



**AGENDA
MEETINGS OF THE PLANNING COMMISSION**

**MONDAY, MAY 11, 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
Administrative Intern
Administrative Intern
Planning Commission Secretary

Vince Velasco
Claudia Jimenez
Alejandro De Loera
Cynthia Alvarez
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****BOTH AGENDA AND NON-AGENDA ITEMS, EXCEPT PUBLIC HEARING 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 APRIL 13, 2026 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

PUBLIC HEARING**2. ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 95 – TO ALLOW THE ON-SALE OF BEER AND WINE IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING ESTABLISHMENT AT 8039 NORWALK BLVD, WITHIN MU ZONE (MIXED-USE), AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES). (TACOS LA WERA, LLC, DBA: PURO GUANATOS 100%)**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 95, and thereafter, close the Public Hearing; and
- 2) Find that the applicant’s ASCUP request meets the criteria set forth in §155.628, for the granting of a Conditional Use Permit for the sale of alcohol beverage; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorical Exempt; and
- 4) Approve Alcohol Sales Conditional Use Permit Case No. 95, subject to the conditions of approval as contained within Resolution No. 320-2026; and

- 5) Adopt Resolution No. 320-2026, which incorporates the Planning Commission's findings and actions regarding this matter; and
- 6) Take such additional, related action that may be desirable.

3. DEVELOPMENT PLAN APPROVAL ("DPA") CASE NO.1018 – TO CONSTRUCT A NEW 9,943 SQUARE-FOOT CONCRETE INDUSTRIAL BUILDING LOCATED AT 13772 FIRESTONE BOULEVARD. (LEFIELL MANUFACTURING COMPANY)

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 DPA Case No. 1018, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15332, Class 32 (Infill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Code, for the granting of a DPA; and
- 5) Approve the requested DPA Case No. 1018, subject to the conditions of approval as contained within Resolution No. 321-2026; and
- 6) Take such additional, related action that may be desirable.

NEW BUSINESS

4. MODIFICATION PERMIT (MOD) CASE NO. 1377 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 11 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND MODIFICATION PERMIT (MOD) CASE NO. 1378 – A REQUEST TO TEMPORARILY ALLOW THE ENCROACHMENT OF A PROPOSED 8-FOOT-6-INCH HIGH FENCE AND GATE WITHIN THE REQUIRED FRONT YARD SETBACK, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301, CLASS 1 (EXISTING FACILITIES) (CONTINUED FROM APRIL 13, 2026 PLANNING COMMISSION MEETING)

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Code and consistent with the goals, policies, and programs of the City's General Plan; and

- 2) Find that the applicants' MOD request meets the criteria set forth in §155.695 of the City's Zoning Code, for granting of a Temporary Modification Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve the requested MOD Case Nos. 1377 and 1378, subject to conditions of approval as contained within Resolution No. 319-2026
- 5) Adopt Resolution No. 319-2026, which incorporates the Planning Commission's findings and actions regarding this matter.
- 6) Take such additional, related action that may be desirable.

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.