



**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**

---

**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.