



APPROVED: December 8, 2025

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

November 10, 2025

1. CALL TO ORDER

Chairperson Sarno called the meeting to order at 6:00 p.m.

2. ROLL CALL

Members present: Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Ayala
Commissioner Cervantes
Commissioner Flores

Staff: Susie Altamirano, Assistant City Attorney
Vince Velasco, Assistant Director
Alejandro De Lorea, Associate Planner
Cynthia Alvarez, Assistant Planner
Esmeralda Elise, Planning Commission Secretary

3. PLEDGE OF ALLEGIANCE

Chairperson Sarno called upon Commissioner Joseph Flores to lead everyone in the Pledge of Allegiance.

4. EX PARTE COMMUNICATIONS

None.

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 OCTOBER 13, 2025 REGULAR MEETING
- 2) COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 2 – ALTA DENA EXPRESS
- 3) COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 36 – CALIFORNIA HI-LITES, INC.

4) COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 43 – MARISCOS SOL Y MAR #2

Chairperson Sarno requested a motion and a second for Consent Item Nos 1, 2, 3, and 4.

It was moved by Commissioner Ayala and seconded by Commissioner Flores to approve Consent Item Nos 1, 2, 3, and 4, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

7. PUBLIC HEARING

CONDITIONAL USE PERMIT CASE NO. 856 – TO ESTABLISH, OPERATE, AND MAINTAIN A SEAFOOD PROCESSING FACILITY AT 12423 FLORENCE AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITY)

There appeared to be a typographical error on page 31 of the agenda packet. Under the two column table, it correctly references in the first column Conditional Use Permit 155.243 (D)(5). In the second column it appears to incorrectly reference “Section 155.246.”

Recommendation:

Chair Sarno called upon Assistant Planner Cynthia Alvarez to present this item.

Chair Sarno opened the Public Hearing at 6:03 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had a question for Staff, 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 Vice Chair Jimenez, seconded by Commissioner Ayala to approve CUP Case No. 856, and adopt Resolution No. 304-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

8. PUBLIC HEARING

CONDITIONAL USE PERMIT CASE NO. 858 – TO ESTABLISH, OPERATE, AND MAINTAIN A DOG DAYCARE AND BOARDING FACILITY AT 12325 FLORENCE AVENUE, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)

Recommendation:

Chair Sarno called upon Associate Planner Alejandro De Loera to present this item.

Chair Sarno opened the Public Hearing at 6:15 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had numerous questions for Staff and for the Applicant and a discussion ensued.

Having no more additional questions or comments, Chair Sarno closed the Public Hearing at 6:54 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Flores to approve CUP Case No. 858, and adopt Resolution No. 305-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. PUBLIC HEARING

DEVELOPMENT PLAN APPROVAL CASE NO. 1015 – TO CONSTRUCT ONE (1) NEW 37'-5" TALL TANK FOR THE STORAGE OF NITROGEN AND TWO (2) NEW 18'-5" TALL AMBIENT VAPORIZERS; MODIFICATION PERMIT CASE NO. 1371 TO ALLOW PARTIAL SCREENING OF THE PROPOSED METALTANKS AT 11845 BURKE STREET; AND ADOPT A NOTICE OF EXEMPTION UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Recommendation:

Chair Sarno called upon Assistant Planner Cynthia Alvarez to present this item.

Chair Sarno opened the Public Hearing at 6:55 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

Having no questions or comments, Chair Sarno closed the Public Hearing at 7:03 p.m. and requested a motion.

It was moved by Commissioner Ayala, seconded by Vice Chair Jimenez to approve DPA Case No. 1015 and MOD Case No. 1371, and adopt Resolution No. 306-2025,

Minutes of the November 10, 2025 Planning Commission Meeting

which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

10. ANNOUCEMENTS

- Staff

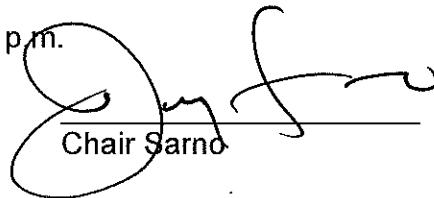
Assistant Director Vince Velasco reminded the Commissioners of the Veteran's Day Event happening November 11th.

- Commissioners

Chair Sarno asked for an update on the Balloon Track Parcel at the next meeting.

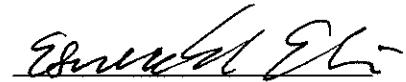
11. ADJOURNMENT

Chair Sarno adjourned the meeting at 7:05 p.m.



Chair Sarno

ATTEST:



Esmeralda Elise
Planning Commission Secretary

12/08/25

Date