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**CITY OF SANTA FE SPRINGS**  
**MEETING OF THE PLANNING COMMISSION**  
**MONDAY, JUNE 9, 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**

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

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

## **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.

**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 APRIL 14, 2025 REGULAR MEETING**

**RECOMMENDATION:** That the Planning Commission:

- 1) Approve the minutes as submitted.

**2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 613-4 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A RELIGIOUS AND EDUCATIONAL FACILITY AT 11690 SLAUSON AVENUE AND 11721 BURKE STREET, IN THE R-3-PD, MULTIPLE FAMILY RESIDENTIAL – PLANNED DEVELOPMENT OVERLAY, ZONE.**

**RECOMMENDATION:** That the Planning Commission:

- 1) Find that the operation and maintenance of a religious and educational 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. 613-5 be subject to a compliance review in ten (10) years on, or before, June 9, 2035, 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.

**3. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) CASE NO. 822-1 TO ALLOW THE CONTINUED OPERATION AND MAINTENANCE OF A DRIVE-THRU RESTAURANT AT 13225 TELEGRAPH ROAD, WITHIN THE C-4, COMMUNITY COMMERCIAL, ZONE.**

**RECOMMENDATION:** That the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of a drive-thru restaurant on the Project Site, if conducted in strict compliance with the conditions of approval, will not be detrimental to persons or properties in the surrounding area or to the City in general, and will conform with the overall purpose and objectives of the Zoning Code and consistent with the goals, policies and programs of the City’s General Plan
- 2) Require that Conditional Use Permit Case No. 822-1, be subject to a compliance review in five (5) years, on or before June 9, 2030, to ensure that the use remains in strict compliance with the conditions of approval as contained within this staff report.
- 3) Take such additional, related action that may be desirable.

**PUBLIC HEARING**

**4. PUBLIC HEARING – AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT (“ASCUP”) CASE NO. 56 – TO ALLOW THE OFF-SALE OF BEER, WINE, AND DISTILLED SPIRITS (TYPE 21 ABC LICENSE), WITHIN THE C-4 ZONE (COMMUNITY COMMERCIAL), AND ADOPT A NOTICE OF EXEMPTION UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15301 (EXISTING FACILITIES). (7-ELEVEN)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding the Amendment to Alcohol Sales Conditional Use Permit (ASCUP) Case No. 56, and thereafter, close the Public Hearing; and
- 2) 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
- 3) 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 sale of alcoholic beverages; and
- 4) Approve Amendment to ASCUP Case No. 56, subject to the conditions of approval as contained within Resolution No. 286-2025; and

- 5) Adopt Resolution No. 286-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
  - 6) Take such additional, related action that may be desirable.
5. **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)**

**RECOMMENDATION:** That the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on July 14, 2025.
6. **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.**

**RECOMMENDATION:** That the Planning Commission:

- 1) Open the public hearing, receive public testimony from anyone in the audience wishing to speak, and thereafter continue this matter to the next regularly scheduled Planning Commission meeting on July 14, 2025.

#### **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.



Esmeralda Elise  
Planning Commission Secretary