

**CHAIRPERSON MANALO**

**VICE CHAIR DIAZ | COMMISSIONER FONSECA**

**COMMISSIONER BACOLOD | COMMISSIONER PALHINHA**

**CITY OF ARTESIA  
SPECIAL PLANNING COMMISSION MEETING**

**MONDAY, MAY 15, 2023 | 7:00 p.m.**

**PRIMARY LOCATION**

City Council Chambers of Artesia City Hall  
18747 Clarkdale Avenue  
(562) 865-6262

**REMOTE TELECONFERENCE LOCATION**

Business Center  
26000 Mill Creek Avenue  
Alpharetta, GA 30022

**AGENDA ITEMS**

- 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 Community Development Director prior to the commencement of the meeting. Under California law, public comments at special meetings are limited to subjects on the agenda, only. Please note that there is a five-minute time limit per speaker imposed. Please stay within this time limit.

- 7. Consent Calendar**

**8. New Business – Public Hearings**

**A. Case No. 2023-08** - A CITY OF ARTESIA-INITIATED PROPOSED ZONING TEXT AMENDMENT REGARDING ARTICLES 20 AND 44 OF CHAPTER 2 OF TITLE 9, OF THE CITY OF ARTESIA MUNICIPAL CODE. THE PROPOSED CHANGES TO ARTICLE 20 ESTABLISH AN ADMINISTRATIVE DESIGN REVIEW OF CANNABIS COMMERCIAL USES AND ANY RELATED BUILDING EXTERIOR DESIGN MODIFICATIONS. THE PROPOSED CHANGES TO ARTICLE 44 RESTATE THE ALLOWABLE ZONES FOR COMMERCIAL CANNABIS BUSINESSES, INCLUDING SPECIFIED ZONES AND SPECIFIC PLAN AREAS SOUTH OF CALIFORNIA STATE ROUTE 91 (ARTESIA FREEWAY)

Recommended Action:

1. Open and conduct a public hearing;
2. Find that the proposed zone text amendments are not subject to CEQA pursuant to State CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3); and
3. Adopt Resolution 2023-02P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONING CODE AMENDMENT REGARDING ARTICLES 20 AND 44 OF CHAPTER 2 OF TITLE 9 OF THE ARTESIA MUNICIPAL CODE, ESTABLISHING AN ADMINISTRATIVE DESIGN REVIEW FOR COMMERCIAL CANNABIS BUSINESSES, AND REAFFIRMING THAT COMMERCIAL CANNABIS BUSINESSES MAY BE A PERMITTED USE SUBJECT TO THE REVIEW AND APPROVAL OF VARIOUS ENTITLEMENTS WITHIN THE COMMERCIAL GENERAL, COMMERCIAL PLANNED DEVELOPMENT, ARTESIA BOULEVARD SPECIFIC PLAN, ARTESIA BOULEVARD CORRIDOR SPECIFIC PLAN, AND SOUTH STREET SPECIFIC PLAN ZONES THAT ARE SOUTH OF CALIFORNIA STATE ROUTE 91 (ARTESIA FREEWAY)

**B. Case No. 2023-06** - A REQUEST FOR APPROVAL OF A MODIFICATION TO A CONDITIONAL USE PERMIT (CASE NO. 2011-25) WITH REGARD TO CONDITION OF APPROVAL NO. 2 IN PLANNING COMMISSION RESOLUTION NO. 2011-21P, WHICH REQUIRES THE APPLICANT TO MAINTAIN THE 10,000 SQUARE FOOT ANCHOR PAD TENANT BUILDING AS AN INDIVIDUAL/SOLE TENANT SPACE AND NOT BE SUBDIVIDED INTO MULTIPLE TENANT SPACES. THE APPLICANT IS REQUESTING TO BE ALLOWED TO SUBDIVIDE THE BUILDING INTO MULTIPLE TENANT SPACES

Recommended Action:

1. Open and conduct a public hearing;
  2. Find that the that the proposed conditional use permit modification is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the City's CEQA Guidelines, pursuant to Article 19, Section 15301 (Existing Facilities) the CEQA Guidelines; and
  3. Adopt Resolution 2023-01P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A MODIFICATION TO A CONDITIONAL USE PERMIT WITH REGARD TO A CONDITION OF APPROVAL THAT REQUIRES THE APPLICANT TO MAINTAIN THE 10,000 SQUARE FOOT ANCHOR PAD TENANT BUILDING AS AN INDIVIDUAL/SOLE TENANT SPACE AND NOT BE SUBDIVIDED INTO MULTIPLE TENANT SPACES (THE APPLICANT IS REQUESTING TO BE ALLOWED TO SUBDIVIDE THE BUILDING INTO MULTIPLE TENANT SPACES) AND MAKING A DETERMINATION OF A CLASS 1 CATEGORICAL EXEMPTION UNDER CEQA (CASE NO. 2023-06)
9. **New Business – Non-Public Hearing (None)**
  10. **Discussion/Report Items from Staff (None)**
  11. **Items from the Commission**
  12. **Adjournment to the Regular Planning Commission Meeting to be held on Tuesday, June 20, 2023, at 6:00 p.m., in the City Council Chambers of Artesia City Hall at 18747 Clarkdale Avenue, Artesia.**

*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.*