



APPROVED: September 8, 2025

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

August 18, 2025

1. CALL TO ORDER

Chairperson Sarno called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Sarno called upon Commissioner Flores to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff:

Susie Altamirano, Assistant City Attorney
Vince Velasco, Assistant Director
Claudia Jimenez, Economic Development Specialist
Cynthia Alvarez, Administrative Intern
Esmeralda Elise, Planning Commission Secretary

4. EX PARTE COMMUNICATIONS

None.

5. CHANGES TO AGENDA

Assistant Director Vince Velasco recommended to pull Item #3 from the Consent Calendar and continue it to a future meeting.

6. PUBLIC COMMENT

None.

7. 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. Chair Sarno pulled Item number 6 to recuse himself from the voting on that Item because the property is within a 500 feet radius of his business.

1. MINUTES OF THE JULY 14, 2025 REGULAR MEETING

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 14 – EL SUPER #16
4. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 76 – HARBOR DISTIRIBUTING
5. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 88 – INSIGHT LOGISTICS
7. CONDITIONAL USE PERMIT CASE NO. 480-7 – A TIME EXTENSION REQUEST TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A MOBILE OFFICE TRAILER OUTDOOR STORAGE FACILITY AND RELATED IMPROVEMENTS ON THE 11.69-ACRE PROPERTY LOCATED AT 11811 GREENSTONE AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING ZONE.
8. A REQUEST FOR A TIME EXTENSION OF DEVELOPMENT PLAN APPROVAL (“DPA”) CASE NO. 1005 AND MODIFICATION (“MOD”) CASE NO. 1361 - TO CONSTRUCT A NEW 19,124 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND REDUCE THE REQUIRED FRONT YARD SETBACK BY 2’-0” ALONG FREEMAN AVENUE AND TELEGRAPH ROAD, LOCATED AT 10320 FREEMAN AVENUE (APN: 8011-005-013), IN THE M-2, HEAVY MANUFACTURING, ZONE.

Chairperson Sarno requested a motion and a second for Consent Item Nos 1, 2, 4, 5, 7, and 8.

It was moved by Commissioner Cervantes and seconded by Vice Chair Jimenez to approve Consent Item Nos 1, 2, 4, 5, 7, and 8, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process and stepped down as Chair and stepped out of the meeting so the Commissioners could vote on Item 6.

6. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT CASE NO. 632-2 - TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN OPEN STORAGE YARD USE FOR THE TEMPORARY STORAGE AND PARKING OF AUTOMOBILES ON A 31,600 SQ. FT. PROPERTY LOCATED AT 11584 PERKINS AVENUE, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.

Vice Chairperson Jimenez requested a motion and a second for Consent Item No 6.

It was moved by Commissioner Cervantes and seconded by Vice Chair Jimenez to approve Consent Item No 6, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Vice Chairperson Jimenez read the City's appeal process and Chair Sarno rejoined the meeting.

8. PUBLIC HEARING

A REQUEST TO CONSIDER THE REVOCATION OF CONDITIONAL USE PERMIT CASE NOS. 794, 591, 767, 655, 653, ALCOHOL SALES CONDITIONAL USE PERMIT CASE NOS. 25, 26, 44, 87, AND ENTERTAINMENT CONDITIONAL USE PERMIT CASE NO. 15, BUSINESSES ARE NO LONGER IN OPERATION. *(CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)*

Recommendation:

Chair Sarno called upon Economic Development Specialist Claudia to present this item.

Chair Sarno asked if any of the Commissioners had questions for Staff.

Having no questions, Chair Sarno opened the Public Hearing at 6:12 p.m. for ASCUP 25. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:14 p.m. for ASCUP 25.

Chair Sarno opened the Public Hearing at 6:14 p.m. for ASCUP 26. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:15 p.m. for ASCUP 26.

Chair Sarno opened the Public Hearing at 6:15 p.m. for ASCUP 44. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:16 p.m. for ASCUP 44.

Chair Sarno opened the Public Hearing at 6:16 p.m. for ASCUP 87. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:16 p.m. for ASCUP 87.

Chair Sarno opened the Public Hearing at 6:16 p.m. for CUP 591. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:17 p.m. for CUP 591.

Chair Sarno opened the Public Hearing at 6:17 p.m. for CUP 653. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:17 p.m. for CUP 653.

Chair Sarno opened the Public Hearing at 6:17 p.m. for CUP 655. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:17 p.m. for CUP 655.

Chair Sarno opened the Public Hearing at 6:17 p.m. for CUP 767. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:18 p.m. for CUP 767.

Chair Sarno opened the Public Hearing at 6:18 p.m. for CUP 794. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:19 p.m. for CUP 794.

Chair Sarno opened the Public Hearing at 6:19 p.m. for ECUP 15. Having no one wishing to speak, Chair Sarno closed the Public Hearing at 6:19 p.m. for ECUP 15.

Having no questions or comments, Chair Sarno requested a motion. It was moved by Commissioner Flores, seconded by Vice Chair Jimenez to revoke Conditional Use Permit Case Nos. 794, 591, 767, 655, 653, Alcohol Sales Conditional Use Permit Case Nos. 25, 26, 44, 87, and Entertainment Conditional Use Permit Case No. 15 and adopt Resolution No's. 291-2025, 292-2025, 293-2025, 294-2025, 295-2025, 296-2025, 297-2025, 298-2025, 299-2025, and 300-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. PUBLIC HEARING

A REQUEST FOR TIME EXTENSIONS FOR DEVELOPMENT PLAN APPROVALS: DPA CASE NOS. 1000 & 1001 AND TENTATIVE PARCEL MAP NO. 84116.

Recommendation:

Chair Sarno called upon Community Development Director Cuong Nguyen to present this item.

Chair Sarno opened the Public Hearing at 7:07 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some questions for the Applicant and a discussion ensued. The Commissioners added some conditions to the Conditions of Approval.

Having no additional questions or comments, Chair Sarno closed the Public Hearing at 7:11 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Ayala to approve requested time extensions for Development Plan Approval Case Nos 1000 & 1001 and Tentative Parcel Map No. 84116, and adopt Resolution No. 301-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

10. PUBLIC HEARING

TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.383 (DEFINITIONS), 155.384

(BILLBOARDS), AND 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM) 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:

Chair Sarno called upon Planning Consultant Laurel Reimer to present this item.

Chair Sarno asked if any of the Commissioners had questions for Staff.

Having no questions, Chair Sarno opened the Public Hearing at 7:20 p.m. Having no one wishing to address the Planning Commission, Chair Sarno inquired if any comments were received via email. Planning Secretary Esmeralda Elise responded no comments were received. Chair Sarno closed the Public Hearing at 7:20 p.m.

Chair Sarno requested a motion. It was moved by Commissioner Ayala, seconded by Commissioner Flores to approve the proposed Zone Code Amendment and adopt Resolution No. 302-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

11. ANNOUNCEMENTS

- Staff

Assistant Director Vince Velasco gave an update on the Department promotions and invited the Commissioners to the Raising Canes ribbon cutting on September 2, 2025.

- Commissioners

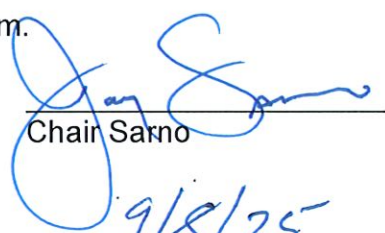
The Commissioners congratulated the Community Development Staff on their promotions and welcomed the new businesses entering the City.

12. ADJOURNMENT

Chair Sarno adjourned the meeting at 7:25 p.m.

ATTEST:


Esmeralda Elise
Planning Commission Secretary


Chair Sarno

9/8/25
Date