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## THE CITY OF ARTESIA, CALIFORNIA

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18747 CLARKDALE AVENUE, ARTESIA, CALIFORNIA 90701

Telephone 562 / 865-6262

FAX 562 / 865-6240

"Service Builds Tomorrow's Progress"

### NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING FOR THE ARTESIA DOWNTOWN SPECIFIC PLAN

**ATTENTION:** Agencies, Organizations, and Interested Parties

**DATE:** February 27, 2024

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report, and Notice of Public Scoping Meeting

**PROJECT NAME:** Artesia Downtown Specific Plan

**PROJECT No:** Project No. 2024-06

**CEQA LEAD AGENCY:** City of Artesia

**MEETING LOCATION:** March 4, 2024 at 6:00 P.M. to 7:00 P.M.  
Albert O. Little Community Center  
18750 Clarkdale Avenue  
Artesia, CA 90701

The City of Artesia (City) intends to prepare a Draft Environmental Impact Report (EIR) for the proposed Artesia Downtown Specific Plan (Specific Plan area or project site). In accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15082, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible and trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The Draft EIR will be prepared by outside consultants under the supervision of the City of Artesia Planning Department. The City requests your written comments as to the Draft EIR's scope and content, including mitigation measures to avoid/reduce the proposed project's potential environmental impacts. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the Draft EIR.

A Public Scoping Meeting will be held to receive input as to what environmental topics the Draft EIR should study. No decisions about the proposed project are made at the Public Scoping Meeting. Additional proposed project details, meeting information, and instructions for public comment submittal are provided below.

**PROJECT LOCATION:** The Downtown Artesia Specific Plan area (Specific Plan area or project site) is in an urbanized area in the City of Artesia, Los Angeles County. The City is 19 miles southeast of Downtown Los Angeles; it shares its eastern, southern, and western boundaries with the City of Cerritos and its northern boundary with the City of Norwalk. The project site encompasses the blocks adjoining Pioneer Boulevard to the southeast and ending at 180th Street to the north. The northern portion of the project site

(north of the Southeast Gateway Line) is bounded by Alburtis Avenue and Corby Avenues to the west, 180th Street to the north, Arline Avenue to the east, and 188th Street to the south. The project site extends south of the Southeast Gateway Line to the future Pioneer Boulevard Light Rail Station and includes the area between 188th Street and the La Belle Chateau Mobile Home Park, and Pioneer Boulevard on the east and Jersey Avenue on the west. The nearest freeway providing regional access to the project area is State Route (SR-) 91, a multilane freeway that divides the northern end of the city. See Figure 1, *Location Map*.

**PROJECT DESCRIPTION:** The Artesia Downtown Specific Plan (proposed project) would implement new land use, zoning, and development standards to guide the scale of future development and growth in Artesia's Downtown district as the city prepares for the planned expansion of a new Metro light rail line (referred to as the Southeast Gateway Line Branch) that would connect southeastern Los Angeles County communities, including Artesia, to Downtown Los Angeles. The new Metro light rail line extension is anticipated to connect to Pioneer Boulevard in 2035.

While there are no specific development projects proposed at this time, the Artesia Downtown Plan will establish goals and objectives, development standards, and implementation actions associated with land use, mobility, and infrastructure, and establishes a transit-oriented plan that would provide new opportunities for housing, retail/commercial, and entertainment uses. The proposed project would establish the necessary plans, development standards, regulations, infrastructure requirements, and implementation programs on which subsequent project-related development activities in the Specific Plan area would be based. Below is a discussion of each component of the proposed project.

### **Land Use Plan**

As shown in Figure 2, *Proposed Zoning Districts*, the land use plan divides the project site into six zoning districts. These distinct zoning districts would allow for a range of land uses and density within a defined building envelope. The zones would also implement the City's urban design objectives for each part of the project site to establish and maintain attractive distinctions between each zone. The six zoning districts include:

- **Downtown North.** The Downtown North District would become the northern gateway and anchor to downtown Artesia. This district would allow for higher density mixed-use development at 65 dwelling units per acre (du/ac) or 75 du/ac with a density bonus. The southwest corner of this district would encompass approximately 5.5 acres and would allow 4- to 5-story mixed-use development and 2- and 3-story townhomes. Where the City owns property at the northwest corner of 183rd Street and Pioneer Boulevard, a public private partnership is encouraged to develop a parking structure with ground-floor retail uses as well as potentially civic and/or community uses. The parking structure would serve visitors, residents, and employees as they travel to and from downtown Artesia and SR-91 to the north.
- **Pioneer Boulevard.** The Pioneer Boulevard District would front Pioneer Boulevard north of the future Metro transit station and is in the center of downtown Artesia. This area is currently known as "Little India" and is composed of narrow parcels with a continuous street frontage of 1-story commercial establishments such as restaurants, markets, and jewelry shops. Although significant new development is not expected in this district, the district would allow for 3-story buildings at 50 du/ac or 60 du/ac with a density bonus.
- **Downtown Neighborhood.** The Downtown Neighborhood District would be in the residential west and east edges of the Downtown area along Corby Avenue and Arline Avenue. The downtown neighborhood would retain its residential character at 40 du/ac.

- **188th Street / Corby Avenue.** The 188th/Corby District would be south of the future Metro station and presently includes residential and light industrial uses. This district would allow for residential uses such as duplex, triplex, and townhomes at 65 du/ac as well as limited commercial office and retail uses.
- **Downtown South.** The Downtown South District would become the southern gateway to downtown Artesia and the city. The district would allow 4- to 6-story mixed-use development at 75 du/ac or 85 du/ac with a density bonus and incorporate land uses such as ground-floor retail, a hotel, townhomes, and neighborhood parks for residents and visitors. A Metro parking structure is planned in the South Street Mixed District just south of the transit station.
- **Chateau Estates.** The Le Belle Chateau Estates Mobile Home Park District sits at the southern edge of the project site. The mobile home park use would be maintained.

### **Development Standards**

The proposed project would establish development standards related to the physical form and design of both new and renovated buildings and properties in the project site. Development standards would include requirements for site planning (i.e., setbacks from public rights-of-way and other structures), open space and landscaping standard, building mass, scale, and maximum heights, materials and finishes, parking and loading, and frontage design standards.

### **Mobility and Infrastructure**

The proposed project would provide information related to existing mobility and public infrastructure systems in the Downtown Specific Plan area. The mobility chapter would provide a discussion on existing conditions and connections for transit, automobiles, pedestrians, and cyclists, and provide a summary of the mobility network including road classification and improvements. The infrastructure chapter would discuss existing hydrology and water quality, water providers and distribution, sewer, and wastewater. The proposed project would provide a summary of the necessary or required improvements associated with future development.

### **Implementation Actions**

The goals and objectives of the proposed project would be implemented through a number of documents, policies, and programs. The proposed project would establish the implementation process associated with the Specific Plan.

### **Incentives and Bonuses**

A bonus system would be implemented as part of the proposed project to allow for additional height or floor area for qualified projects. Bonuses would be granted to projects that provide additional public benefits, such as open space, reuse of existing buildings, affordable housing, or supportive commercial or retail space.

### **POTENTIAL ENVIRONMENTAL EFFECTS:**

The EIR will analyze the following environmental topics in comprehensive detail:

- ✓ Aesthetics
- ✓ Air Quality
- ✓ Cultural Resources
- ✓ Energy
- ✓ Geology and Soils
- ✓ Greenhouse Gas Emissions
- ✓ Hydrology/Water Quality
- ✓ Land Use and Planning
- ✓ Noise
- ✓ Population and Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation
- ✓ Utilities and Service Systems
- ✓ Tribal Cultural Resources

## **PUBLIC SCOPING MEETING**

As a part of the NOP process, the City will conduct a public Scoping Meeting to present the proposed project and environmental process and to receive public comments and suggestions regarding the proposed project. All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the Draft EIR. The Scoping Meeting will involve a presentation about the proposed project, the environmental review process, and schedule.

Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. Furthermore, no decisions about the Project will be made at the Public Scoping Meeting. The date, time, and location of the Public Scoping Meeting are as follows:

**Date:** March 4, 2024  
**Time:** 6:00 P.M. to 7:00 P.M.  
**Location:** Albert O. Little Community Center  
 18750 Clarkdale Avenue  
 Artesia, CA 90701

## **FILE REVIEW AND COMMENTS**

The Initial Study is available for public review and download at: <https://cityofartesia.us/522/Artesia-Downtown-Specific-Plan>

Copies of the Initial Study are also available for public review at the following locations:

- Artesia City Hall, Planning Department, 18747 Clarkdale Avenue, Artesia, CA 90701
- Artesia Public Library, 18801 Elaine Avenue, CA 90701

Please contact the City of Artesia Staff Planner, listed below, if you are having issues accessing the Initial Study document.

## **SUBMITTAL OF WRITTEN COMMENTS**

The City solicits comments regarding the scope, content and specificity of the Draft EIR from all interested parties, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City will consider all written comments regarding the Project's potential environmental impacts and issues to be addressed in the Draft EIR.

Please submit all comments in writing so they are received no later than March 27, 2024, 5:00 P.M.

Please direct your comments to:

E-mail: [planning@cityofartesia.us](mailto:planning@cityofartesia.us)



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Mail: City of Artesia  
Planning Department  
ATTN: Peter Kann, Planning Manager  
Community Development  
18747 Clarkdale Avenue  
Artesia, California 90701

**THE CITY REQUESTS THAT ALL WRITTEN COMMENTS BE SUBMITTED ELECTRONICALLY VIA EMAIL. WRITTEN COMMENTS WILL ALSO BE ACCEPTED VIA MAIL, AND AT THE PUBLIC SCOPING MEETING.**

In accordance with State CEQA Guidelines Section 15082, this Notice of Preparation is being circulated for a 30-day comment period. The City of Artesia requests that written comments be provided at the earliest possible date, but no later than 5:00 P.M. on March 27, 2024.

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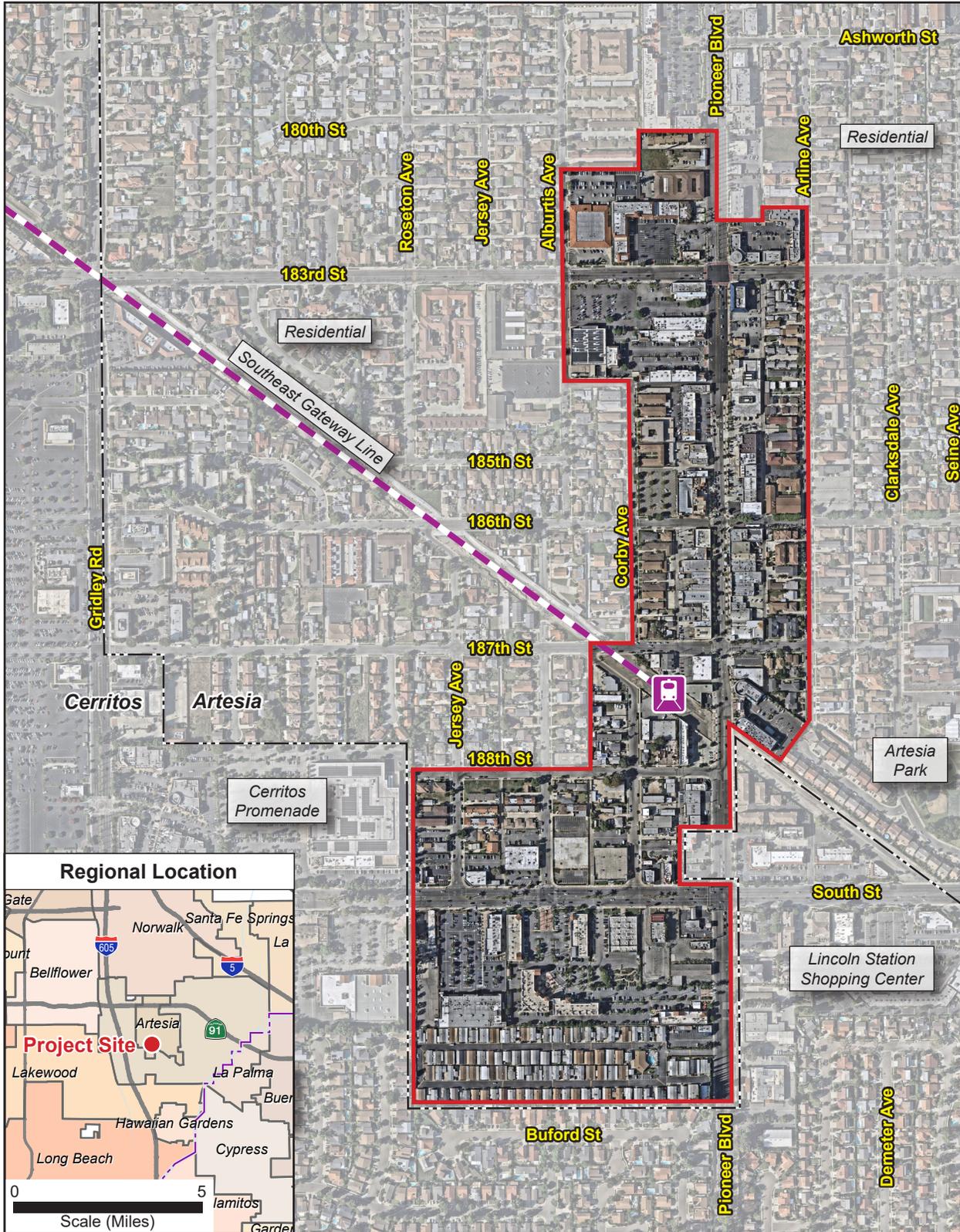
Peter Kann, Planning Manager  
Community Development  
18747 Clarkdale Avenue  
Artesia, California 90701  
Tel: (562) 865-6262  
Email: PKann@cityofartesia.us

Attachments:

Figure 1, *Location Map*

Figure 2, *Proposed Zoning Districts.*

Figure 1 - Project Location Map



— Downtown Artesia Specific Plan Boundary  
 City Boundary

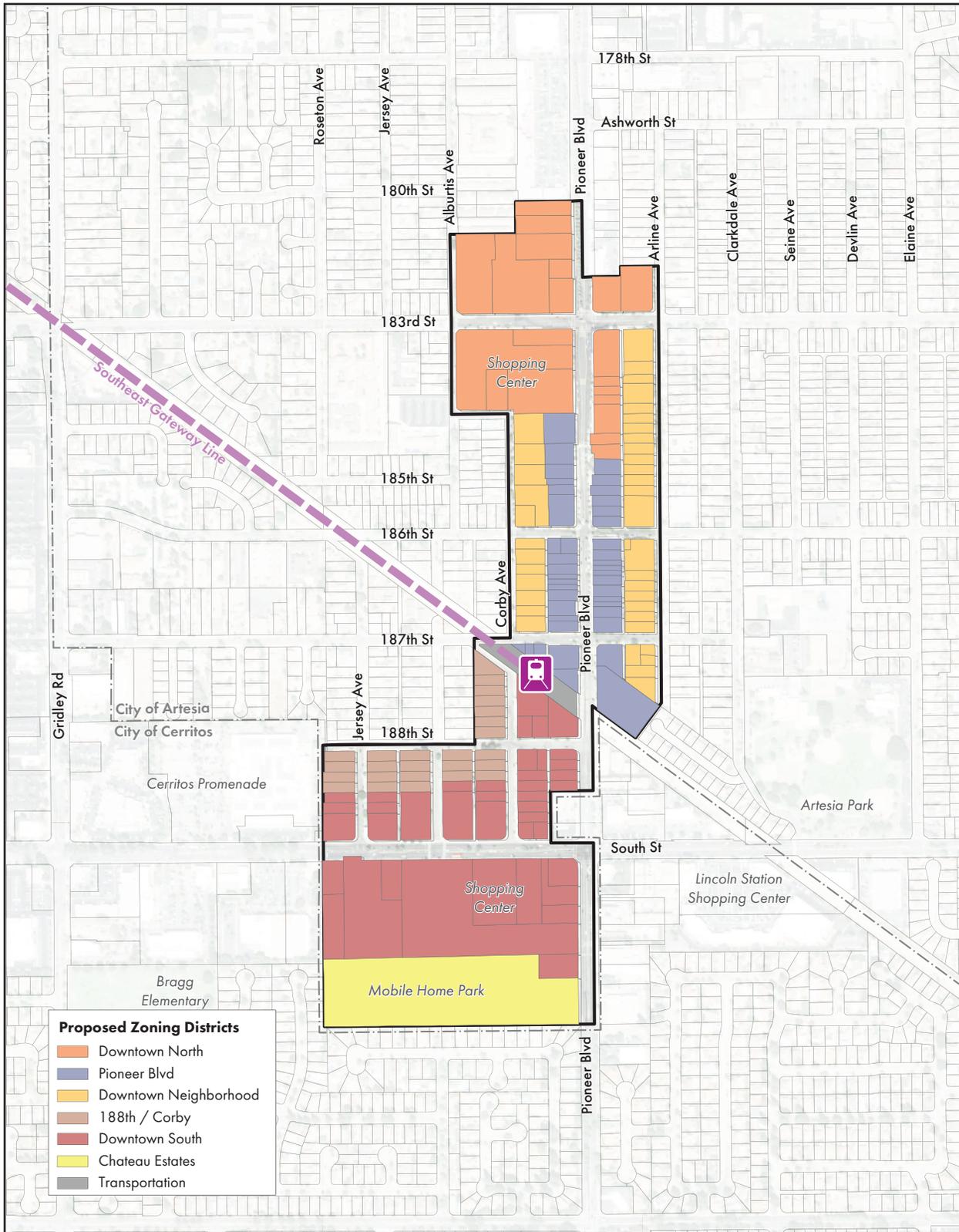
- - - Future Metro Rail  
 Future Metro Pioneer Station

0 675  
 Scale (Feet)



Source: Generated using ArcMap 2023.

Figure 2 - Proposed Zoning Districts



- Proposed Zoning Districts**
- Downtown North
  - Pioneer Blvd
  - Downtown Neighborhood
  - 188th / Corby
  - Downtown South
  - Chateau Estates
  - Transportation

— Downtown Artesia Specific Plan Boundary  
 - - - City Boundary

— Future Metro Rail  
 Future Metro Pioneer Station

0 735  
 Scale (Feet)



Source: Generated using ArcMap 2023.