

Artesia Planning Commission Meeting
Council Chambers, 18747 Clarkdale Avenue, Artesia, California
Tuesday, May 19, 2026, 7:00 P.M.

1. CALL TO ORDER

Chair Manalo called the meeting to order at 7:00 P.M.

2. ROLL CALL

Present: Chair Manalo, Vice Chair Diaz, Commissioners Barcelos, Pantoja and Patel

Staff Present: Community Development Director, Paul Bollier; Planning Manager Steven Valdez, Deputy City Attorney, Nick Papajohn, Assistant Planner, Devan Wells, Planning Clerk, Stephanie Navarro

3. PLEDGE OF ALLEGIANCE

Commissioner led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Public Comments could be provided, in person or submitted by email to publiccomments@cityofartesia.us on the date of the meeting. No public comments were provided.

5. CONSENT CALENDAR – NONE

6. PUBLIC HEARING

6.A. Case No. 2026-08; LU-26-1003: Historic Bell Tower –

—Adopt Resolution No. 2026-09P (Attachment 1): A Resolution of the Planning Commission of the City of Artesia approving application Case No. 2026-08 for a request for a Design Review and Variance request for approval to permit the development 35-foot bell tower, to be built at a site located at 18641 Corby Avenue (APN: 7039-025-018), within the Historic-District (H-D) zoning district; and

—Find that the proposed project is exempt from the requirements of the California Environmental Quality Act (“CEQA”), pursuant to Section 15303 - New Construction or Conversion of Small Structures of the CEQA guidelines.

Devan Wells, Assistant Planner, provided the staff report. Chair Manalo opened the public hearing

Chair Malano closed the public hearing. Vice Chair Diaz, Commissioner Pantoja, Barcelos asked questions and/or provided comments.

Commissioner Barcelos moved, seconded by Commissioner Pantoja to approve agenda Item 6.A as recommended.

Motion Carried 5-0-0-0-0

6.B. Case No. 2025-18: Twenty-Two Unit Residential Development (Zoning Map Amendment and Design Review)

Recommendation: Adopt Resolution No. 2026-11P recommending that the City Council approve a sites-specific amendment to the Mixed-Use Overlay Zone (MU-O) establishing a residential density standard of 24 dwelling units per acre for property located at Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 by adding Section 9-2.4807 to Article 48 (Mixed-Use Overlay Zone) of Chapter 2 (Zoning) of Title 9 of the Artesia Municipal Code; Adopt Resolution No. 2026-12P approving a Design Review application for the construction of a new two-story, 22-unit residential redevelopment project; and Determine that the project is exempt from further environmental review pursuant to CEQA Guidelines Sections 15183 and 15332 and direct staff to file the appropriate Notice of Exemption.

Steven Valdez, Planning Manager, provided the staff report. Chair Manalo opened the public hearing. City Attorney Papajohn commented. Public comments were provided by Vankatesh Koka. Chair Manalo closed the public hearing. Commissioner Pantoja, Barcelos asked questions and/or provided comments. Deputy City Attorney, Nick Papajohn commented on the subject.

Commissioner Patel moved, seconded by Commissioner Pantoja, to approve agenda Item 6.B as recommended.

Motion Carried 5-0-0-0-0

6.C. Case No. 2026-19: Ministerial Design Review Process, Code Clean Up, and Objective Standards

— Recommendation: Continue to the June 16, 2026, Planning Commission Meeting.

Vice Commissioner Diaz moved, seconded by Commissioner Barcelos, to approve agenda Item 6.C as recommended.

Motion Carried 5-0-0-0-0

7. DISCUSSION:

None

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES:

8.A. Community Development Department - Development Update

9. COMMISSIONER COMMENTS:

Vice Chair Diaz, Commissioner Pantoja, Commissioner Barcelos and Commissioner Patel asked questions and/or provided comments.

10. ADJOURNMENT:

Chair Manalo adjourned the meeting at 8:48 pm.