



**AGENDA
MEETINGS OF THE PLANNING COMMISSION**

**WEDNESDAY, FEBRUARY 18, 2026
AT 6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670**

PLANNING COMMISSION

Gabriel Jimenez, Chairperson
David Ayala, Vice Chairperson
Joseph Flores, Commissioner
Isabel Cervantes, Commissioner
Jay Sarno, Commissioner

DIRECTOR OF COMMUNITY DEVELOPMENT

Cuong Nguyen

ASSISTANT CITY ATTORNEY

Susie Altamirano

CITY STAFF

Assistant Director
Economic Development Specialist
Associate Planner
Assistant Planner
Planning Consultant
Planning Consultant
Administrative Intern
Administrative Intern
Planning Commission Secretary

Vince Velasco
Claudia Jimenez
Alejandro De Loera
Cynthia Alvarez
Laurel Reimer
Kaden Likins
Jasmine Reyes
Pieter Wielenga
Esmeralda Elise

NOTICES

This Planning Commission Meeting (“Planning”) will be held in person and will meet at City Hall – City Council Chambers, 11710 E. Telegraph Road, Santa Fe Springs, California. The meeting will be live streamed on the City’s YouTube Channel and can be accessed on the City’s website via the following link:

https://www.santafesprings.gov/city_council/city_council_commissions__committees/planning_commission/index.php

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a city meeting or other services offered by this City, please contact the Planning Commission Secretary’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.

SB 1439: Effective January 1, 2025 Planning Commission Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$500 from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

Public Comments: The public is encouraged to address Planning Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Planning Commission on the day of the meeting, please fill out a speaker card provided at the door and submit it to the Planning Commission Secretary. You may also submit comments in writing by sending them to the Planning Commission Secretary at esmeraldaelise@santafesprings.gov. All written comments received by 12:00 p.m. the day of the Planning Commission Meeting will be distributed to the Planning Commission and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced. 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 Planning Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

Please Note: Staff reports and supplemental attachments are available for inspection at the office of the Planning Commission Secretary in City Hall during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday. Telephone: (562) 868-0511.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

EX PARTE COMMUNICATIONS

PUBLIC COMMENTS ON NON-AGENDA, & NON-PUBLIC HEARING AGENDA ITEMS

At this time, the general public may address the Planning Commission on both non-agenda and non-public hearing agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the Planning Commission from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Planning Commission.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Planning Commissioner wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

1. MINUTES OF THE JANUARY 26, 2026 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 764-1 TO CONTINUE OPERATION AND MAINTENANCE OF AN EXISTING WIRELESS TELECOMMUNICATION FACILITY ON A 142-FOOT-HIGH SOUTHERN CALIFORNIA EDISON (SCE) TRANSMISSION TOWER LOCATED AT 11213 TELEGRAPH ROAD (APN: 8006-032-800), WITHIN THE PF, PUBLIC USE FACILITIES, ZONE

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of an existing wireless telecommunication facility on the Project Site, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will conform with the overall purpose and objectives of the Zoning Code and consistent with the goals, policies and programs of the City’s General Plan.
- 2) Require that Conditional Use Permit (CUP) Case No. 764-1 be subject to a compliance review in ten (10) years, on or before February 18, 2036, to ensure that the use remains in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

3. DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1002 – A TIME EXTENSION REQUEST TO ALLOW THE CONSTRUCTION OF A NEW 104,900 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 13711 FREEWAY DRIVE, WITHIN THE M-2-FOZ, HEAVY MANUFACTURING – FREEWAY OVERLAY, ZONE

RECOMMENDATION: That the Planning Commission:

1) Approve a two (2) year time extension for DPA Case No. 1002 (until February 18, 2028), subject to the conditions of approval (Attachment C); and

2) Take such additional, related actions that may be desirable.

4. DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1013 – A TIME EXTENSION REQUEST TO CONSTRUCT EIGHT (8) NEW 53’ TALL METAL TANKS FOR THE STORAGE OF LIQUID ARGON AND MODIFICATION PERMIT (“MOD”) CASE NO. 1366 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 8832 DICE ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE

RECOMMENDATION: That the Planning Commission:

1) Approve a one (1) year time extension for DPA Case No. 1013 (until March 10, 2027), subject to the conditions of approval (Attachment C); and

2) Take such additional, related actions that may be desirable.

PUBLIC HEARING

5. DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1017 FOR EXTERIOR IMPROVEMENTS INCLUDING ONE (1) NEW 24’-TALL COOLING TOWER, THREE (3) NEW WASTE WATER STORAGE TANKS WITHIN A NEW 26’-8”-TALL METAL CANOPY STRUCTURE, TWO (2) NEW 31’-2”-TALL AND FOUR (4) NEW 19’-5”-TALL METAL TANKS FOR THE STORAGE OF MILK, ONE (1) NEW GLYCOL SYSTEM WITH ONE (1) NEW 12’-2”-TALL TANK, ONE (1) NEW 14’-TALL AMMONIA DIFFUSION TANK, ONE (1) NEW STORAGE TANK ALCOVE STRUCTURE, ONE (1) NEW METAL CANOPY EXTENSION OVER TANKERS, NEW REFRIGERATION EQUIPMENT AND FOUNDATIONAL FOOTINGS FOR THREE (3) FUTURE 20,000 GALLON TANKS UNDER A SEPARATE PERMIT; MODIFICATION PERMIT (“MOD”) CASE NO. 1375 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 12809 BUSCH PLACE; AND DETERMINATION OF CEQA EXEMPTION

RECOMMENDATION: That the Planning Commission:

1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Development Plan Approval (“DPA”) Case No. 1017 and Modification Permit (“MOD”) Case No. 1375, and thereafter, close the Public Hearing; and

2) Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) and Section 15311, Class 11 (Accessory Structures) of the California Environmental Quality Act (“CEQA”), the project is Categorically Exempt; and

- 3) Approve DPA Case No. 1017 and MOD Permit Case No. 1375, subject to the conditions of approval as contained within Resolution No. 313-2026; and
- 4) Adopt Resolution No. 313-2026, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 5) Take such additional, related actions that may be desirable.

6. TO CONSIDER A PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.123 (CONDITIONAL USES), 155.153 (CONDITIONAL USES), 155.175.2 (USES), 155.183 (CONDITIONAL USES), 155.213 (CONDITIONAL USES), 155.243 (CONDITIONAL USES), AND ADD SECTION 155.725 (CONDITIONAL USE PERMIT FOR TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE) WITHIN TITLE 15, CHAPTER 155, OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zoning Code Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and
- 3) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 314-2026, incorporating the Planning Commission's findings and actions regarding this matter and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 5) Take such additional, related action that may be desirable.

PRESENTATIONS

7. ZONING CODE EDUCATION SERIES: USES

RECOMMENDATION: That the Planning Commission receive and file this training.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

COMMISSIONER AB1234 COUNCIL CONFERENCE REPORTING

Members of the Planning Commission will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Esmeralda Elise, Planning Commission Secretary for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.gov; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road.