

**CHAIRPERSON DIAZ**

**COMMISSIONER MANALO | COMMISSIONER PRUDHOME | COMMISSIONER MARTINS**

CITY OF ARTESIA  
REGULAR PLANNING COMMISSION MEETING

***To be held during COVID-19 emergency***

Tuesday, July 20, 2021 | 6.30pm

**LOCATION: VARIOUS TELECONFERENCE LOCATIONS**

This meeting will be held via teleconference only in order to reduce the risk of spreading coronavirus (COVID-19) in accordance with the Governor’s Executive Orders N-25-20 and N-29-20.

No physical location from which members of the public may observe the meeting and offer public comment will be provided. Please listen the meeting, which will be live streamed at **<https://artesia.12milesout.com/livevideo>**.

Public comment on agenda items is welcome and members of the public may submit written correspondence to **[planning@cityofartesia.us](mailto:planning@cityofartesia.us)** to be read into the record for any item on which they would like to comment. Each written comment submitted will be read until the time limit of three minutes has been reached. Written comments for each item will be accepted until the commencement of each item.

All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

**AGENDA ITEMS**

- 1. Call to Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Roll Call of Commission**
- 5. Special Procedures**

As a result of the Coronavirus (COVID-19) pandemic, states of emergency have been declared in the County of Los Angeles and the state of California. The President of the United States has declared a federal emergency. At the direction of the Governor, starting March 19, 2020, the entire state is subject to stay-at-home orders. These measures are imposed to reduce the risk of spreading

COVID-19. To comply with these emergency measures, the City Planning Commission meeting will be open and public but conducted via teleconference only. This way the public, the staff, and the Council will not be physically in the same place. The City is endeavoring to employ technology that will allow the public to view the meeting live and participate.

Public comment must be submitted by email to [planning@cityofartesia.us](mailto:planning@cityofartesia.us). Please indicate whether you desire for your comments to be read at the meeting or just entered into written record. Submissions to be read will be read for up to three minutes only. Please plan your comments with that in mind: Comments of 300 words or fewer are recommended.

Comments on topics that are not on the agenda must be received prior to the start of general public comment. Comments on items on the agenda must be received prior to the start of the relevant agenda item.

**6. Approval of Agenda**

**7. Announcement of Speaker Slips**

For ease of record-keeping purposes, if you wish to make a statement regarding any item on the agenda, please indicate the item number in the subject line of your email and begin the body of your email with your name and address.

**8. Public Comments for Items not on the agenda**

**9. Consent Calendar (none)**

**10. New Business – Public Hearings**

**A**

**Case No. 2021-09  
12228 Artesia Boulevard**

**Conditional Use Permit**

Kamee Huh, D.D.S. Inc  
9908 Carrara Circle, Cypress, CA 90630

A request for approval of a Conditional Use Permit to allow the operation of a dental clinic in an existing commercial center located at 12228 Artesia Boulevard in the Commercial General (C-G) Zone and making a determination of a Class 1, Categorical Exemption from CEQA pursuant to Section 15301 of the CEQA Guidelines.

**Resolution No. 2021-11P**

[STAFF REPORT](#) [ATTACHMENTS](#)

**B**

**Case No. 2021-10**

**Conditional Use Permit**

**17601-17711 Pioneer Boulevard**

Mindy Geller/Semag Artesia, LLC.  
29 Horseshoe Lane, Rolling Hills Estates, CA 90274

A request for approval of an application for a blanket Conditional Use Permit to allow Service and Professional uses up to a maximum of thirty-three percent (33%) of the total floor area at an existing commercial center located at 17601-17711 Pioneer Boulevard in the Commercial General (C-G) Zone and making a determination of a Class 1, Categorical Exemption from CEQA pursuant to Section 15301 of the CEQA Guidelines.

**Resolution No. 2021-12P**

[STAFF REPORT](#)   [ATTACHMENTS](#)

**C**

**Case No. 2020-09**  
**18720 Arline Avenue**

**Design Review**

Hector M Lechuga  
11950 186th Street, Artesia, CA 90701

A request for approval of a Design Review application for the construction of a two-story residential duplex on a 7,800 square-foot lot located at 18720 Arline Avenue in the Multi-Family Residential (M-R) Zone and making a determination of categorical Class 3 exemption pursuant to Section 15303 of the CEQA Guidelines.

**Resolution No. 2021-13P**

[STAFF REPORT](#)   [ATTACHMENTS](#)   [PLANS](#)

**D**

**Case No. 2021-02**  
**11615 South Street, Artesia**

**Design Review and Conditional Use Permit**

Raj Rajalingam  
12340 Seal Beach Blvd #B652, Seal Beach, CA 90740

A request for approval of a Design Review and Conditional Use Permit to undertake façade improvements, reconfigure an existing outdoor dining area with more than one row of seating (outdoor dining area of 400 square feet), add 559 square feet to the existing building for a total building area of 2,457 square feet, and undertake various site improvements, to accommodate a new drive-thru restaurant (Dave’s Hot Chicken) at an existing drive-thru restaurant building located at 11615 South Street in the Commercial General (C-G) Zone and making a determination of Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

**Resolution No. 2021-14P**

[STAFF REPORT](#) [ATTACHMENTS](#) [PLANS](#)

- 11. Continued Business – Public Hearings (none)**
- 12. New Business – Non Public Hearing (none)**
- 13. Discussion/Report Items from Staff**
  - A Report from Staff on plan for Re-organization of the Planning Commission
  - B Report from Staff on undergrounding of electrical connections and wires for new projects
- 14. Items from the Commission**

**Adjournment to the next Regular Planning Commission Meeting to be held on Tuesday, August 17, 2021, at 6:30 p.m., in the Albert O. Little Community Center at 18750 Clarkdale Ave, Artesia OR at Various Teleconference Locations.**

*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. | 65344.00030\32946131.2*