



CITY OF SANTA FE SPRINGS
ADJOURNED MEETING OF THE PLANNING COMMISSION
MONDAY, AUGUST 18, 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

Assistant Director
Economic Development Specialist
Associate Planner
Planning Consultant
Planning Commission Secretary
Administrative Intern

Vince Velasco
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

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 JULY 14, 2025 REGULAR MEETING

RECOMMENDATION: That the Planning Commission:

- 1) Approve the minutes as submitted.

2. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 14 – EL SUPER #16

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 14; and
- 2) Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

3. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 19 – WALMART #2948

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 19; and
- 2) Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

4. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 76 – HARBOR DISTIRIBUTING

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 76; and
- 2) Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

5. COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 88 – INSIGHT LOGISTICS

RECOMMENDATION: That the Planning Commission:

- 1) Find that the subject use is in compliance with all of the Conditions of Approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 88; and
- 2) Require that this matter be brought back before August 18, 2030, for another Compliance Review Report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the Applicant violate any Conditions of Approval or any City codes, or should there be a need to modify, add, or remove a Condition of Approval.

6. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT (“CUP”) 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.

RECOMMENDATION: That the Planning Commission:

- 1) Find and determine that the continued operation and maintenance of an open storage yard of heavy construction vehicles, equipment, and materials, 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. 632 be subject to a compliance review in one (1) year, on or before August 18, 2026, 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.
7. **CONDITIONAL USE PERMIT ("CUP") 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.**

RECOMMENDATION: That the Planning Commission:

- 1) Approve a one (1) year time extension for CUP Case No. 480 (until August 18, 2026), subject to the conditions of approval (Attachment C); and
 - 2) Take such additional, related action that may be desirable
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.**

RECOMMENDATION: That the Planning Commission:

- 1) Approve a one (1) year time extension for DPA 1005 and MOD 1361 (until August 18, 2026), subject to the conditions of approval.
- 2) Take such additional, related action that may be desirable

PUBLIC HEARING

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

RECOMMENDATION: That the Planning Commission:

- 1) Conduct the Public Hearing, receive the written and oral report, and any comments from the public regarding the revocation of Conditional Use Permit (“CUPs”) Case Nos. 794, 591, 767, 655, 653, Alcohol Sales Conditional Use Permit (“ASCUPs”) Case Nos. 25, 26, 44, 87, and Entertainment Conditional Use Permit (“ECUP”) Case No. 15, and thereafter, close the Public Hearing; and
 - 2) Find and determine that, pursuant to Section 15061 (b) (3) “Common Sense” of the CEQA guideline, the project is Categorically Exempt; and
 - 3) Find and determine that 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 support uses that have ceased operations for one year or more. Consequently, take action to revoke and nullify these Permits in accordance with the requirements and provisions outlined under Section Code 155.811(D) of the City of Santa Fe Springs Municipal Code.
 - 4) 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 incorporates the Planning Commission’s findings and actions regarding this matter; and
 - 5) Take such additional, related actions that may be desirable.
10. **PUBLIC HEARING – REQUEST FOR TIME EXTENSIONS FOR DEVELOPMENT PLAN APPROVALS (DPA): DPA CASE NOS. 1000 & 1001 AND TENTATIVE PARCEL MAP (TPM) NO. 84116.**

RECOMMENDATION: That the Planning Commission:

- 1) Open the Public Hearing, receive the written and oral reports, and take any public comments regarding the Time Extensions for Development Plan Approval (“DPA”) Case No. 1000 & 1001 and Tentative Parcel Map (“TPM”) No. 84116, and thereafter, close the Public Hearing; and
- 2) Find and determine that the time extension is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and

- 3) Approve a one (1) year time extension for DPA Case Nos. 1000 & 1001 and TPM No. 84116, subject to the additional Conditions of Approval as contained within Resolution No. 301-2025; and
 - 4) Direct staff to monitor the applicant's compliance with the updated conditions and provide the Planning Commission with a quarterly update report.
 - 5) Adopt Resolution No. 301-2025, which incorporates the Planning Commission's findings and actions regarding this matter; and
 - 6) Take such additional, related actions that may be desirable.
11. **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: That the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Zoning Code Amendment; and
- 2) Find and determine that this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3); and
- 3) Find and determine that the proposed Zoning Code Amendment is consistent with the goals, policies, and programs of the City's General Plan; and
- 4) Adopt Resolution No. 302-2025, which incorporates the Planning Commission's findings and actions regarding this matter, and recommending that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code; and
- 5) 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