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**CITY OF SANTA FE SPRINGS**  
**MEETING OF THE PLANNING COMMISSION**  
**MONDAY, OCTOBER 13, 2025**  
**AT 6:00 P.M.**

**CITY HALL COUNCIL CHAMBERS**  
**11710 TELEGRAPH ROAD**  
**SANTA FE SPRINGS, CA 90670**

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**PLANNING COMMISSION**

**Jay Sarno, Chairperson**  
**Gabriel Jimenez, Vice Chairperson**  
**David Ayala, Commissioner**  
**Isabel Cervantes, Commissioner**  
**Joseph Flores, Commissioner**

**DIRECTOR OF COMMUNITY**  
**DEVELOPMENT**  
**Cuong Nguyen**

**ASSISTANT CITY**  
**ATTORNEY**  
**Susie Altamirano**

**CITY STAFF**

**Assistant Director**  
**Economic Development Specialist**  
**Associate Planner**  
**Assistant Planner**  
**Planning Consultant**  
**Planning Commission Secretary**

**Vince Velasco**  
**Claudia Jimenez**  
**Alejandro De Loera**  
**Cynthia Alvarez**  
**Laurel Reimer**  
**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](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 \$500 or more from an interested person. The Planning Commission would need to disclose the donation and abstain from voting.

**Public Comment:** 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](mailto: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.

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**CALL TO ORDER****ROLL CALL****PLEDGE OF ALLEGIANCE****EX PARTE COMMUNICATIONS****PUBLIC COMMENTS ON NON-AGENDA & NON-PUBLIC HEARING AGENDA 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.

**PRESENTATIONS**

1. **UPDATE ON DEVELOPMENT PLAN APPROVAL CASE NOS. 1000 & 1001 AND TENTATIVE PARCEL MAP NO. 84116.**

**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.

2. **MINUTES OF THE SEPTEMBER 8, 2025 REGULAR MEETING**

**RECOMMENDATION:** That the Planning Commission:

- 1) Approve the minutes as submitted.

**PUBLIC HEARING**

3. **PUBLIC HEARING – ALCOHOL SALES CONDITIONAL USE PERMIT (“CUP”) CASE NO. 91 – TO ALLOW THE OPERATION AND MAINTENANCE OF AN ALCOHOLIC BEVERAGE DISTRIBUTION AND WAREHOUSING FACILITY, INCLUDING BEER, WINE, AND DISTILLED SPIRITS ON PROPERTY LOCATED AT 15614-15620 AND 15700 SHOEMAKER AVENUE, WITHIN THE M-2 ZONE AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES).**

**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. 91, 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 distribution and warehousing of alcoholic beverages; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 4) Approve Alcohol Sales Conditional Use Permit Case No. 91, subject to the conditions of approval as contained within Resolution No. 303-2025; and
- 5) Adopt Resolution No. 303-2025, which incorporates the Planning Commission's findings and actions regarding this matter.
- 6) Take such additional, related actions 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](http://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.



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Esmeralda Elise  
Planning Commission Secretary