

CHAIRPERSON MANALO

VICE CHAIR DIAZ | COMMISSIONER FONSECA

COMMISSIONER BACOLOD | COMMISSIONER PALHINHA

CITY OF ARTESIA
SPECIAL PLANNING COMMISSION MEETING

TUESDAY, NOVEMBER 22, 2022 | 6:30 p.m.

LOCATION

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

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 Planning Manager 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. Consent Calendar**
- 8. New Business – Public Hearings**

A. Case No. 2021-06 – The Planning Commission will consider: (1) approving a Design Review to construct a 3-story, mixed use development consisting of 4,544 square feet of commercial space facing Arkansas Street on the ground floor and fifty-nine (59) townhomes (including 22 live/work units) on a 2.65 acre site (within the 4.22 acre proposed Arkansas Street Specific Plan area) contingent upon adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) ; (2) finding General Plan conformance with vacating a portion of Albutis Street; and, (3)

recommending approval to the City Council the following entitlements: (A) Ordinance No. 22-935 establishing the Arkansas Street Specific Plan; (B) a General Plan Amendment to change the designation of the portion of the site from Light Manufacturing and Industrial to Pioneer Boulevard Commercial and to add the Arkansas Street Specific Plan to Housing Sub-Element; (C) Ordinance No. 22-936 adopting a Zoning Text and Map Amendment to add the new Specific Plan to the list of Specific Plans in Section 9-2.3453 of Title 9 - Planning and Zoning of the Artesia Municipal Code and to change the zoning designation of the subject site from Commercial General and Light Manufacturing and Industrial to Arkansas Street Specific Plan; (D) a Tentative Tract Map No. 83442 to allow the 59-unit townhouse residential development to be subdivided for condominium purposes; and (E) adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA).

Recommended Action:

1. Open and conduct a public hearing;
2. Adopt Resolution No. 2022-15P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP, TABLES AND TEXT TO REFLECT CHANGE IN LAND AREA FROM LIGHT MANUFACTURING AND INDUSTRIAL TO PIONEER BOULEVARD COMMERCIAL, TO ADD THE ARKANSAS STREET SPECIFIC PLAN TO THE TEXT OF THE GENERAL PLAN AND TO CHANGE THE LAND USE DESIGNATION OF PROPERTIES LOCATED AT 16703, 16707, PIONEER BOULEVARD, 11700, 11708, 11718, 11722, 11728 AND 11734 ARKANSAS STREET FROM LIGHT MANUFACTURING AND INDUSTRIAL TO PIONEER BOULEVARD COMMERCIAL;
3. Adopt Resolution No. 2022-16P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 22-935 ESTABLISHING THE ARKANSAS STREET SPECIFIC PLAN FOR REAL PROPERTIES LOCATED AT 16645, 16703, 16707 PIONEER BOULEVARD AND 11700, 11708, 11718, 11722, 11728 11734 ARKANSAS STREET (ASSESSOR PARCEL NUMBERS 7014-003-15 THROUGH 7014-003-028) (CASE NO. 2021-06);
4. Adopt Resolution No. 2022-17P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 22-936 TO APPROVE AN AMENDMENT TO THE CITY OF ARTESIA ZONING CODE TO ACKNOWLEDGE THE PROPOSED ARKANSAS STREET SPECIFIC PLAN AND ESTABLISH A SPECIFIC PLAN ZONE FOR THE PROPOSED

ARKANSAS STREET SPECIFIC PLAN, AND TO APPROVE AN AMENDMENT TO THE CITY OF ARTESIA ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF REAL PROPERTY COVERED BY THE PROPOSED ARKANSAS STREET SPECIFIC PLAN LOCATED AT 16645, 16703, 16707 PIONEER BOULEVARD AND 11700, 11708, 11718, 11722, 11728 11734 ARKANSAS STREET (ASSESSOR PARCEL NUMBERS 7014-003-15 THROUGH 7014-003-028) FROM LIGHT MANUFACTURING AND INDUSTRIAL (M-1) AND GENERAL COMMERCIAL (C-G) ZONE TO ARKANSAS STREET SPECIFIC PLAN ZONE (SP 22-01) (CASE NO. 2021-06);

5. Adopt Resolution No. 2022-18P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA MAKING A FINDING OF GENERAL PLAN CONFORMITY REGARDING THE VACATION OF ALBURTIS STREET ADJACENT TO 11700 ARKANSAS STREET;
6. Adopt Resolution No. 2022-19P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP NO. 83442 TO SUBDIVIDE THE LAND LOCATED AT 11700, 11708, 11718, 11722, 11728, ARKANSAS STREET, 16703 PIONEER BOULEVARD AND PORTION OF 16707 PIONEER BOULEVARD (ASSESSOR PARCEL NUMBERS 7014-003-020 THROUGH 7014-003-026, 7014-003-028 AND PORTION OF 7014-003-027) FOR 59 RESIDENTIAL CONDOMINIUMS (CASE NO. 2021-06);
7. Adopt Resolution No. 2022-20P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A DESIGN REVIEW APPLICATION TO CONSTRUCT A THREE-STORY 59 UNIT MIXED-USE DEVELOPMENT ON PROPERTY LOCATED AT 11700, 11708, 11718, 11722, 11728, ARKANSAS STREET, 16703 PIONEER BOULEVARD AND PORTION OF 16707 PIONEER BOULEVARD (ASSESSOR PARCEL NUMBERS 7014-003-020 THROUGH 7014-003-026, 7014-003-028 AND PORTION OF 7014-003-027) IN THE PROPOSED ARKANSAS STREET SPECIFIC PLAN (ASSP) ZONE (CASE NO. 2021-06) AND CONTINGENT UPON ADOPTION OF THE MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP); AND,
8. Adopt Resolution No. 2022-21P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL (1) ADOPT THE MITIGATED NEGATIVE DECLARATION (SCH #2022090272) AND MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE ARKANSAS STREET SPECIFIC PLAN

PROJECT & 11700 ARKANSAS STREET PROJECT, AND (2) APPROVE THE PROJECT.

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, December 20, 2022, at 6:30 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.