



APPROVED: August 18, 2025

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

July 14, 2025

1. CALL TO ORDER

Chairperson Sarno called the meeting to order at 6:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Sarno called upon Vice Chairperson Jimenez to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes

Staff:

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

4. EX PARTE COMMUNICATIONS

Chairperson Sarno commented on meeting the applicant for Item 7 on the agenda.

5. PUBLIC COMMENT

None.

6. 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.

1. MINUTES OF THE JUNE 9, 2025 REGULAR MEETING

2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT ("CUP") CASE NO. 593-5 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF AN OPEN STORAGE OF HEAVY CONSTRUCTION VEHICLES, EQUIPMENT, AND MATERIALS LOCATED AT 13546 IMPERIAL HIGHWAY, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.

Chairperson Sarno requested a motion and a second for Consent Item Nos 1 and 2.

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

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

Chairperson Sarno read the City's appeal process.

7. 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, PURSUANT TO SECTION 155.811 (D) OF THE CITY'S ZONING CODE. (CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)

Recommendation:

Chair Sarno called upon Assistant Director Vince Velasco to give an update on this item.

Assistant Director Vince Velasco recommended to continue this item to the August Planning Commission Meeting.

Having no questions, Chair Sarno opened the Public Hearing at 6:05 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 requested a motion. It was moved by Commissioner Cervantes, seconded by Vice Chair Jimenez to continue this item to the August 2025 Planning Commission Meeting, which passed by the following roll call vote:

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

8. PUBLIC HEARING

CONDITIONAL USE PERMIT ("CUP") CASE NO. 851 – TO ALLOW THE ESTABLISHMENT, OPERATION, AND MAINTENANCE OF AN EXISTING DRIVE-THROUGH FACILITY AT 11242 WASHINGTON BOULEVARD, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES) (CONTINUED FROM JUNE 9, 2025 PLANNING COMMISSION MEETING)

Recommendation:

Chair Sarno called upon Economic Development Specialist Claudia Jimenez to

present this item.

Chair Sarno opened the Public Hearing and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some questions and a discussion ensued.

Having no additional questions or comments, Chair Sarno closed the Public Hearing at 6:15 p.m. and requested a motion.

It was moved by Commissioner Ayala, seconded by Commissioner Cervantes to approve requested CUP Case No. 851, and adopt Resolution No. 287-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. PUBLIC HEARING

CONDITIONAL USE PERMIT CASE NO. 854 – FOR APPROVAL TO CONSTRUCT, OPERATE, AND MAINTAIN AN UNMANNED 58'-HIGH MONOPINE WIRELESS TELECOMMUNICATION FACILITY AND RELATED EQUIPMENT, AT 12545 FLORENCE AVENUE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15303, CLASS 3 (SMALL STRUCTURES)

Recommendation:

Chair Sarno called upon Administrative Intern Cynthia Alvarez to present this item.

Chair Sarno opened the Public Hearing and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some questions for Staff and a discussion ensued.

Having no further questions, Chair Sarno opened the Public Hearing at 6:25 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 requested a motion. It was moved by Commissioner Cervantes, seconded by Vice Chair Jimenez to approve requested CUP Case No. 854 and adopt Resolution No. 288-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

10. NEW BUSINESS

MODIFICATION PERMIT CASE NO. 1367 TO TEMPORARILY RESERVE AND NOT PROVIDE 21 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Recommendation:

Chair Sarno called upon Associate Planner Jimmy Wong to present this item.

Chair Sarno asked if any of the Commissioners has questions for Staff or the applicant.

The Commissioners had some questions for staff.

Chair Sarno inquired if anyone in the audience wished to comment on this item. Having no questions or comments, Chair Sarno requested a motion.

It was moved by Commissioner Ayala, seconded by Vice Chair Jimenez to approve MOD Case No. 1367 and adopt Resolution No. 289-2025, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

11. NEW BUSINESS

MODIFICATION PERMIT CASE NO. 1369 TO TEMPORARILY RESERVE AND NOT IMMEDIATELY PROVIDE 116 OF THE REQUIRED ON-SITE PARKING STALLS TO ALLOW OUTDOOR STORAGE, AND TO ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Recommendation:

Chair Sarno called upon Assistant Director Vince Velasco to present this item.

Chair Sarno asked if any of the Commissioners has questions for Staff or the applicant.

The Commissioners had some questions for staff and the applicant. The Applicant went up and spoke to the Planning Commissioners.

Chair Sarno inquired if anyone in the audience wished to comment on this item. Having no questions or comments, Chair Sarno requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to approve MOD Case No. 1369 and adopt Resolution No. 290-2025, which incorporates

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the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

12. ANNOUNCEMENTS

- Staff

Community Development Director Cuong Nguyen gave an update on the Department promotions and departures.

- Commissioners

The Commissioners congratulated the Community Development Staff on their promotions.

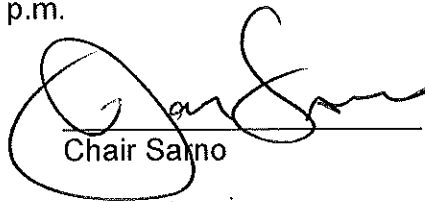
13. ADJOURNMENT

Chair Sarno adjourned the meeting at 6:54 p.m.

ATTEST:



Esmeralda Elise
Planning Commission Secretary


Chair Sarno

8/18/25
Date