



APPROVED: March 16, 2026

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

February 18, 2026

### 1. CALL TO ORDER

Chairperson Jimenez called the meeting to order at 6:02 p.m.

### 2. ROLL CALL

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

**Staff:** Susie Altamirano, Assistant City Attorney  
Cuong Nguyen, Director of Community Development  
Vince Velasco, Assistant Director  
Kaden Likins, Planning Consultant  
Esmeralda Elise, Planning Commission Secretary

**Members absent:** Commissioner Sarno

### 3. PLEDGE OF ALLEGIANCE

Chairperson Jimenez called upon Commissioner Cervantes 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 JANUARY 26, 2026 REGULAR MEETING
2. COMPLIANCE REVIEW OF CONDITIONAL USE PERMIT CASE NO. 764-1 TO CONTINUE OPERATION AND MAINTENANCE OF AN EXISTING WIRELESS TELECOMMUNICATION FACILITY ON A 142-FOOT-HIGH SOUTHERN CALIFORNIA EDISON (SCE) TRANSMISSION TOWER LOCATED AT 11213 TELEGRAPH ROAD, WITHIN THE PF, PUBLIC USE FACILITIES, ZONE

3. DEVELOPMENT PLAN APPROVAL CASE NO. 1002 – A TIME EXTENSION REQUEST TO ALLOW THE CONSTRUCTION OF A NEW 104,900 SQ. FT. CONCRETE TILT-UP INDUSTRIAL BUILDING AND RELATED IMPROVEMENTS ON PROPERTY LOCATED AT 13711 FREEWAY DRIVE, WITHIN THE M-2-FOZ, HEAVY MANUFACTURING – FREEWAY OVERLAY, ZONE
4. DEVELOPMENT PLAN APPROVAL CASE NO. 1013 – A TIME EXTENSION REQUEST TO CONSTRUCT EIGHT (8) NEW 53' TALL METAL TANKS FOR THE STORAGE OF LIQUID ARGON AND MODIFICATION PERMIT CASE NO. 1366 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 8832 DICE ROAD, WITHIN THE M-2, HEAVY MANUFACTURING, ZONE

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

It was moved by Vice Chair 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  
Nays: None  
Absent: Sarno

Chairperson Jimenez read the City's appeal process.

**7. PUBLIC HEARING**

DEVELOPMENT PLAN APPROVAL CASE NO. 1017 FOR EXTERIOR IMPROVEMENTS INCLUDING ONE (1) NEW 24'-TALL COOLING TOWER, THREE (3) NEW WASTE WATER STORAGE TANKS WITHIN A NEW 26'-8"-TALL METAL CANOPY STRUCTURE, TWO (2) NEW 31'-2"-TALL AND FOUR (4) NEW 19'-5"-TALL METAL TANKS FOR THE STORAGE OF MILK, ONE (1) NEW GLYCOL SYSTEM WITH ONE (1) NEW 12'-2"-TALL TANK, ONE (1) NEW 14'-TALL AMMONIA DIFFUSION TANK, ONE (1) NEW STORAGE TANK ALCOVE STRUCTURE, ONE (1) NEW METAL CANOPY EXTENSION OVER TANKERS, NEW REFRIGERATION EQUIPMENT AND FOUNDATIONAL FOOTINGS FOR THREE (3) FUTURE 20,000 GALLON TANKS UNDER A SEPARATE PERMIT; MODIFICATION PERMIT CASE NO. 1375 TO ALLOW PARTIAL SCREENING OF THE PROPOSED TANKS AT 12809 BUSCH PLACE; AND DETERMINATION OF CEQA EXEMPTION

**Recommendation:**

Chair Jimenez called upon Planning Consultant Kaden Likins to present this item.

Chair Jimenez opened the Public Hearing at 6:06 p.m. and inquired if any comments were received via email. Planning Commission Secretary Esmeralda Elise responded no comments were received.

Commissioner Flores had a question for the applicant. Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:24 p.m. and requested a motion.

It was moved by Commissioner Cervantes, seconded by Vice Chair Ayala to approve DPA Case No. 1017 and MOD Permit Case No. 1375, and adopt Resolution No. 313-2026, which incorporates the Planning Commission's findings and actions regarding this matter, which passed by the following roll call vote:

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

Chairperson Jimenez read the City's appeal process.

**8. PUBLIC HEARING**

TO CONSIDER A PROPOSED ZONING CODE AMENDMENT TO AMEND SECTIONS 155.123 (CONDITIONAL USES), 155.153 (CONDITIONAL USES), 155.175.2 (USES), 155.183 (CONDITIONAL USES), 155.213 (CONDITIONAL USES), 155.243 (CONDITIONAL USES), AND ADD SECTION 155.725 (CONDITIONAL USE PERMIT FOR TRUCK, TRAILER, CHASSIS OR CONTAINER STORAGE) WITHIN TITLE 15, CHAPTER 155, OF THE SANTA FE SPRINGS MUNICIPAL CODE AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

**Recommendation:**

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

Chair Jimenez opened the Public Hearing at 6:25 p.m. and inquired if any comments were received via email. Planning Commission Secretary Esmeralda Elise responded no comments were received.

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

It was moved by Vice Chair Ayala, seconded by Commissioner Cervantes to Resolution No. 314-2026, 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, which passed by the following roll call vote:

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

Chairperson Jimenez read the City's appeal process.

**9. PRESENTATIONS**

7. ZONING CODE EDUCATION SERIES: USES

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

After the presentation Chair Jimenez asked if any of the Commissioners had questions for Vince Velasco. The Commissioners had some questions. After all questions, Chair Jimenez thanked Assistant Director of Community Development Vince Velasco for the training.

**10. ANNOUNCEMENTS**

- Staff

None.

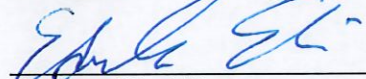
- Commissioners

None.

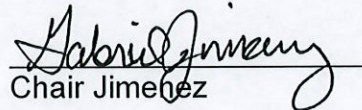
**11. ADJOURNMENT**

Chair Jimenez adjourned the meeting at 6:43 p.m.

**ATTEST:**



Esmeralda Elise  
Planning Commission Secretary

  
Chair Jimenez

3/16/26  
Date