



CITY OF SANTA FE SPRINGS
MEETING OF THE PLANNING COMMISSION
MONDAY, APRIL 14, 2025
AT 6:00 P.M.

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

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

Senior Planner
Associate Planner
Associate Planner
Assistant Planner
Planning Consultant
Planning Commission Secretary
Administrative Intern
Administrative Intern

Vince Velasco
Jimmy Wong
Claudia Jimenez
Alejandro De Loera
Laurel Reimer
Esmeralda Elise
Cynthia Alvarez
James Kamstra

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 \$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. 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****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.

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 MARCH 10, 2025 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 614-5 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A BLEACH PRODUCTION AND CHLORINE REPACKAGING FACILITY AT 11600 PIKE STREET, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE.

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of a bleach production and chlorine repackaging facility, 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 Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that Conditional Use Permit Case No. 614-5, be subject to a compliance review in five (5) years, on or before April 14, 2030, to ensure that the use is operating in strict compliance with the conditions of approval as contained within this staff report.

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

3. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 787-5 INVOLVING THE OPERATION AND MAINTENANCE OF A MINI-WAREHOUSE FACILITY LOCATED AT 11212 NORWALK BOULEVARD, WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.

RECOMMENDATION: That the Planning Commission:

- 1) Find that the operation and maintenance of a mini-warehouse facility, 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 Code and consistent with the goals, policies, and programs of the City’s General Plan; and
- 2) Require that CUP Case No. 787-5 be subject to a compliance review in five (5) years on, or before, August 14, 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

4. PUBLIC HEARING – CONDITIONAL USE PERMIT (CUP) CASE NO. 853 – TO ALLOW A TRUCKING FACILITY FOR TRACTORS, TRAILERS, AND TANKERS AT 11708 PIKE STREET; AND A DETERMINATION FOR CATEGORICAL EXEMPTION UNDER SECTION 15301, CLASS 1, OF THE CEQA GUIDELINES (EXISTING FACILITIES).

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding Conditional Use Permit (“CUP”) Case No. 853, and thereafter, close the Public Hearing; and
- 2) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- 3) Approve CUP Case No. 853, subject to the conditions of approval as contained within Resolution No. 284-2025; and
- 4) Adopt Resolution No. 284-2025, which incorporates the Planning Commission’s findings and actions regarding this matter; and
- 5) Take such additional, related action that may be desirable.

NEW BUSINESS

5. **NEW BUSINESS – MODIFICATION PERMIT (“MOD”) CASE NO 1365 - A REQUEST TO TEMPORARILY RESERVE AND NOT PROVIDE 46 OF THE REQUIRED ON-SITE PARKING STALLS AND DETERMINATION OF CEQA EXEMPTION FOR OPEN OUTDOOR STORAGE AT AN EXISTING FABRIC DYEING AND FINISHING FACILITY LOCATED AT 15125 MARQUARDT AVENUE, WITHIN THE M-2 (HEAVY MANUFACTURING) ZONE**

RECOMMENDATION: That the Planning Commission:

- 1) 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
- 2) Find that the applicant's MOD request meets the criteria set forth in §155.695 and §155.696 of the City's Zoning Code, for granting a Modification Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Project is Categorically Exempt; and
- 4) Approve the requested MOD Case No. 1365, subject to the conditions of approval as contained within Resolution No. 285-2025; and
- 5) Adopt the requested MOD Case No. 1365, subject to the conditions of approval as contained within Resolution No. 285-2025; and
- 6) 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.



Esmeralda Elise
Planning Commission Secretary