



**AGENDA
MEETINGS OF THE PLANNING COMMISSION**

**MONDAY, JUNE 8, 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 MAY 11, 2026 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

1) Approve the minutes as submitted.

2. CONDITIONAL USE PERMIT ("CUP") CASE NO. 559-5 - A COMPLIANCE REVIEW TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A USE INVOLVING THE MANUFACTURING, STORAGE, AND DISTRIBUTION OF SODIUM HYPOCHLORITE AT 9028 DICE ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE. (KIK CUSTOM PRODUCTS)

RECOMMENDATION: That the Planning Commission:

1) Find that the continued operation and maintenance of the use involving the manufacturing, storage, and distribution of sodium hypochlorite, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the City's Zoning Ordinance and consistent with the goals, policies, and programs of the City's General Plan; and

2) Require that CUP Case No. 559-5 be subject to a compliance review in three (3) years on, or before, June 8, 2029, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report; and

3) Take such additional, related action that may be desirable.

PUBLIC HEARING**3. DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO.1019, CONDITIONAL USE PERMIT (“CUP”) CASE NO. 859, AND ZONE VARIANCES (“ZV”) CASE NOS. 94 AND 95 – TO CONSTRUCT, OPERATE AND MAINTAIN A NEW 1,025 SQUARE FOOT DRIVE-THROUGH BEVERAGE ESTABLISHMENT WITHIN THE MIXED USE-DESIGN, MU-D, ZONE AND TO DEVIATE FROM THE MU ZONE DESIGN STANDARDS AT 11701 TELEGRAPH ROAD. (DUTCH BROS LLC)****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. 1019, CUP 859, ZV 94 and ZV 95 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) 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 §155.349 and §155.739 of the City’s Zoning Code, for the granting of a DPA; and
- 5) Find that the applicant’s CUP request meets the criteria set forth in §155.716 of the City’s Zoning Code, for the granting of a CUP; and
- 6) Find that the applicant’s ZV requests (ZV Case Nos. 94 and 95) meet the criteria set forth in §155.675 of the City’s Zoning Code, for the granting of a ZV; and
- 7) Approve the requested DPA Case No. 1019, CUP 859, ZV 94 and ZV 95, subject to the conditions of approval as contained within Resolution No. 322-2026; and
- 8) Adopt Resolution No. 322-2026, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 9) Take such additional, related action that may be desirable.

NEW BUSINESS

4. PARKWAY TREE REMOVAL APPEAL DECISION - RESIDENT REQUEST FOR REMOVAL OF PARKWAY TREE AT 10812 FLALLON AVENUE

RECOMMENDATION: That the Planning Commission:

- 1) Reaffirm the decision of the Director of Public Works to deny the request by the property owner to have the City remove the parkway tree in front of 10812 Flallon Avenue; and
- 2) Determine if the property owner at 10812 Flallon Avenue shall be granted a permit to remove the parkway tree at his or her own expense; and
- 3) 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.