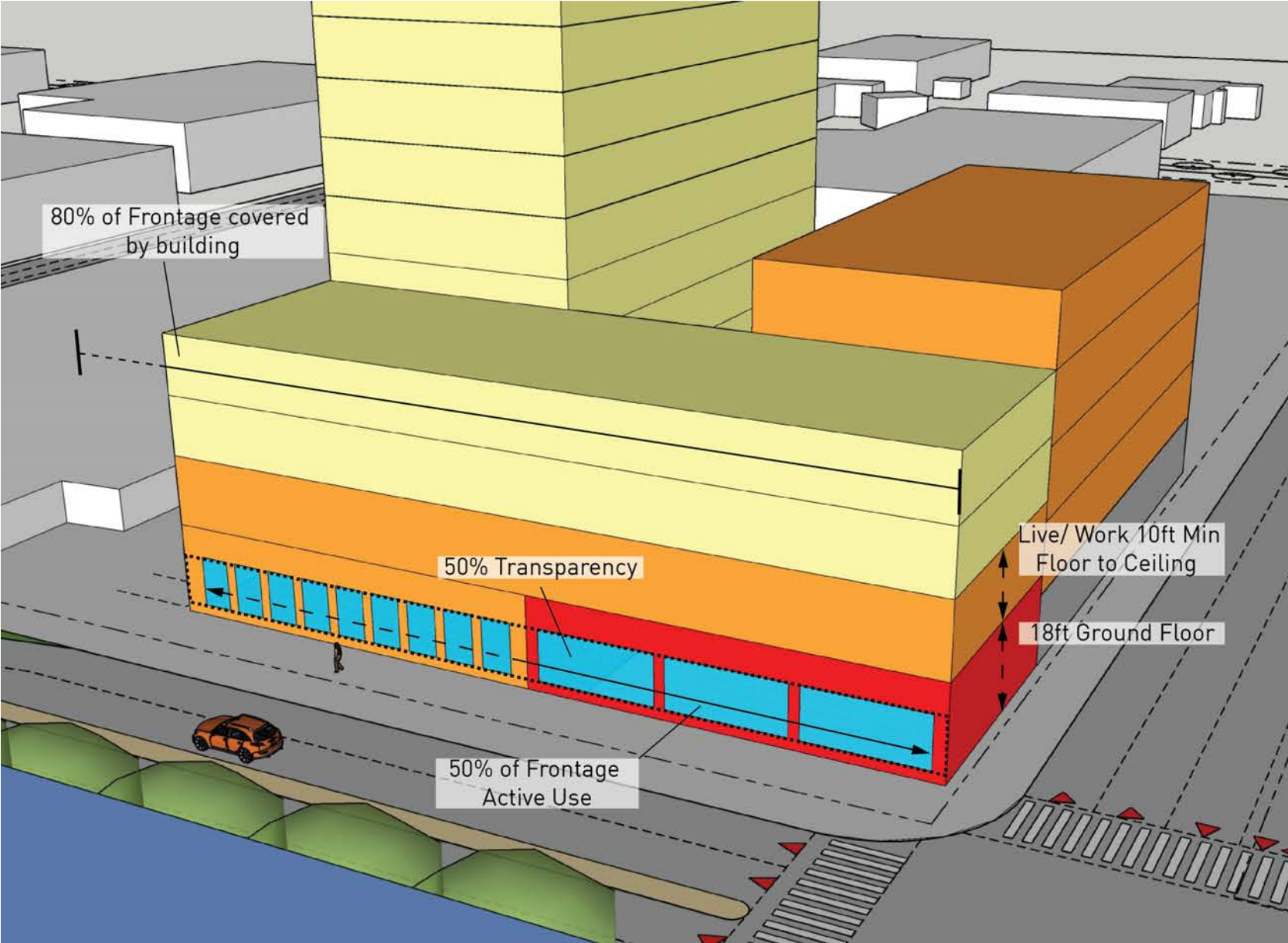
City Center District (MU-CC)

Land Use	Use Control
R - Primarily Residential Uses	
	Generally Permitted
O - Primarily Office Uses	
	Generally Permitted
C - Primarily Retail Uses	
	Generally Encouraged
I - Primarily Production/ Industrial Uses	
I1 - Artisan Industrial	Encouraged
I2 - Light Industrial	Permitted
I3 - Medium Industrial	New Uses Not Permitted
I4 - Heavy Industrial	New Uses Not Permitted
I5 - Warehousing	New Uses Not Permitted
G - Primarily Civic/ Institutional Uses	
	Permitted

City Center District (MU-CC)



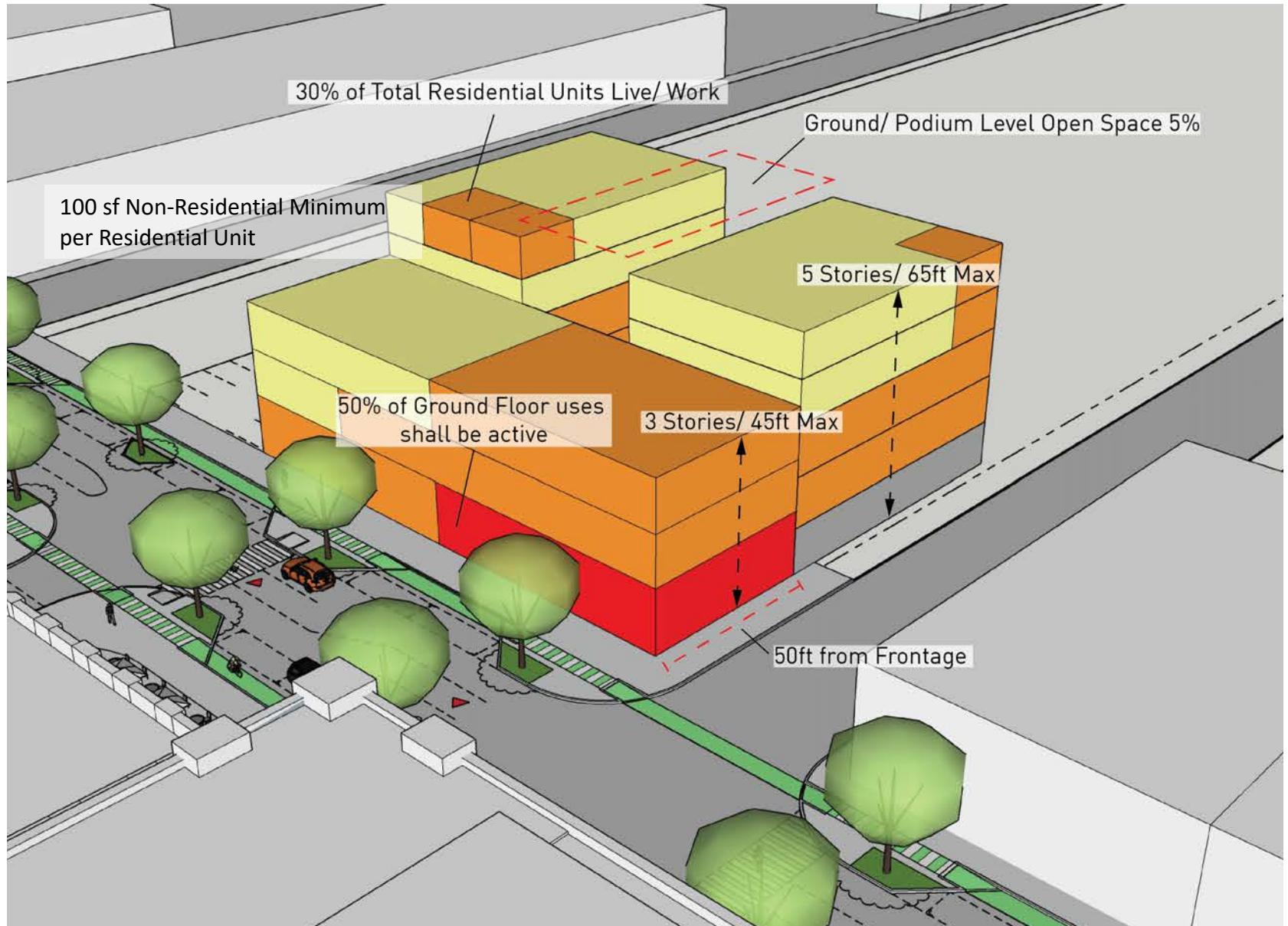
City Center District (MU-CC)



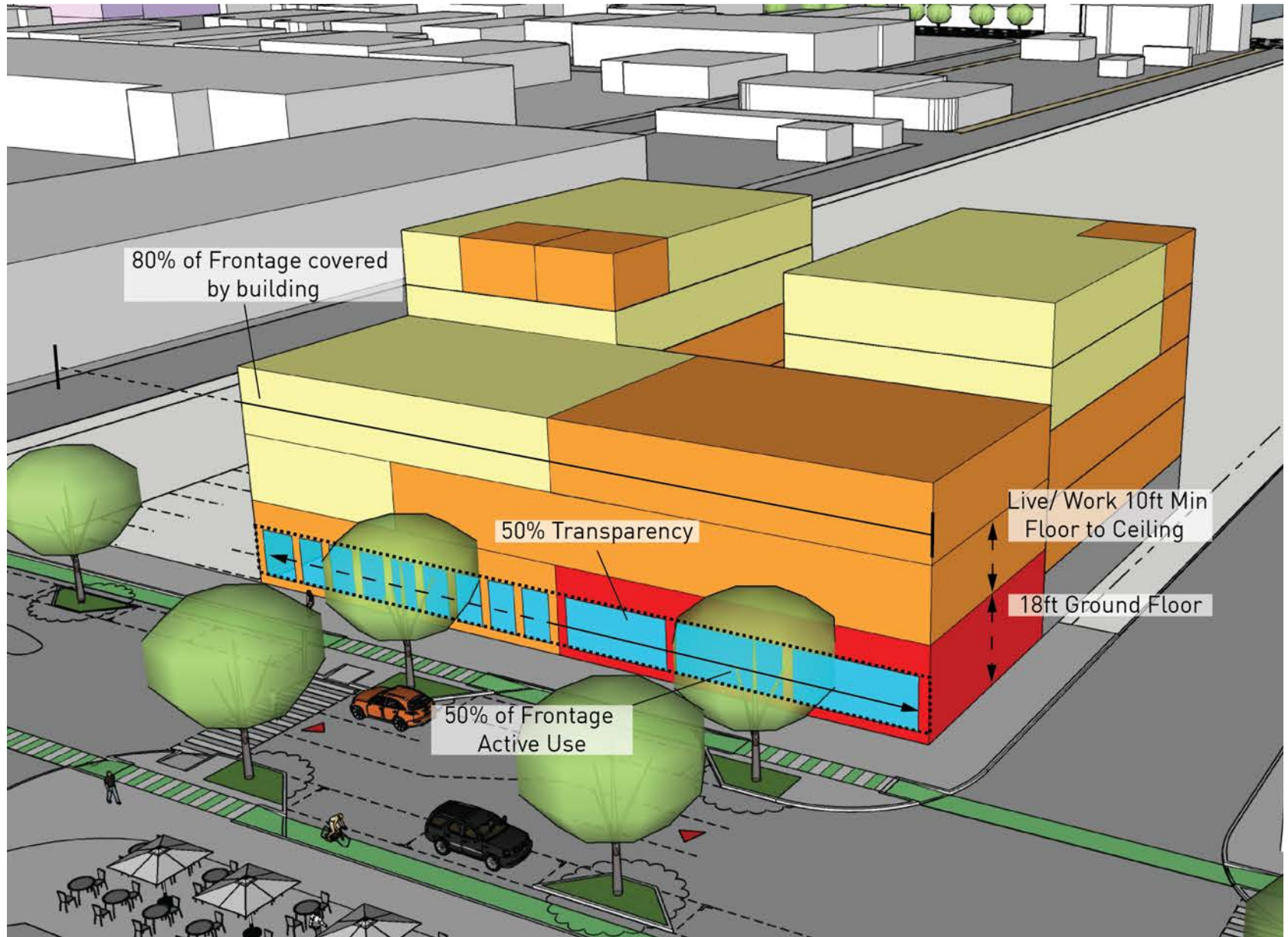
Santa Fe South District (MU-S)

Land Use	Use Control
R - Primarily Residential Uses	
	Generally Permitted
O - Primarily Office Uses	
	Generally Permitted
C - Primarily Retail Uses	
	Generally Encouraged
I - Primarily Production/ Industrial Uses	
I1 - Artisan Industrial	Encouraged
I2 - Light Industrial	Permitted
I3 - Medium Industrial	New Uses Not Permitted
I4 - Heavy Industrial	New Uses Not Permitted
I5 - Warehousing	New Uses Not Permitted
G - Primarily Civic/ Institutional Uses	
	Permitted

Santa Fe South District (MU-S)



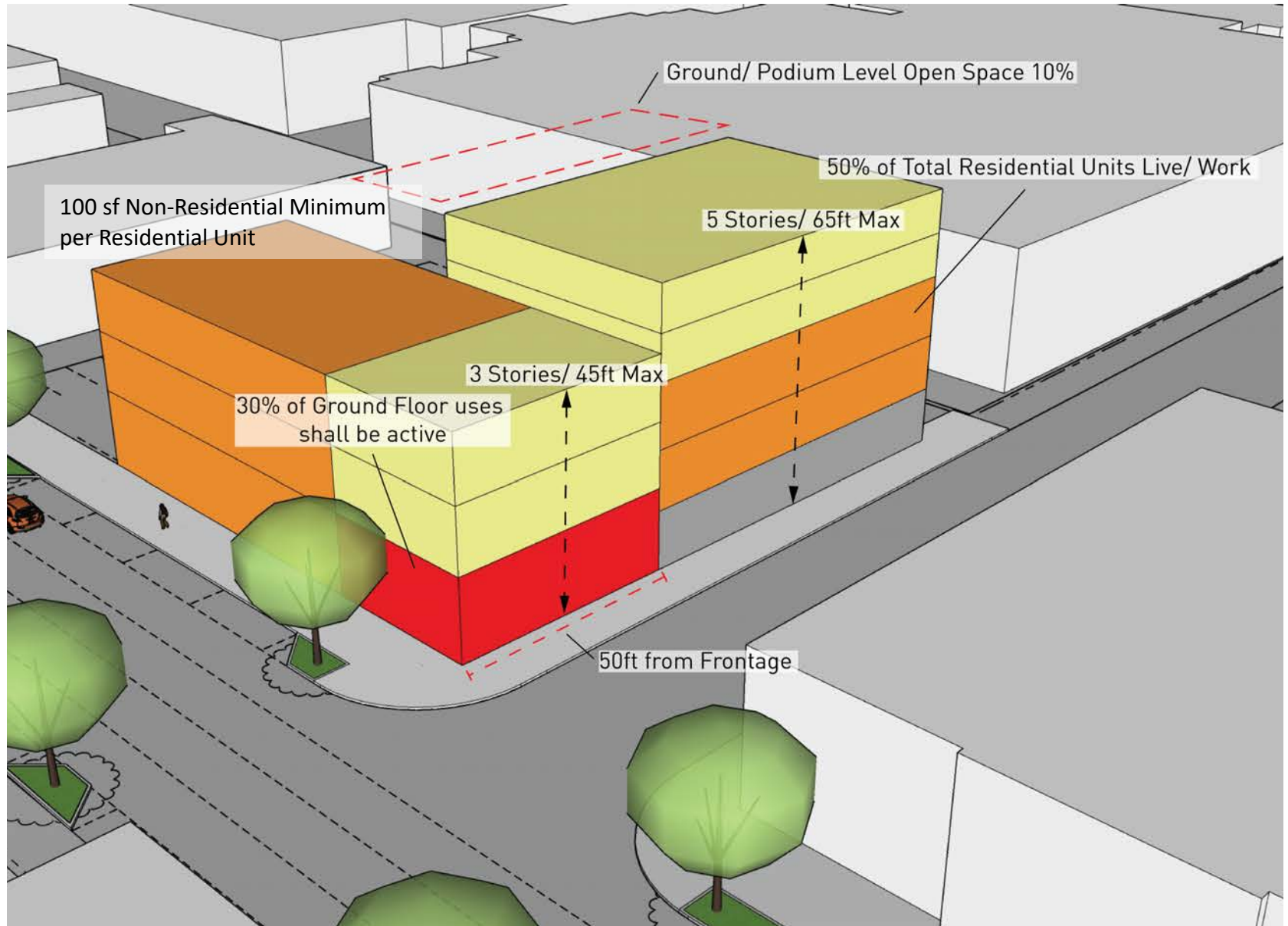
Santa Fe South District (MU-S)



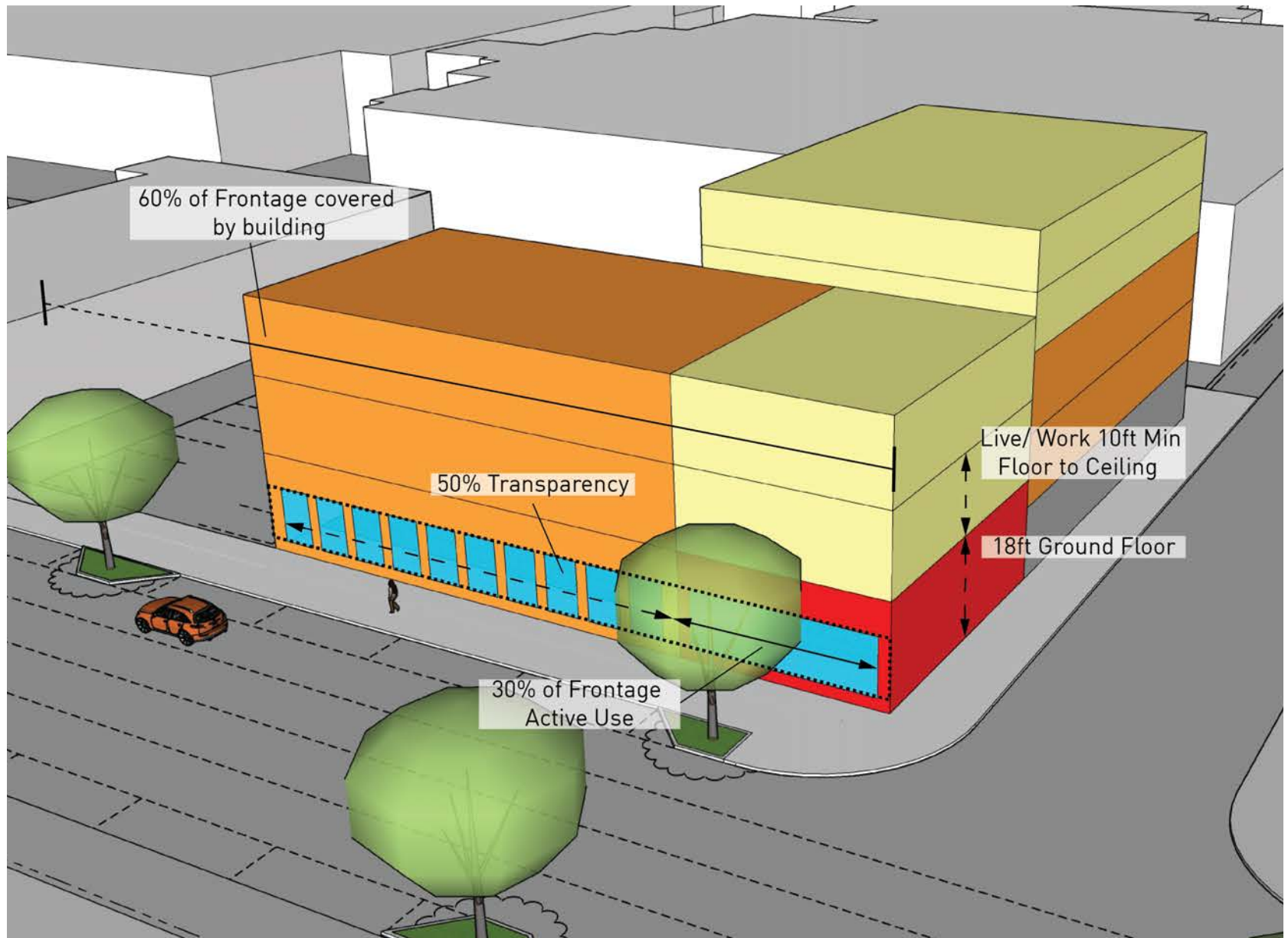
Santa Fe North District (MU-N)

Land Use	Use Control
R - Primarily Residential Uses	
	Generally Permitted
O - Primarily Office Uses	
	Generally Permitted
C - Primarily Retail Uses	
	Generally Encouraged
I - Primarily Production/ Industrial Uses	
I1 - Artisan Industrial	Encouraged
I2 - Light Industrial	Permitted
I3 - Medium Industrial	Conditional
I4 - Heavy Industrial	New Uses Not Permitted
I5 - Warehousing	New Uses Not Permitted
G - Primarily Civic/ Institutional Uses	
	Permitted

Santa Fe North District (MU-N)



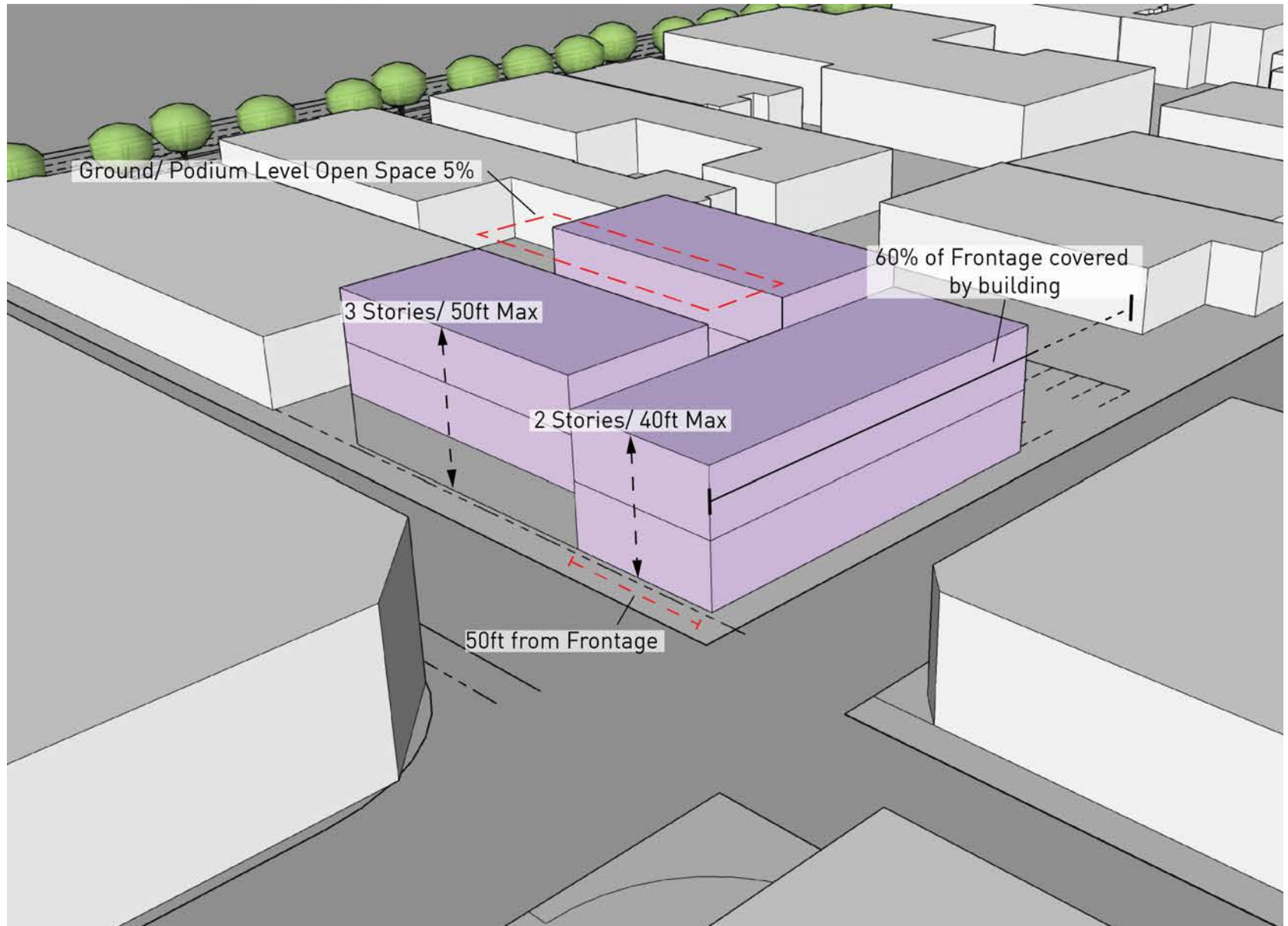
Santa Fe North District (MU-N)



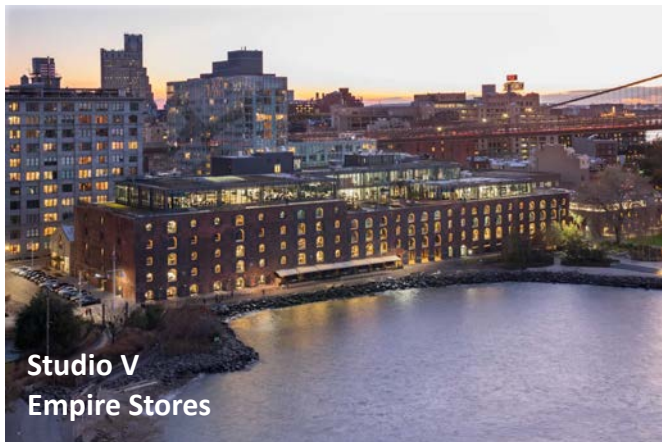
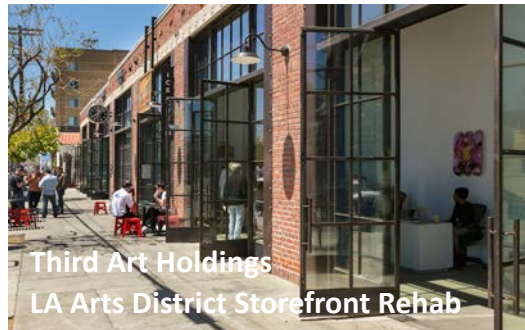
Pacific Hampton District (MU-PH)

Land Use	Use Control
R - Primarily Residential Uses	
	Generally Not Permitted
O - Primarily Office Uses	
	Generally Encouraged
C - Primarily Retail Uses	
	Generally Not Permitted
I - Primarily Production/ Industrial Uses	
I1 - Artisan Industrial	Encouraged
I2 - Light Industrial	Permitted
I3 - Medium Industrial	Conditional
I4 - Heavy Industrial	New Uses Not Permitted
I5 - Warehousing	New Uses Not Permitted
G - Primarily Civic/ Institutional Uses	
	Permitted

Pacific Hampton District (MU-PH)



Preservation Standards & Incentives



1. Define character defining features through Design Review
2. Grant incentives to projects which preserve character defining features
3. Grant incentives to projects which mix at least two (small projects) or three (large projects) Encouraged uses
4. Incentive examples:
 1. No “step-back” requirement from Santa Fe Avenue
 2. Height averaging across whole site (can exceed limit in some places if balanced by shorter heights in other places)
 3. Relaxed transparency, setbacks, open space

Live/Work Standards

1. Defined percentage of all projects over 20 units to be live/work
2. Permitted work activities inside same living space include artisan (micro) industrial, professional office, medical office and personal services. Buildings cannot restrict activities further.
3. Minimum 200 square feet of “productive work area”
 1. 10 ft floor to ceiling height
 2. Open design
 3. Resilient materials
4. Ground floor live/work spaces should be designed to receive the public, have active business license



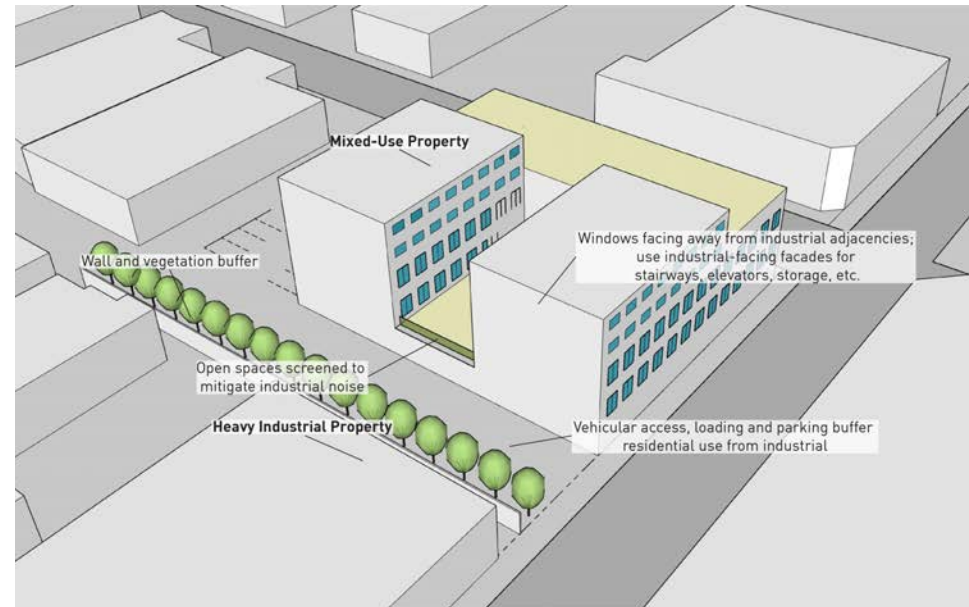
Ground Floor & Frontage

1. Minimum percentage of frontage occupied by building (streetwall)
2. Minimum transparency requirement
3. Main entry must be to the sidewalk or sidewalk-accessible open space
4. Ground floor with floor-to-floor height of 18 feet
5. Sidewalk dining permitted in MU-CC and MU-S
6. Patio (private property) dining permitted in all zones



Orientation/Relationship to Context

1. Buildings oriented to primary street (Santa Fe)
2. Parking and vehicular access from rear alleys or side streets where possible
3. Residential uses and residential open spaces should orient away from adjacent heavy industrial uses. Specific buffering requirements from heavy industrial uses in I zone.
4. Residential uses should be separated by 200' from exposed loading docks on neighboring properties
5. Requirement for MERV 15 air filters
6. Developers, renters, homeowners required to sign disclosures acknowledging industrial nature of the area and legal rights of neighboring industrial property owners

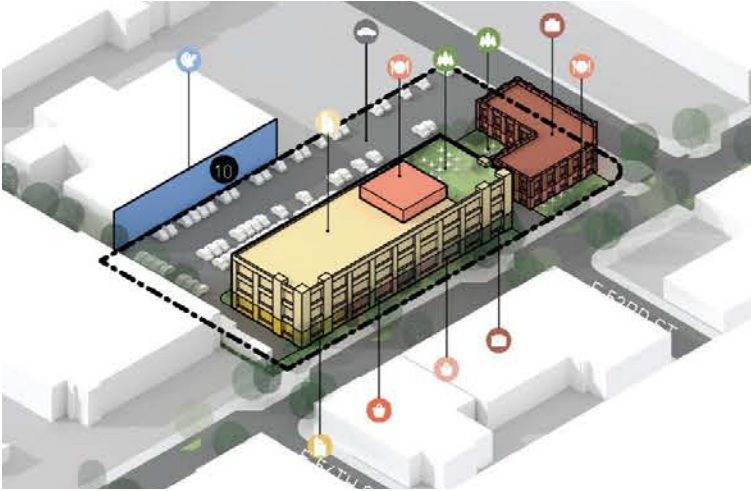


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Parking Standards



Current Parking Standards



		Current Requirement	ITE Demand (Unshared)	ITE Demand (Shared Peak Hours)
Production Retail	6913	2 Spaces/KSF	14	6
Office	7403	4 Spaces/KSF	30	17
Restaurant	9543	10 Spaces/KSF	96	48
Live/Work	32	1 Spaces/KSF	32	32
			172	103
Spaces in Parking Lot			101	101
Surplus/Deficit			-71	-2

1. Current parking standards require much more parking than is available or typically needed for mixed-use projects
2. Projects would compensate by restricting to only industrial or residential uses

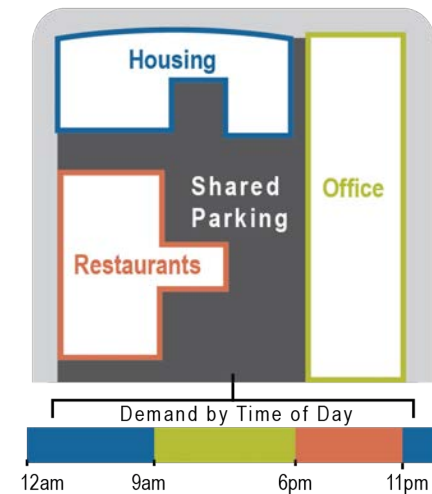


5201 S Santa Fe Avenue catalytic site

Parking Strategy

Principle #7: Right-size parking requirements to unlock development potential while ensuring that each use meets its typical parking demands

1. Introduce on-street parking all along Santa Fe and Pacific
2. Right-size parking ratios (number of spaces required)
3. Allow shared parking
4. Allow structured/underground parking and parking lifts
5. City can lease spaces in the City Hall Garage & do valet program. City to relocate some vehicles from City Hall Garage.
6. Requirement for loading zones, but smaller than 75' in the existing code
7. Requirements for bicycle parking



Parking Spaces Required

Land Use		Spaces Required
R - Primarily Residential Uses		
R1	Single-Family Housing	N/A
R2	Multi-Family Housing	General: 1 Space/DU ¹ Covenanted Affordable ² : 0.5 spaces/DU Supportive Housing: None
R3	Hospitality and Temporary Residential	0.7 per unit/key
R4	Live/Work	1 Space/DU ³
R5	Caretaker Residential	None
R6	Residential Care Facilities	0.25 per bed
R7	Mobile Home Park	N/A
R8	Emergency Shelter	None
O - Primarily Office Uses		
O1	Office Manufacturing	1 Space/KSF ⁴
O2	Media Production Studios	1 Space/KSF
O3	Professional Office	1.6 Spaces/KSF
O4	Medical Offices	2.9 Spaces/KSF
C - Primarily Retail Uses		

1 DU = dwelling unit

2 Covenanted to lower-income households as defined in Health and Safety Code 50079.5.

3 Requirement includes parking requirement for any commercial or industrial activities located within the unit.

4 KSF = 1,000 square feet of gross floor area

Land Use		Spaces Required
C1	Goods Sales	1.7 Spaces/KSF
C2	Production Retail	0.7 Spaces/KSF
C3	Restaurant	5.0 Spaces/KSF
C4	Market	1.9 Spaces/KSF
C5	Art Galleries	0.7 Spaces/KSF
C6	Nightlife and Entertainment	5.0 Spaces/KSF
C7	Local Services	3.0 Spaces/KSF
C9	Big Box Retail	Parking study required
C9	Drive-Through Retail	Requirement of underlying use
C10	Adult Entertainment	5.0 Spaces/KSF
I - Primarily Production/Industrial Uses		
I1	Artisan Industrial	0.7 Spaces/KSF
I2	Light Industrial	0.6 Spaces/KSF
I3	Medium Industrial	1.0 Spaces/KSF ⁵
I4	Heavy Industrial	Per VMC 17.56.060B
I5	Warehousing	Per VMC 17.56.060B
G - Primarily Civic/Institutional Uses		
G1	Public Facilities	1.0 Spaces/KSF
G2	Education	0.3 per anticipated student
G3	Religious	0.2 per seat or 5.0 Spaces/KSF, whichever is less

5 Except for I3(f) Data Centers, which has a ratio of 0.1 Spaces/KSF

4

Conclusion



Design Review

Design Review can:

- Review the project vis a vis development and design standards
- Review project's general compliance with design guidelines
- Impose conditions as a result of the aforementioned review
- Require CEQA review (streamlined from Program EIR)
- Grant on-menu development standard incentives for legacy building preservation and creative use mixes

Design Review can not:

- Deny a permitted use
- Reduce the density of a project below that which is permitted
- Deny a project for anything other than violation of an objective standard

Design Review is conducted by the Public Works Department. Decisions may be appealed to City Council.

Projects of over 100 residential units will be subject to Conditional Use Permit. Evaluation conducted by City Council.

Summary of Principles

Principle #1: Create additional flexibility for development in lots within/nearby clusters

Principle #2: Separate current industrial areas from clusters

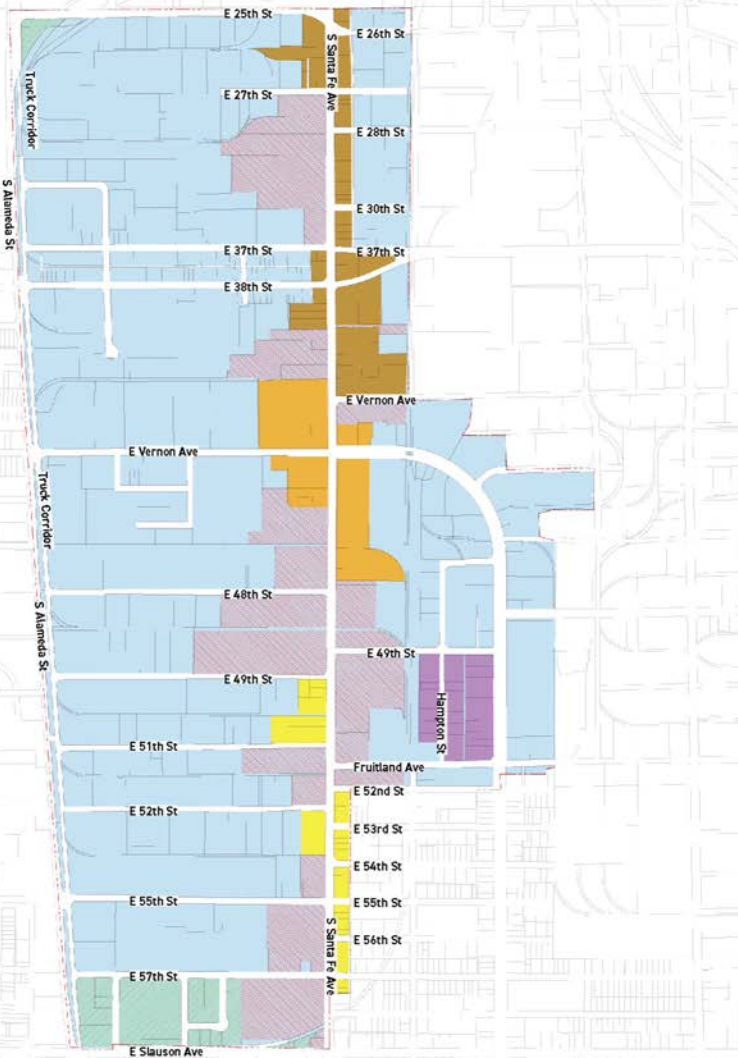
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Principle #6: Introduce residential uses, designing them to attract a population which is most suited to the industrial nature of the city

Principle #7: Right-size parking requirements to unlock development potential while ensuring that each use meets its typical parking demands



Remaining Project Steps

Draft Specific Plan Release
Draft Program EIR Release

November 2022

Public Review Period

November – December 2022

Stakeholders Committee Meeting #7:
Draft Specific Plan & EIR

Tuesday, November 15, 2022, 2 PM

City Council Hearing

January – February 2023



Specific Plan Zoning

Vernon Westside Specific Plan

Stakeholders Advisory Committee Meeting #6

October 11, 2022

