



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

December 8, 2025

1. CALL TO ORDER

Chairperson Sarno called the meeting to order at 6:03 p.m.

2. ROLL CALL

Members present:

Chairperson Sarno
Vice Chairperson Jimenez
Commissioner Cervantes
Commissioner Flores

Members absent :

Commissioner Ayala

Staff:

Susie Altamirano, Assistant City Attorney
Cuong Nguyen, Community Development Director
Vince Velasco, Assistant Director
Claudia Jimenez, Economic Development Specialist
Alejandro De Lorea, Associate Planner
Laurel Reimer, Planning Consultant
Kristen Haining, Code Enforcement Supervisor
Esmeralda Elise, Planning Commission Secretary

3. PLEDGE OF ALLEGIANCE

Chairperson Sarno called upon Commissioner Isabel Cervantes to lead everyone in the Pledge of Allegiance.

4. EX PARTE COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. PUBLIC HEARING

AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 19 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 19 AND CONDITIONS OF APPROVAL (COA) NO. 3 FOR WALMART #2948 AT 13310 TELEGRAPH ROAD, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)

Recommendation:

Chair Sarno called upon Code Enforcement Supervisor Kristen Haining to present this item.

Chair Sarno opened the Public Hearing at 6:05 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 6:10 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Flores to approve amendment to ASCUP Case No. 19, and adopt Resolution No. 307-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

7. PUBLIC HEARING

AMENDMENT TO ALCOHOL SALES CONDITIONAL USE PERMIT ("ASCUP") CASE NO. 68 – TO AMEND THE PREVIOUSLY APPROVED ASCUP CASE NO. 68 AND CONDITIONS OF APPROVAL (COA) NO. 5 FOR AZAR EVENT CENTER AT 12215 SLAUSON, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301 (EXISTING FACILITIES)

Recommendation:

Chair Sarno called upon Code Enforcement Supervisor Kristen Haining to present this item.

Chair Sarno opened the Public Hearing at 6:12 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 6:15 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to approve amendment to ASCUP Case No. 68, and adopt Resolution No. 308-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

8. PUBLIC HEARING

CONDITIONAL USE PERMIT ("CUP") CASE NO. 857 – TO ESTABLISH, OPERATE, AND MAINTAIN OF AN NON-PROFIT TRADE SCHOOL SPECIALIZING IN THE TRADESHOW INSTALLATION AND DISMANTLING OF EXHIBITION AND CONVENTION DISPLAYS, AND ADOPT A NOTICE OF EXEMPTION UNDER CEQA SECTION 15301, CLASS 1 (EXISTING FACILITIES)

Recommendation:

Chair Sarno called upon Economic Development Specialist Claudia Jimenez to present this item.

Chair Sarno opened the Public Hearing at 6:18 p.m. and asked if any of the Commissioners had questions for Staff or the applicant.

The Commissioners had some parking questions and a discussion ensued.

Having no further questions or comments, Chair Sarno closed the Public Hearing at 6:31 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Flores to approve CUP Case No. 857, and adopt Resolution No. 309-2025, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

9. PUBLIC HEARING

TO CONSIDER THE PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.175.2 (USES) AND 155.637 (MINI-WAREHOUSES) 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:

Chair Sarno called upon Planning Consultant Laurel Reimer to present this item.

Chair Sarno opened the Public Hearing at 6:34 p.m. and asked if any of the Commissioners had questions for Staff.

Having no questions or comments, Chair Sarno closed the Public Hearing at 6:41 p.m. and requested a motion.

It was moved by Vice Chair Jimenez, seconded by Commissioner Cervantes to adopt Resolution No. 310-2025, and recommend that the City Council approve and adopt an ordinance to effectuate the proposed amendments to the text of the City's Zoning Code, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

10. NEW BUSINESS

MODIFICATION PERMIT ("MOD") CASE NO. 1370 TO EXCEED THE MAXIMUM ALLOWED HEIGHT OF A DETACHED ACCESSORY DWELLING UNIT, AND TO 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 Associate Planner Alejandro De Loera to present this item.

Chair Sarno asked if any of the Commissioners has questions for Staff or the applicant.

The Commissioners had some questions for staff.

Chair Sarno inquired if anyone in the audience wished to comment on this item. Having no questions or comments, Chair Sarno requested a motion.

It was moved by Commissioner Cervantes, seconded by Commissioner Flores to approve MOD Case No. 1370 and adopt Resolution No. 311-2025, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

11. 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.

- 6) MINUTES OF THE NOVEMBER 10, 2025 REGULAR MEETING
- 7) COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 19 – WALMART #2948
- 8) COMPLIANCE REVIEW REPORT FOR ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 68 – AZAR EVENT CENTER
- 9) COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT ("CUP") CASE NO. 721 TO CONTINUE OPERATION AND MAINTENANCE OF AN EXISTING WIRELESS

TELECOMMUNICATION FACILITY ON A 70' HIGH MONOPALM AND RELATED EQUIPMENT LOCATED AT 11318 NORWALK (APN: 8025-001-016), WITHIN THE M-1, LIGHT MANUFACTURING, ZONE.

Chairperson Sarno requested a motion and a second for Consent Item Nos 6, 7, 8, and 9.

It was moved by Commissioner Cervantes and seconded by Vice Chair Jimenez to approve Consent Item Nos 6, 7, 8, and 9, and the recommendations regarding this matter, which passed by the following roll call vote:

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

Chairperson Sarno read the City's appeal process.

12. PRESENTATIONS

1) UPDATE ON CONDITIONAL USE PERMIT CASE NO. 641 AND ZONE VARIANCE CASE NO. 68

Chair Sarno called upon Community Development Director Cuong Nguyen to present this item.

Chair Sarno asked if any of the Commissioners had questions for Cuong Nguyen. Having no questions, Chair Sarno thanked Community Development Director Cuong Nguyen for the update.

2) ZONING CODE EDUCATION SERIES: GENERAL PLAN VS ZONING CODE

Chair Sarno called upon Assistant Director of Community Development Vince Velasco to present this item.

After the presentation Chair Sarno asked if any of the Commissioners had questions for Vince Velasco. Having no questions, Chair Sarno thanked Assistant Director of Community Development Vince Velasco for the training.

13. ANNOUNCEMENTS

- Staff

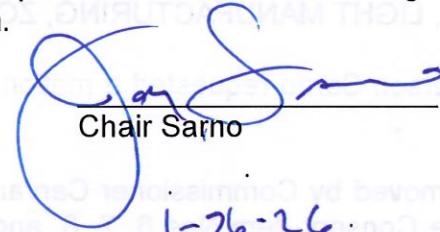
Assistant Director Vince Velasco reminded the Commissioners of the Zoning Code Update Meeting set for March 18, 2026 at the Santa Fe Springs Library.

- Commissioners

The Commissioners wished everyone a Merry Christmas and a Happy New Year.

14. ADJOURNMENT

Chair Sarno adjourned the meeting at 7:10 p.m. and set the next meeting of the Planning Commission to January 26, 2026 at 6 p.m.


Chair Sarno

ATTEST:



Esmeralda Elise
Planning Commission Secretary

Date

1-26-26

Chair Sarno signed the City's official minutes

PRESENTATIONS

1) UPDATE ON CONDITIONAL USE PERMIT CASE NO. 841 AND ZONE
ARRAINE CASE NO. 88

Chair Sarno called upon Community Development Director Cloud Murphy to present

Chair Sarno called upon the Commission for discussion of the proposed conditional use permit application for the proposed residential development on the property located at 123 Main Street, which is zoned R-1.

2) ZONING CODE EDUCATION SERIES: GENERAL PLAN AS ZONING CODE

Chair Sarno called upon Associate Director of Community Development Alonso Vazquez to present

After the presentation Chair Sarno asked if any of the Commissioners had questions for Alonso Vazquez. Having no questions, Chair Sarno thanked Alonso Vazquez for the presentation.

ANNOUNCEMENTS

Chair Sarno announced that the next meeting of the Planning Commission will be held on March 1, 2026 at the same time and place.

The Commission will have a new year.