



**AGENDA  
MEETINGS OF THE PLANNING COMMISSION**

**MONDAY, APRIL 13, 2026  
AT 6:00 P.M.**

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

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**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**

Lloyd Pilchen

**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](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](mailto: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 MARCH 16, 2026 REGULAR MEETING**

**RECOMMENDATION:** That the Planning Commission:

- 1) Approve the minutes as submitted.

**PUBLIC HEARING****2. TO CONSIDER THE PROPOSED GENERAL PLAN AMENDMENT TO AMEND TABLE LU-1 (LAND USE CATEGORIES) AND RELATED PAGES PERTAINING TO FLOOR AREA RATIOS WITHIN CHAPTER 2 (LAND USE ELEMENT), OF THE SANTA FE SPRINGS GENERAL PLAN**

**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 General Plan 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) (Common Sense Exemption); and
- 3) Find and determine that the proposed General Plan Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 317-2026, which incorporates the Planning Commission's findings and actions regarding this matter, and recommends that the City Council approve and adopt a resolution to effectuate the proposed amendments to the text of the City's General Plan; and
- 5) Take such additional, related action that may be desirable.

**3. TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTION 155.181 (PRINCIPAL PERMITTED USES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), 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) (Common Sense Exemption); 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. 318-2026, which incorporates the Planning Commission's findings and actions regarding this matter, and recommends 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.

**NEW BUSINESS**

**4. MODIFICATION (MOD) PERMIT CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 10 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION (MOD) CASE NO. 1378 - A REQUEST TO TEMPORARILY ALLOW THE ENCROACHMENT OF A PROPOSED 8'-6" FOOT HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Receive any comments from the public regarding Modification Permit Case Nos. 1377 and 1378 and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on May 11, 2026.

**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](http://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.



## PLANNING COMMISSION AGENDA STAFF REPORT

**TO:** Members of the Planning Commission  
**FROM:** Cuong Nguyen, Director of Community Development  
**BY:** Esmeralda Elise, Executive Assistant  
**SUBJECT:** **CONSENT CALENDAR – MINUTES OF THE MARCH 16, 2026 MEETING**  
**DATE:** April 13, 2026

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### **RECOMMENDATION:**

It is recommended that the Planning Commission:

1. Approve the minutes as submitted.

### **FISCAL IMPACT**

N/A

### **BACKGROUND**

Staff has prepared minutes for the following meeting:

- March 16, 2026 Planning Commission Meeting

### **ANALYSIS**

N/A

### **ENVIRONMENTAL**

N/A

### **DISCUSSION**

N/A

### **SUMMARY/NEXT STEPS**

N/A

**ATTACHMENT(S):**

A. Minutes of the March 16, 2026 Planning Commission Meeting

**ITEM STATUS:**

APPROVED:

DENIED:

TABLED:

DIRECTION GIVEN:

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Planning Commission  
Secretary, Esmeralda Elise



APPROVED:

## MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

March 16, 2026

### 1. CALL TO ORDER

Chairperson Jimenez called the meeting to order at 6:01 p.m.

### 2. ROLL CALL

**Members present:** Chairperson Jimenez  
Vice Chairperson Ayala  
Commissioner Flores  
Commissioner Cervantes  
Commissioner Sarno

**Staff:** Lloyd Pilchen, Assistant City Attorney  
Vince Velasco, Assistant Director  
Alejandro De Loera, Associate Planner  
Esmeralda Elise, Planning Commission Secretary

### 3. PLEDGE OF ALLEGIANCE

Chairperson Jimenez called upon Commissioner Cervantes to lead everyone in the Pledge of Allegiance.

### 4. EX PARTE COMMUNICATIONS

None.

### 5. PUBLIC COMMENT

None.

### 6. CONSENT ITEM

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.

#### 1. MINUTES OF THE FEBRUARY 18, 2026 REGULAR MEETING

Chairperson Jimenez requested a motion and a second for Consent Item No 1.

It was moved by Commissioner Cervantes and seconded by Commissioner Sarno to approve Consent Item No 1 and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez, Sarno

Nays: None  
Absent: None

Chairperson Jimenez read the City's appeal process.

**7. PUBLIC HEARING**

ALCOHOL SALE CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 92 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCOHOLIC BEVERAGE DISTRIBUTION AND WAREHOUSING FACILITY WITHIN THE M-2, HEAVY MANUFACTURING, ZONE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)

**Recommendation:**

Chair Jimenez called upon Associate Planner Alejandro De Loera to present this item.

Chair Jimenez opened the Public Hearing at 6:04 p.m. and inquired if any comments were received via email. Planning Commission Secretary Esmeralda Elise responded no comments were received.

Commissioner Sarno had a comment for staff. Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:13 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Sarno to approve Alcohol Sales Conditional Use Permit Case No. 92, and adopt Resolution No. 315-2026, which incorporates the Planning Commission’s findings and actions regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez, Sarno  
Nays: None  
Absent: None

Chairperson Jimenez read the City's appeal process.

**8. PUBLIC HEARING**

TIME EXTENSION REQUEST FOR TENTATIVE PARCEL MAP NO. 84116 AND DEVELOPMENT PLAN APPROVAL CASE NOS. 1000 & 1001

**Recommendation:**

Chair Jimenez called upon Community Development Assistant Director Vince Velasco to present this item.

Chair Jimenez opened the Public Hearing at 6:14 p.m. and inquired if any comments were received via email. Planning Commission Secretary Esmeralda Elise responded no comments were received.

Commissioner Sarno had a comment for the Applicant.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:19 p.m. and requested a motion.

It was moved by Vice Chair Ayala, seconded by Commissioner Flores to approve an additional six (6) month time extension for Tentative Parcel Map No. 84116 and Development Plan Approval Case Nos. 1000 & 1001, and adopt Resolution No. 316-2026, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Cervantes, Flores, Jimenez, Sarno  
Nays: None  
Absent: None

Chairperson Jimenez read the City's appeal process.

**9. PRESENTATIONS**

**4. ZONING CODE EDUCATION SERIES: PROPERTY DEVELOPMENT STANDARDS**

Chair Jimenez called upon Assistant Director of Community Development Vince Velasco to present this item.

After the presentation Chair Jimenez asked if any of the Commissioners had questions for Vince Velasco. Having no questions, Chair Jimenez thanked Assistant Director of Community Development Vince Velasco for the training.

**10. ANNOUNCEMENTS**

- Staff

Staff introduced the new Planning Commission Attorney.

- Commissioners

None.

**11. ADJOURNMENT**

Chair Jimenez adjourned the meeting at 6:27 p.m.

**ATTEST:**

\_\_\_\_\_  
Esmeralda Elise  
Planning Commission Secretary

\_\_\_\_\_  
Chair Jimenez

\_\_\_\_\_  
Date



## PLANNING COMMISSION AGENDA STAFF REPORT

**TO:** Members of the Planning Commission  
**FROM:** Cuong Nguyen, Director of Community Development  
**BY:** Laurel Reimer, AICP, Planning Consultant  
**SUBJECT:** **PUBLIC HEARING - TO CONSIDER THE PROPOSED GENERAL PLAN AMENDMENT TO AMEND TABLE LU-1 (LAND USE CATEGORIES) AND RELATED PAGES PERTAINING TO FLOOR AREA RATIOS WITHIN CHAPTER 2 (LAND USE ELEMENT), OF THE SANTA FE SPRINGS GENERAL PLAN**  
**DATE:** April 13, 2026

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### **RECOMMENDATION:**

It is recommended 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 General Plan 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) (Common Sense Exemption); and
3. Find and determine that the proposed General Plan Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
4. Adopt Resolution No. 317-2026, which incorporates the Planning Commission's findings and actions regarding this matter, and recommends that the City Council approve and adopt a resolution to effectuate the proposed amendments to the text of the City's General Plan; and
5. Take such additional, related, action that may be desirable.

### **FISCAL IMPACT**

N/A

### **BACKGROUND**

On February 8, 2022, the City Council adopted the Santa Fe Springs 2040 General Plan, which was a comprehensive update of the General Plan with a 20-year planning horizon. The 2040 General Plan added floor area ratios (FAR) for all non-residential land use designations. Prior to the General Plan update, the City had relied on development standards in the Zoning Code to limit building sizes in non-residential zones.

## **ANALYSIS**

The proposed General Plan Amendment (GPA) would make the following changes to Chapter 2 (Land Use Element) of the General Plan:

- Table LU-1: Land Use Categories on Page LU-8 – add the words “maximum” or “typical” for the Commercial, Freeway Commercial, Downtown, Mixed-Use, Mixed-Use - Transit Oriented Development, Business Park, Light Industrial, and Industrial land use categories
- Page LU-24 – replace the word “maximum” with “typical” for the Light Industrial intensity value
- Page LU-25 – replace the word “maximum” with “typical” for the Industrial intensity value

The General Plan currently includes a maximum floor area ratio (FAR) of 1.0 for the Light Industrial and 0.75 for the Industrial land use designations. However, there are certain land uses within the Light Industrial and Industrial designations that frequently exceed these floor area ratios. For example, modern-day mini-warehouse facilities are built with several floors of storage units, and floor area ratios are typically around 1.5. Mini-warehouse facilities are low-trip generators and do not require significant parking, enabling buildings to have a higher FAR while still meeting all development standards. Similarly, uses with significant automation are generally low-trip generators due to the limited employment associated with those uses and could have higher FARs. The General Plan Amendment proposes to change the FARs for the Light Industrial and Industrial land use designations from “maximum” to “typical” to ensure the City is not precluding future uses that would otherwise be permitted in Industrial zones.

The proposed General Plan Amendment is consistent with the following General Plan goals and policies:

- Policy ED-1.5: Streamline Permitting Process. Continue to find strategies or opportunities to process development and business inquiries, applications, and permits as expeditiously as possible.
- Goal LU-2: Industrial businesses that stimulate economic development and job growth.
- Goal LU-11: Well-designed, attractive business districts and neighborhoods.

The City-initiated GPA will allow for various uses without requiring applicants to apply for a general plan amendment, therefore saving applicants processing time and application fees. The GPA reduces barriers to development and provides flexibility for future uses not yet envisioned, while still relying on the Zoning Code to ensure compatibility with surrounding uses and compliance with development standards. The GPA also enables more creativity in site design by removing a strict cap on FAR when the development standards within the Zoning Code, particularly setbacks, height limits, and parking requirements, achieve a similar outcome as FAR.

## **ENVIRONMENTAL**

The General Plan Amendment is exempt from CEQA because it falls within the Common Sense Exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies

to projects that have the potential to have a “significant effect on the environment,” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The proposed General Plan Amendment would change the FAR for the Light Industrial and Industrial land use designations from “maximum” to “typical,” but would not allow for additional development beyond what is allowed in the Zoning Code. All projects in the Light Industrial and Industrial land use designations would be required to meet all local, state, and federal health and safety regulations to ensure that there are no significant environmental impacts and would be subject to further CEQA review in accordance with the accompanying discretionary permit approval. Adopting the proposed General Plan Amendment would not be an activity with the potential to cause a significant effect on the environment, and therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

**DISCUSSION**

N/A

**PUBLIC NOTIFICATION**

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 was posted in Santa Fe Springs City Hall, the City’s Town Center Kiosk, and the City’s Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on March 24, 2026, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance. To date, staff have not received any inquiries from the public regarding the GPA request.

**SUMMARY/NEXT STEPS**

The General Plan Amendment will be presented to the City Council for review and consideration. A General Plan Amendment requires the adoption of a Resolution, and the decision of the City Council will be final.

**ATTACHMENT(S):**

- A. Resolution No. 317-2026, including Exhibit A: Amendments to General Plan Table LU-1: Land Use Categories and pages LU-24 and LU-25 within Chapter 2 (Land Use Element)

<b><u>ITEM STATUS:</u></b>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>
<hr/> Planning Commission Secretary, Esmeralda Elise	

## RESOLUTION NO. 317-2026

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A GENERAL PLAN AMENDMENT TO AMEND TABLE LU-1 (LAND USE CATEGORIES) AND RELATED PAGES PERTAINING TO FLOOR AREA RATIOS WITHIN CHAPTER 2 (LAND USE ELEMENT), OF THE SANTA FE SPRINGS GENERAL PLAN**

WHEREAS, the City has prepared an amendment to the City's General Plan which amends Table LU-1: Land Use Categories on Page LU-8, page LU-24, and page LU-25 pertaining to floor area ratios; and

WHEREAS, based upon the information received and Staff's review and assessment, the proposed Resolution is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations); and

WHEREAS, on March 24, 2026, the City of Santa Fe Springs Community Development Department published a legal notice in *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on March 24, 2026, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, all written and spoken testimony, and other materials presented at the duly noticed public hearing on April 13, 2026, concerning amendments to the text of the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

#### SECTION 1. FINDINGS

The Planning Commission recommends that the following findings be made by the City Council regarding the General Plan Amendment:

1. The above recitals are true and correct, are a substantial part of, and are incorporated into this Resolution.

2. The Exhibit attached to this Resolution is incorporated by reference and made a part of this Resolution.
3. The proposed General Plan Amendment is consistent with the overall goals and policies of the General Plan, including:
  - a. Policy ED-1.5: Streamline Permitting Process. Continue to find strategies or opportunities to process development and business inquiries, applications, and permits as expeditiously as possible.
  - b. Goal LU-2: Industrial businesses that stimulate economic development and job growth.
  - c. Goal LU-11: Well-designed, attractive business districts and neighborhoods.

The City-initiated GPA will allow for various uses without requiring applicants to apply for a general plan amendment, therefore saving applicants processing time and application fees. The GPA reduces barriers to development and provides flexibility for future uses not yet envisioned, while still relying on the Zoning Code to ensure compatibility with surrounding uses and compliance with development standards. The GPA also enables more creativity in site design by removing a strict cap on FAR when the development standards within the Zoning Code, particularly setbacks, height limits, and parking requirements, achieve a similar outcome as FAR.
4. The General Plan Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65350-65362).
5. The General Plan Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65353-65356).

## SECTION 2: ENVIRONMENTAL FINDINGS AND DETERMINATION

The General Plan Amendment is exempt from CEQA because it falls within the Common Sense Exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have the potential to have a “significant effect on the environment,” as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. The proposed General Plan Amendment would change the FAR for the Light Industrial and Industrial land use designations from “maximum” to “typical,” but would not allow for additional development beyond what is allowed in the Zoning Code. All projects in the Light Industrial and Industrial land use designations would be required to meet all local, state, and federal health and safety regulations to ensure that there are no significant environmental impacts and would be subject to further CEQA review in accordance with the accompanying discretionary permit approval. Adopting the proposed General Plan Amendment would not be an activity with the potential to cause a significant effect on the environment, and therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

**SECTION 3. PLANNING COMMISSION ACTION**

The Planning Commission hereby adopts Resolution No. 317-2026, determining that the General Plan Amendment is exempt pursuant to CEQA Guidelines, Section 15061(b)(3), and recommends that the City Council adopt a Resolution to amend Table LU-1: Land Use Categories on Page LU-8, page LU-24, and page LU-25 of the Santa Fe Springs General Plan.

ADOPTED and APPROVED this 13th day of APRIL 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Gabriel Jimenez, Planning Commission  
Chairperson

ATTEST:

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Esmeralda Elise, Planning Commission Secretary

**Attachment:**

Exhibit A – Amendments to General Plan Table LU-1: Land Use Categories and pages LU-24 and LU-25 within Chapter 2 (Land Use Element)



## EXHIBIT A – General Plan Amendment Amendments to General Plan Table LU-1: Land Use Categories and pages LU-24 and LU-25 within Chapter 2 (Land Use Element)

RE-IMAGINE SANTA FE SPRINGS | 2040 GENERAL PLAN

### Density

For each residential and mixed-use designation, the range of allowable development is defined as its density, calculated as the number of dwelling units allowed per net acre (du/ac). The maximum density represents a potential maximum density, or number of housing units per acre, that could be achieved if all other requirements are met, including development standards such as minimum setback and maximum building height set forth in the Zoning Ordinance.

### Intensity

Land use intensity for nonresidential uses is measured in terms of floor area ratio, or FAR. FAR is the ratio between the total gross floor area of all buildings on a lot and the total lot area. Higher FARs generally indicate larger buildings and/or more stories, although the size and height of buildings can vary a great deal within the same FAR.

### Density and Intensity in Santa Fe Springs

To establish a dynamic mix of residential, office, clean industrial, and commercial uses in mixed-use areas, both residential density and building intensity are regulated

by FAR where residential and nonresidential uses are planned. Residential densities apply to residential-only projects. All projects are subject to additional regulations in the Zoning Ordinance, applicable specific plans, and other special zoning tools.

### Non-Conforming Uses

Existing legally established land uses or structures that are made nonconforming by this General Plan or related zoning amendments may continue operating until a site is redeveloped; however, any material expansion in square footage of a nonconforming building or use shall require a conditional use permit. Repairs and maintenance may be made to keep nonconforming buildings or structures in a safe condition.

### Land Use Categories

General Plan law requires the Land Use Element to indicate the type, density, and intensity of development on all properties in the City. While terms like “residential,” “commercial,” and “industrial” are commonly understood, State law requires clear and concise descriptions of all land use categories depicted on the Land Use Map. This Land Use Element and the Land Use Map establish the following 15 land use categories:

Table LU-1: Land Use Categories

Land Use Categories		Density/FAR Ranges and Maximums	Corresponding Zoning District
	Low Density Residential	0-9 units/acre	R-1
	Medium Density Residential	9.1-25 units/acre	R-3
	High Density Residential	25.1-40 units/acre	R-4
	Commercial	1.0 FAR maximum	C-1, C-4
	Freeway Commercial	2.5 FAR <b>maximum</b>	FOZ
	Downtown	20-40 units/acre; 3.0 FAR <b>maximum</b>	MU-DT
	Mixed Use	20-40 units/acre; 3.0 FAR <b>maximum</b>	MU
	Mixed Use Transit Oriented Development	20-60 units/acre; 4.0 FAR <b>maximum</b>	MU-TOD
	Business Park	1.5 FAR <b>maximum</b>	ML
	Light Industrial	1.0 FAR <b>typical</b>	M-1
	Industrial	1.0 FAR <b>typical</b>	M-2
	Public Facilities	N/A	PF
	Parks and Open Space	N/A	PF
	River and Creeks	N/A	N/A
	Railroad Right-of-Way	N/A	RR



### Light Industrial

The Light Industrial category allows for light industrial uses such as warehousing, research and development, processing, and manufacturing activities. Supporting and complementary commercial retail and services are permitted.

Development should be designed to be compatible with surrounding development in terms of scale, site layout, and building design, with loading and truck parking areas to be screened to prevent or minimize noise and other impacts on adjacent uses.

- Intensity: 1.0 FAR ~~maximum~~ **typical**
- Typical Building Height: 1 to 2 stories
- Sustainability/Community Health:
  - 1 Encourage adding internal electrical system for potential roof-top solar panels
  - 2 Encourage solar passive design
  - 3 Require climate-appropriate landscaping
  - 4 Encourage green building approaches
  - 5 Require vehicle charging stations and consider charging stations for large trucks
  6. Encourage the provision of rideshare and transit use incentives
  7. Encourage outdoor eating or recreational areas for employees to utilized during breaks and lunches



Light industrial



## Industrial

The Industrial category allows for the broadest range of industrial, manufacturing, outdoor storage, and logistic activities, generally in large buildings and on large properties. It is preferred that such operations not be located adjacent to residential or other sensitive uses. Supporting or complementary commercial retail and service uses are allowed.

- Intensity: 1.0 FAR ~~maximum~~ **typical**
- Typical Building Height: No height limit except within 100 feet of a residential, school and parks, the limit is 50 feet.

- Sustainability/Community Health:
  - 1 Encourage adding internal electrical system for potential roof-top solar panels
  - 2 Encourage outdoor eating or recreational areas for employees to utilize during breaks and lunches
  - 3 Require climate-appropriate landscaping
  - 4 Encourage green building approaches
  - 5 Encourage solar passive design
  6. Require vehicle charging stations and consider charging stations for large trucks
  7. Provide rideshare and transit use incentives



Industrial



## PLANNING COMMISSION AGENDA STAFF REPORT

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Director of Community Development

**BY:** Laurel Reimer, AICP, Planning Consultant

**SUBJECT:** **PUBLIC HEARING - TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTION 155.181 (PRINCIPAL PERMITTED USES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.**

**DATE:** April 13, 2026

### **RECOMMENDATION:**

It is recommended 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) (Common Sense Exemption); 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. 318-2026, which incorporates the Planning Commission's findings and actions regarding this matter, and recommends 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.

### **FISCAL IMPACT**

N/A

### **BACKGROUND**

According to the 2040 General Plan, 72% of Santa Fe Springs' land area is devoted to industrial uses, and approximately 7% is devoted to commercial uses. Land uses within the City's sphere of influence (SOI) are 69% residential and 4% commercial. The Municipal Code only allows for barber shops and beauty shops within the commercial and mixed-use zones, meaning these necessary personal care services may not be conveniently located for huge percentages of the City's residents or employees.

The proposed Zoning Code Amendment (Attachment A) will amend Section 155.181 (Principal Permitted Uses) of the Municipal Code to allow barber shops and beauty shops in the Limited Manufacturing (ML) zone as a permitted use, which in turn will permit barber shops and beauty shops in all manufacturing zones throughout the City. Since most industrial areas are constructed with a parking ratio of 1 space per 500 sq. ft. of building area and the Municipal Code does not include a specific parking ratio for personal care services, a parking justification study must be approved by the Community Development Director prior to issuance of a business license to ensure the building has sufficient parking to meet the parking demand of the specific barber shop or beauty shop. The parking analysis should include details on the number of employees, hours of operation, operational characteristics (services offered, by appointment only, walk-ins welcome, etc.), number of parking spaces available, and, if it is a multi-tenant location, information on other businesses within the development.

### **ANALYSIS**

The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:

1. Goal LU-1: A balanced community of thriving businesses, healthy neighborhoods, excellent community facilities, and interesting places
2. Policy LU-2.7: Support Services. Encourage commercial service and dining businesses that support the employee population and serve local residents.
3. Policy LU-4.1: Diverse Range of Goods and Services. Accommodate a diverse range of commercial businesses in commercial and industrial zoning districts.
4. Policy LU-6.1: Access to Services and Amenities. Provide convenient multi-modal access from every neighborhood to schools, parks, religious institutions, retail and commercial services, restaurants, healthy and fresh food options, and community facilities.

Barber shop and beauty shop uses can be complementary to business park and industrial uses. Given the City's mostly industrial landscape and limited commercial areas, allowing personal care services within industrial areas will bring needed personal care services closer to the City's residents and employees. Additionally, the requirement for a parking justification study will ensure the use is compatible with the existing business park or industrial uses.

### **ENVIRONMENTAL**

The Zoning Code Amendment is exempt from CEQA because it falls within the Common Sense Exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have the potential to have a "significant effect on the environment," as defined in Public Resources Code Section 21068 and in CEQA Guidelines Section 15382. Adopting the proposed Zoning Code Amendment would not be an activity with the potential to cause a significant effect on the environment, and therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

**DISCUSSION**

N/A

**PUBLIC NOTIFICATION**

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 was posted in Santa Fe Springs City Hall, the City’s Town Center Kiosk, and the City’s Library, and published in a newspaper of general circulation (Los Cerritos Community Newspaper) on March 24, 2026, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance. To date, staff have not received any inquiries from the public regarding the GPA request.

**SUMMARY/NEXT STEPS**

The Zoning Code Amendment will be presented to the City Council for review and consideration. A Zoning Code Amendment requires the introduction (first reading) and adoption (second reading) of an Ordinance. If adopted by the City Council, the Ordinance will go into effect 30 days after adoption.

**ATTACHMENT(S):**

A. Resolution No. 318-2026, including Exhibit A: Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code

**ITEM STATUS:**

- APPROVED:
- DENIED:
- TABLED:
- DIRECTION GIVEN:

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Planning Commission  
Secretary, Esmeralda Elise

## RESOLUTION NO. 318-2026

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS ADOPTING A NOTICE OF EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT A ZONING CODE AMENDMENT TO AMEND SECTION 155.181 (PRINCIPAL PERMITTED USES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE**

WHEREAS, the City has prepared an amendment to the City's Zoning Code, as codified in Title 15 of the Santa Fe Springs Municipal Code, which amends Section 155.181 (Principal Permitted Uses); and

WHEREAS, based upon the information received and Staff's review and assessment, the proposed Ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption) of the State CEQA Guidelines (Chapter 3 of Division 6 of Title 14 of the California Code of Regulations); and

WHEREAS, on March 24, 2026, the City of Santa Fe Springs Community Development Department published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing; and

WHEREAS, on March 24, 2026, a public hearing notice was also posted in the Santa Fe Springs City Hall window, the City's Town Center kiosk, and the Santa Fe Springs Library; and

WHEREAS, the City of Santa Fe Springs Planning Commission has reviewed and considered the written and oral staff report, all written and spoken testimony, and other materials presented at the duly noticed public hearing on April 13, 2026, concerning amendments to the text of the City's Zoning Code.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

### SECTION 1. FINDINGS

The Planning Commission recommends that the following findings be made by the City Council regarding the Zoning Code Amendment:

1. The above recitals are true and correct, are a substantial part of, and are incorporated into this Resolution.

2. The Exhibit attached to this Resolution is incorporated by reference and made a part of this Resolution.
3. The proposed Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:
  - a. Goal LU-1: A balanced community of thriving businesses, healthy neighborhoods, excellent community facilities, and interesting places
  - b. Policy LU-2.7: Support Services. Encourage commercial service and dining businesses that support the employee population and serve local residents.
  - c. Policy LU-4.1: Diverse Range of Goods and Services. Accommodate a diverse range of commercial businesses in commercial and industrial zoning districts.
  - d. Policy LU-6.1: Access to Services and Amenities. Provide convenient multi-modal access from every neighborhood to schools, parks, religious institutions, retail and commercial services, restaurants, healthy and fresh food options, and community facilities.

Barber shop and beauty shop uses can be complementary to business park and industrial uses. Given the City's mostly industrial landscape and limited commercial areas, allowing personal care services within industrial areas will bring needed personal care services closer to the City's residents and employees. Additionally, the requirement for a parking justification study will ensure the use is compatible with the existing business park or industrial uses.

4. The Zoning Code Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
5. The Zoning Code Amendment has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65850-65860).

## SECTION 2: ENVIRONMENTAL FINDINGS AND DETERMINATION

The Zoning Code Amendment is exempt from CEQA because it falls within the common sense exemption, pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code Section 21068 and CEQA Guidelines Section 15382 as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project. Adopting the proposed Zoning Code Amendment would not be an activity with the potential to cause a significant effect on the environment, and therefore is exempt from CEQA. Consequently, no other environmental documents are required by law.

SECTION 3. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 318-2026, determining that the Zoning Code Amendment is exempt pursuant to CEQA Guidelines, Section 15061(b)(3), and recommends that the City Council adopt an Ordinance to amend Section 155.161 (Principal Permitted Uses) of Title 15 (Land Use), Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code.

ADOPTED AND APPROVED THIS 13th DAY OF APRIL 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

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Gabriel Jimenez, Planning Commission  
Chairperson

ATTEST:

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Esmeralda Elise, Planning Commission Secretary

Attachment:

Exhibit A – Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code

**Exhibit A – Zoning Code Amendment  
Amendments to Chapter 155 (Zoning) of Title 15 (Land Use) of the  
Municipal Code of Santa Fe Springs**

**Key:**

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from the existing Code

Underline Text = Proposed language to be added to the Code

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.181  
(Principal Permitted Uses) is hereby amended as follows:*

**§ 155.181 - PRINCIPAL PERMITTED USES.**

The following are the principal uses in the ML Zone:

[Subsections A through HH unchanged]

(II) Barbershops or beauty shops, provided that a parking justification study has been approved by the Director of Community Development.

(JJ) Other similar uses which the Commission, after study and deliberation, finds not to be inconsistent with the purposes of this section, and which would be similar to the uses listed as permitted uses, and which would be compatible to these uses.



## PLANNING COMMISSION AGENDA STAFF REPORT

**TO:** Members of the Planning Commission

**FROM:** Cuong Nguyen, Director of Community Development

**BY:** Claudia L. Jimenez, Economic Development Specialist

**SUBJECT:** **NEW BUSINESS – MODIFICATION (MOD) PERMIT CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 10 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION (MOD) CASE NO. 1378 – A REQUEST TO TEMPORARILY ALLOW THE ENCROACHMENT OF A PROPOSED 8'-6" FOOT HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

**DATE:** April 13, 2026

### **RECOMMENDATION:**

It is recommended that the Planning Commission:

1. Receive any comments from the public regarding Modification Permit Case Nos. 1377 and 1378 and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on May 11, 2026.

### **FISCAL IMPACT**

N/A

### **BACKGROUND**

The project site consists of one parcel (APN: 8011-007-036), totaling approximately 0.485 acres, and is located at 10140 Romandel Avenue in the City of Santa Fe Springs. The site is situated southwest of Los Nietos Road and north of Telegraph Road, within the M-2 (Heavy Manufacturing) Zone.

### **ANALYSIS**

The applicant is requesting approval of Modification Permit ("MOD") Case No. 1377 to temporarily reserve ten (10) of the required on-site parking spaces for outdoor storage on the project site. Additionally, the applicant is concurrently requesting approval of Modification Permit Case No. 1378 to temporarily allow the encroachment of a proposed 8-foot-6-inch-high fence and gate within the required front yard setback.

**ENVIRONMENTAL**

N/A

**DISCUSSION**

Staff is recommending a continuation of the subject Modification (MOD) Permit Case Nos 1377 and 1378, at the next regularly held Planning Commission meeting on May 11, 2026, to allow Staff to obtain additional information from the applicant. Since the subject entitlements were publicly noticed, it is recommended that, if any members of the public participate in the meeting and wish to comment, the Planning Commission receive the public comments and thereafter take action to continue the project until the next meeting date.

**SUMMARY**

Public Notification

In accordance with similar Modification Permit requests, staff mailed a meeting notice to all adjacent property owners of the subject property to advise them of the Modification Permit requests. The notice advised neighboring property owners of the date and time that the request would be considered by the Planning Commission. A total of 5 notices were mailed out to said property owners on April 2, 2026. To date, staff have not received correspondence from the surrounding property owners who received the notice.

**ATTACHMENT**

A. Hearing Notice

<b>ITEM STATUS:</b>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>
<hr/> Planning Commission Secretary, Esmeralda Elise	



**CITY OF SANTA FE SPRINGS  
NOTICE OF ADJACENT PROPERTY OWNERS  
MODIFICATION PERMIT CASE NOS. 1377 AND 1378**

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

**MODIFICATION (MOD) PERMIT CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 10 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION (MOD) CASE NO. 1378 – A REQUEST TO TEMPORARY ALLOW THE ENCROACHMENT OF A PROPOSED 8’-6” FOOT HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES)**

**PROJECT LOCATION/APPLICANT** : 10140 Romandel Avenue. (APN: 8011-007-036)/ HTA Los Angeles on behalf of Dzu Duong

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, April 13, 2026, at 6:00 p.m.**

**CEQA STATUS:** The Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Class 1 (Existing Facilities). If the Planning Commission determines that the project is exempt from CEQA, a Notice of Exemption will be filed.

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing and express their opinion on the items listed above. Please note that if you challenge the aforementioned items in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to the office of the Commission at or prior to the Public Hearing.

**PUBLIC COMMENTS** may be submitted in writing to the Community Development Department at City Hall, 11710 Telegraph Road, Santa Fe Springs, CA 90670, or, otherwise, e-mail the Planning Commission Secretary, Esmeralda Elise, at: [EsmeraldaElise@santafesprings.gov](mailto:EsmeraldaElise@santafesprings.gov). Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Community Development Department at (562) 868-0511 ext. 7550.

**FURTHER INFORMATION** on this item may be obtained from Claudia L. Jimenez, Economic Development Specialist, via e-mail at: [ClaudiaJimenez@santafesprings.gov](mailto:ClaudiaJimenez@santafesprings.gov) or otherwise by phone at: (562) 868-0511 ext. 7356.