

ORDINANCE NO. 1166

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING SECTIONS 155.175.2 (USES) AND 155.637 (MINI-WAREHOUSES) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE**

WHEREAS, on December 8, 2025, the Planning Commission of the City of Santa Fe Springs conducted a duly noticed public hearing and adopted Resolution 310-2025 recommending that the City Council adopt an Ordinance to amend Sections 155.175.2 (Uses) and 155.637 (Mini-Warehouses) within Title 15 (Land Use), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code; and

WHEREAS, on February 3, 2026, the City Council of the City of Santa Fe Springs considered this Ordinance, the staff report, and all testimony, written and spoken, at a duly noticed public hearing; and

WHEREAS, the Zoning Code Amendment meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912); and

WHEREAS, 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).

NOW THEREFORE, the City Council of the City of Santa Fe Springs does ordain as follows:

**SECTION 1.** 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 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 2.** The Zoning Code Amendment is consistent with the following Santa Fe Springs General Plan Goals and Policies:

1. Policy LU-1.6 – Community Benefits. Ensure that new development(s) provide a net community benefit and pays their fair share of fiscal impacts on infrastructure and services.
2. Policy LU-6.8 – Community Facilities. Locate community facilities, such as shopping areas, places of worship, clubs, and governmental offices on the

periphery of residential areas so as to have both convenient vehicular access from arterial streets (without inducing traffic over local residential streets) and convenient pedestrian access from adjacent residential areas.

3. Goal LU-11 – Well-designed, attractive business districts and neighborhoods.
4. Policy ED-3.4 – Mixed Use Commercial Uses. Maximize retail and commercial services within mixed-use development and within the transit-oriented community districts.
5. Policy ED-4.4 – Strategic Additional Revenue Sources. Investigate the components of business-use costs, including amounts, as well as how costs can be offset by benefits, and how revenue options (e.g., impact fees targeting truck traffic) will: a) directly affect various business types and b) indirectly affect the attractiveness of the community as a business location

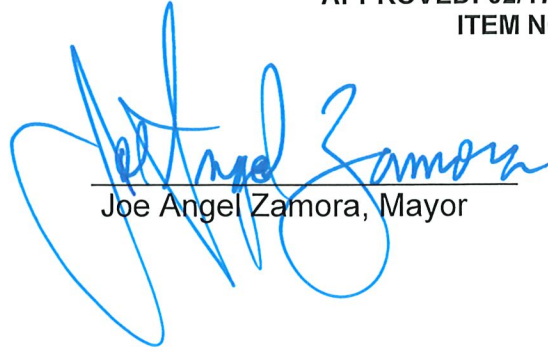
Mini-warehouse uses can be complementary to the characteristics of transit-oriented development (TOD). TOD typically offers high-density housing with limited parking for private cars. In turn, high-density, multifamily housing is more likely to be rental housing than single-family homes. Apartments offer limited storage space and are overall smaller than typical detached homes, as they often do not have attached garages or yards in which possessions can be stored. In this way, proximity to a mini-warehouse can act as an extension of the home and a complement to TOD. Mini-warehouses will require approval of a Conditional Use Permit and Development Plan Approval, ensuring mini-warehouses are attractive, comply with development standards, and operate with minimal impact to surrounding uses. Additionally, mini-warehouse developers will be required to enter into an operating agreement with the City to ensure public benefit.

**SECTION 3.** Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code is hereby amended as provided in Exhibit “A” attached hereto and incorporated herein by reference.

**SECTION 4.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid or unconstitutional.

**SECTION 5.** The City Clerk shall certify the passage and adoption of this ordinance and shall cause the same to be published in the same manner required by law. This Ordinance shall become effective thirty (30) days from and after its passage.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Santa Fe Springs at a regular meeting on this 17th day of February, 2026.

  
\_\_\_\_\_  
Joe Angel Zamora, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Maribel Garcia, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Rick R. Olivarez, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) **SS.**  
CITY OF SANTA FE SPRINGS )

I, Maribel Garcia, City Clerk of the City of Santa Fe Springs, do hereby certify that the foregoing Ordinance was adopted at a regular meeting of the City Council held on the 17<sup>th</sup> day of February 2026, and was carried by the following roll call vote:

AYES: Councilmembers Rounds, Mora, Martin, Mayor Pro Tem Rodriguez, and Mayor Zamora

NOES: None

ABSTAIN: None

ABSENT: None

  
\_\_\_\_\_  
Maribel Garcia, City Clerk

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 155.175.2 (Uses) is hereby amended as follows:*

**§ 155.175.2 USES.**

Permitted uses and conditional uses are shown in Table 1 below. Where a "P" is indicated, the use is a principal permitted use in the zone. Where a "CUP" is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an "AUP" is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an "X" is indicated, the use is not allowed.

<b>TABLE 1: MIXED-USE ALLOWED USES AND PERMIT REQUIREMENTS</b>				
P: Permitted Use X: Use Not Allowed CUP: Conditional Use Permit AUP: Administrative Use Permit				
<b>Uses</b>	<b>Land Use Regulation</b>			<b>Specific Use Regulations</b>
	<b>MU</b>	<b>MU-DT</b>	<b>MU-TOD</b>	
<i>Residential Uses</i>				
Single unit dwelling	X	X	X	
Multi-unit dwellings	P	P	P	For projects on properties identified in the Housing Element as Lower Income Regional Housing Needs Assessment sites, those projects must comply with California Government Code § 65583.2(h) and (i) <sup>1</sup>
Accessory dwelling unit	P	P	P	Subject to the regulations in § 155.644
Boarding house and single room occupancy (SRO)	CUP	CUP	CUP	
Employee housing, large	P	P	P	
Employee housing, small	P	P	P	
Live/work unit	P	P	P	
Supportive housing	P	P	P	

Transitional housing	P	P	P	
<i>Care Services and Facilities</i>				
Community care facilities, large	CUP	CUP	CUP	
Community care facilities, small	P	P	P	
Emergency shelter, permanent	P	X	X	Emergency shelter facilities are subject to § 155.629.1
Emergency shelter, temporary low barrier navigation centers	P	P	P	
Family day care home, large	AUP	AUP	AUP	-Subject to Approval by Director of Planning and Development -See § 155.625; Day Care; Large Family -Allowed in stand-alone residential uses only
Family day care home, small	P	P	P	Allowed in stand-alone residential uses only
Hospitals and clinic/urgent care				CUP required for: blood/plasma donation centers, new clinic/urgent care establishments with more than 10,000 square feet of floor area, and hospitals.
Clinic/urgent care	P/CUP	P/CUP	P/CUP	
Hospital	CUP	X	X	
<i>Recreation, Education, and Public Assembly Uses</i>				
Commercial recreation facilities (indoor facilities only)	CUP	CUP	CUP	Amusement arcades are subject to § 155.614; Bingo parlors and game rooms are subject to § 155.617; Clubs, lodges and similar organizations are subject to § 155.622
Community gardens	P	P	P	
Cultural institutions	P	P	P	
Entertainment venue (indoor facilities only)	P/CUP	P/CUP	P/CUP	CUP is required for new establishments with more than 10,000 square feet of floor area or establishments with live entertainment (incidental or standalone). Adult uses are subject to § 155.602
Gymnasium and fitness centers (large)	P/CUP	P/CUP	P/CUP	CUP required for new establishments with more than 10,000 square feet of floor area

Gymnasium and fitness centers (small)	P	P	P	
Parks and public plazas	P	P	P	
Religious assembly facilities	P	P	P	
Schools, K through 12, private	CUP	CUP	CUP	
Schools, K through 12, public	P	P	P	
Technical trade, business or professional schools	CUP	CUP	CUP	
Colleges and universities, public and private	CUP	CUP	CUP	
<i>Eating Establishments</i>				
Breweries, wineries, or distilleries	CUP	CUP	CUP	Subject to § 155.628 Sale or service of alcoholic beverages
Cigar lounges and bars	P/CUP	P/CUP	P/CUP	Lounges serving alcoholic beverages are subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages
Cocktail lounges and bars	CUP	CUP	CUP	Subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages
<i>Restaurants</i>				
Where the outdoor dining area is more than 50% of the overall seating area	CUP	CUP	CUP	
Serving alcoholic beverages	CUP	CUP	CUP	Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages
With drive-in or drive-through facilities	CUP	CUP	CUP	
All other restaurants	P	P	P	
<i>Retail, Commercial Service, and Office</i>				
Automated teller machines (ATMs) Drive-through	CUP	CUP	CUP	
Automated teller machines (ATMs) Standalone	P	P	P	

Business support services	P	P	P	
Check cashing business and/or pawn shop	CUP	X	X	
Financial institutions and related services	P	P	P	
Hotel and/or motel	CUP	CUP	CUP	
<u>Mini-Warehouses</u>	<u>X</u>	<u>X</u>	<u>CUP</u>	<u>Subject to §155.637 Mini-warehouses</u>
Office, business, and professional (non-medical and dental offices)	P	P	P	
Office, medical or dental	P	P/CUP	P/CUP	CUP required for medical or dental office developments with more than 10,000 square feet of floor area
Personal services, general	P	P	P	
Personal services, restricted	CUP	CUP	CUP	
Retail, general	P/CUP	P/CUP	P/CUP	CUP required for new retail establishments with more than 20,000 square feet of floor area or more than 2,000 square feet of outdoor sales
Retail, restricted	CUP	CUP	CUP	
Veterinary clinic and/or animal grooming (indoor only)	P	P	P	Outdoor kennels or dog runs are not permitted
<i>Automobile-Oriented Uses</i>				
Automobile sales and rental	X	X	X	
Automobile washing/detailing	X	X	X	
Automobile service, major	X	X	X	
Automobile service, minor	X	X	X	
Drive-in/drive-through establishments	CUP	CUP	CUP	
Service/fueling station, automobile	X	X	X	
<i>Light Industrial</i>				
Laboratory; medical, analytical, research, testing (existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited

Manufacturing, light (existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Research and development (existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
<i>Other Uses</i>				
Transit stations	CUP	CUP	P	
Utility facilities				
Facilities with on-site staff	CUP	CUP	CUP	
Facilities with no on-site staff	P	P	P	
Wireless telecommunication facilities, satellite dish antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this section.			

Notes:

<sup>1</sup> For housing element sites, please see General Plan Housing element Tables H-33 and H-34 at [www.santafesprings.org](http://www.santafesprings.org), Government Code Section 65583.2, subdivisions (h) and (i) generally include, but are not limited to, permitting housing developments with 20 percent affordability to lower-income households without discretionary action at minimum densities of 20 units per acre and meeting residential only performance standards. For more information, please see [https://leginfo.ca.gov/faces/codes\\_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6](https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=1.&title=7.&part=&chapter=3.&article=10.6).

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.637 (Mini-warehouses) is hereby amended as follows:*

**§ 155.637 MINI-WAREHOUSES.**

- (A) Mini-warehouses shall be permitted in the M-1, and M-2 Zones and MU-TOD Zones only after a valid conditional use permit, operating agreement and development plan approval have been granted. Notwithstanding, no conditional use permit shall be granted for a mini-warehouse facility along the Telegraph Road Corridor.
- (B) Individual storage units shall only be used for the pick-up and deposit of goods and/or property within the storage unit. Storage units shall not be used for any other activities, including, but not limited to:
  - (1) Residences, with the exception of the manager's residential unit;
  - (2) Offices, workshops, studios, hobby or rehearsal areas;
  - (3) Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity;
  - (4) Conducting retail sales of any kind including garage or estate sales or auctions or to conduct any other commercial activity;

- (5) Storage of flammable, perishable or hazardous materials or the keeping of animals; and
  - (6) Truck or vehicle rental without obtaining all necessary approvals.
- (C) In addition to any other conditions which may be imposed on the granting of such conditional use permit and development plan approval, including, but not limited to, hours of operation, noise, lighting, and security, the following conditions shall apply:
- (1) Mini-warehouses shall not be located on parcels exceeding three acres in size.
  - (2) The exterior walls of all mini-warehouses shall be constructed of masonry or concrete. Other materials may be acceptable for exterior walls if the Planning Commission determines that visual compatibility with the surrounding development can be achieved with the use of such materials. Within the MU-TOD Zone, exterior wall materials shall be visually compatible with those of surrounding existing or prospective residential and/or mixed-use developments, per §155.175.15 (Architectural Design Standards) of the Zoning Code. The use of prefabricated structures is prohibited.
  - (3) Setbacks and landscaping greater than those required by other provisions of this chapter may be required if deemed necessary by the Planning Commission to make such facilities compatible with existing or prospective developments in the area.
  - (4) No part of the facility shall be converted to another use unless and until proper approval has been granted by the Planning Commission and by the City Council.
  - (5) Outdoor storage is prohibited.
  - (6) The development shall meet the requirements of the Fire Department as to adequate fire protection.
  - (7) There shall be no uses or storage of materials not permitted by the type of structure or classification of occupancy as specified in the Building Code and Fire Code.
  - (8) Access aisles shall not be used for storage purposes.
  - (9) Area designated for off-street parking shall not be used for storage of vehicles or other materials.
  - (10) Chain-link (or similar), barbed or razor wire fences are prohibited.
  - (11) A maximum of one manager's residential unit may be provided, but is not required.
  - (12) Access doors to individual storage units shall be located within a building or shall be screened from adjacent property and public rights-of-way.
  - (13) Projects within the M1 and M2 Zones. Mini-warehouse buildings shall incorporate architectural and design features common to contemporary industrial development. Examples of such architectural and design features include: massing; proportion; facade modulation; exterior building materials and

detailing; varied roof-line; varied recessed and projection; pedestrian scale; fenestration; etc.

(14) Projects within the MU-TOD Zone.

- (a) Mini-warehouse buildings within the MU-TOD Zone shall incorporate architectural and design features consistent with § 155.175.15 to the greatest extent to ensure compatibility with existing or prospective residential and/or mixed-use development. The building's design must be aesthetically pleasing and not appear monolithic. The facility should reflect a mixed-use or commercial building with storage units concealed from the street and adjacent properties and shall be a minimum of three stories.
- (b) Mini-warehouse buildings within the MU-TOD Zone must include a primary, active ground-floor commercial or retail use that contributes to and supports a pedestrian-oriented experience. Examples include retail storefronts, coffee shops, or restaurants.
- (c) Mini-warehouses within the MU-TOD Zone shall only be located on parcels that directly abut a heavy railway.

(15) Any ancillary moving vehicle rental shall be addressed through the Conditional Use Permit process. Such vehicles shall be stored in a designated area, screened from adjacent properties and the public right-of-way, and not impact on site parking or driveways.

- (D) Notwithstanding the foregoing, any mini-warehouse facility which existed in compliance with the existing code as of October 28, 2017 shall be deemed legally nonconforming and subject to the requirements set forth in §§ 155.385 through 155.397.