

CHAIRPERSON DIAZ

VICE-CHAIR YOUNG

COMMISSIONER SOUSA

COMMISSIONER BACOLOD

COMMISSIONER THAPA

CITY OF ARTESIA
REGULAR PLANNING COMMISSION MEETING

Tuesday, August 15, 2017

Artesia City Council Chambers

18747 Clarkdale Avenue

(562) 865-6262

6:30 p.m.

- 1. Call to Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Roll Call of Commission**
- 5. Approval of Agenda**
- 6. Announcement of Speaker Slips**

For record keeping purposes, if you wish to make a statement regarding any item on the agenda, please complete a Speaker Slip located in the lobby or at the podium and deposit it with the Planning Aide prior to the commencement of the meeting. Please note that there is a five-minute time limit per speaker imposed. Please stay within this time limit.

- 7. Public Comments on Consent Calendar Items and Any Items Not on the Agenda**
- 8. Consent Calendar**
 - A. Approval of July 18, 2017 Regular Planning Commission Meeting Minutes
- 9. Administration of the Oath**

At this time anyone desiring to speak on a public hearing item should stand and be sworn in by the City Attorney.

10. Continued Business – Non Public Hearing

A. Case No. 2017-08

**Conditional Use Permit Modification, 12025 170th Street
Design Review**

Bhindi K International, 18508 Pioneer Boulevard, Artesia, CA 90701

A request for (1) approval of an application to modify Conditional Use Permit No. 252 and (2) approval of a Design Review application to permit modifications to an existing free standing pole sign for the property located at 12025 170th Street Light Manufacturing and Industrial (M-1) Zone and making a determination of categorical Class 11 exemption under CEQA.

Resolution No. 2017-11P

11. Continued Business – Public Hearing

A. Case No. 2017-15

Zoning Code Amendment

City Wide

Consideration of adoption of (1) a City-initiated Zoning Code Amendment to permit certain advertising displays adjacent to State Highway 91 and modify standards for advertising displays adjacent to freeways, and (2) a Mitigated Negative Declaration pursuant to CEQA.

**Resolution No. 2017-15P
Ordinance No. 17-849**

12. New Business – Public Hearing

A. Case No. 2017-16

**Conditional Use Permit, Design
Review and Development Agreement 11814-11822 166th Street**

Yousry Ghoneim, 35913 Arnett Road, Wildomar, CA 92595

A request for approval of (1) an application for a Conditional Use Permit to permit office/service uses on the second floor of a proposed two-story commercial building on real property located at 11814-11822 166th Street in the Commercial General (C-G) Zone, (2), a Design Review application for the construction of a new two-story commercial building on real property located at 11814-11822 166th Street in the Commercial General (C-G) Zone, and (3) an application for a Development Agreement for a proposed two-story commercial building on real property located at 11814-11822

166th Street in the Commercial General (C-G) Zone, and making a determination of categorical Class 32 exemption under CEQA.

Resolution No. 2017-17P and 2017-18P

- B. **Case No. 2017-22**
Design Review **18128 Pioneer Boulevard**

Dhanesh Bhindi, 18508 Pioneer Boulevard, Artesia CA 90701

A request for approval of a Design Review application to allow façade improvements to the exterior of an existing commercial building on real property located at 18128 Pioneer Boulevard in the Commercial General (C-G) Zone, and making a determination of categorical Class 1 exemption under CEQA.

Resolution No. 2017-21P

- C. **Case No. 2017-23**
Variance and Design Review **18601-18615 Arline Avenue**
Modification

Realty Specialties, 18760 Pioneer Boulevard, Artesia, CA 90701

A request for approval of (1) an application for a variance from the requirements of Artesia Municipal Code Section 9-2.1401 to allow placement of a fence that exceeds the allowable height of a fence within the front and side yard on real property located at 18601-18615 Arline Avenue in the Multiple Family Residential (M-R) Zone, and (2) an application to modify a Design Review Approval to allow the construction of a fence on real property located at 18601-18615 Arline Avenue in the Multiple Family Residential (M-R) Zone, and making a determination of categorical Class 1 exemption under CEQA.

Resolution No. 2017-22P

- D. **Case No. 2016-19**
General Plan Amendment, Specific **18600 Gridley Road**
Plan, Zoning Code and Map
Amendments, Tentative Parcel Map,
Development Agreement, Conditional
Use Permits, Design Review

Artesia LIVE II Development, LLC, 18600 Gridley Road, Artesia, CA 90701

A request for approval of (1) an application for a General Plan Land Use Sub-Element Amendment to add residential development intensity/density

standards to the Commercial General land use designation of up to 95 du/ac, (2) an application to adopt the Artesia Live II Specific Plan, (3) an application to adopt Zoning Code and Map Amendments to change the zoning classification of the area covered by the proposed Artesia LIVE II Specific Plan from General Commercial (C-G) Zone to Artesia LIVE II Specific Plan Zone (SP 16-02), (4) an application for a Tentative Parcel Map to subdivide one parcel of land located at 18600 Gridley Road into 130 residential condominium lots, (5) an application for a Development Agreement for a proposed seven-story mixed-use development on real property located at 18600 Gridley Road in the proposed Artesia LIVE II Specific Plan Zone, (6) an application for a Conditional Use Permit to permit the construction of specialty retail and restaurant uses and residential condominiums within a seven-story mixed-use development on real property located at 18600 Gridley Road in the proposed Artesia LIVE II Specific Plan Zone, and (7) a Design Review application for a new seven-story mixed-use development on real property located at 18600 Gridley Road in the General Commercial (C-G) Zone, and adopting and recommending adoption of a Mitigated Negative Declaration.

Resolution No. 2016-20P (GPA)

Resolution No. 2016-21P (SP)

Resolution No. 2016-22P (ZA)

Resolution No. 2016-23P (TPM)

Resolution No. 2016-24P (CUP, Design Review)

Resolution No. 2016-34P (DA)

- 13. New Business – Non Public Hearing (None)**
- 14. Report Items (None)**
- 15. Discussion/Additional Items from Staff (None)**
- 16. Additional Citizens' Comments**
- 17. Items from the Commission**

Adjournment to the next Regular Planning Commission Meeting to be held on Tuesday, September 19, 2017, at 6:30 p.m., in the City of Artesia Council Chambers.

The City of Artesia complies with the Americans with Disabilities Act of 1990. If you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please contact the Planning Department at (562) 865-6262 at least 48 hours prior to the meeting.