

**Regular Planning Commission Meeting
City Council Chambers
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6262**

**Tuesday, April 21, 2026
7:00 p.m.**

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

This is the portion of the meeting set aside to invite public comments regarding any matter within the subject matter jurisdiction of the Planning Commission. Public comments may also be submitted by email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Planning Commission vote. Under the provisions of the Brown Act, the Planning Commission is prohibited from taking action on items that are not listed on the agenda, but may refer the matter to staff or to a subsequent meeting. Those wishing to speak are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

4.A. Public Comments

5. CONSENT CALENDAR

5.A. Planning Commission Minutes - March 17, 2026

— Recommendation: Approve Minutes as Presented for March 17, 2026 - Regular Meeting.

6. PUBLIC HEARING

6.A. Case No. 2025-21: Yang Wang Design Review Application

— Recommendation: Open and conduct a public hearing;

— Adopt Resolution No. 2026-08P (Attachment 1): A Resolution of the Planning Commission of the City of Artesia approving application Case No. 2025-21 for a Design Review request for approval to permit the development of a new residential development accommodating a new building with one (1) 1,200-square-foot, two-story residential unit; and a second building with two (2) 1,391-square-foot, two-story residences, all to be built at a presently vacant site located at the northeast corner of 186th Street and Jersey Avenue (APN: 7039-025-018), within the Multiple-Residential (M-R) zoning district; and

— Find that the proposed project is exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 - Infill Development of the CEQA guidelines.

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

— Recommendation: Continue to the May 12, 2026 Planning Commission Meeting.

7. DISCUSSION - NONE

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

The City of Artesia complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's office at 562-865-6262 at least 72 hours prior to the meeting. Copies of Staff Reports are on file in the Office of the City Clerk and are available for inspection.

Date Posted: April 17, 2026



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: April 21, 2026

ITEM NO: 5A.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Planning Commission Minutes - March 17, 2026

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:

Paul Bollier, Community Development Director

RECOMMENDATION:

It is recommended that the Planning Commission approve minutes as presented for the following meeting(s):

March 17, 2026 - Regular Meeting

BACKGROUND:

The attached minutes serve as the official record of the City Council meetings, recording the legislative body's decisions, recorded in its motions, actions, and votes, as mandated by Government Code 36814 and 40801.

FISCAL IMPACT:

There is no fiscal impact associated with approval of this item.

Attachments

[PC MINUTES 3-17-26.pdf](#)

**City of Artesia Planning Commission Regular Meeting
Council Chambers, 18747 Clarkdale Avenue, Artesia, CA 90701
Tuesday, March 17, 2026, 7:00 P.M.**

1. CALL TO ORDER

Chair Manalo called the meeting to order at 7:01 PM.

2. PLEDGE OF ALLEGIANCE

Chair Manalo led the Pledge of Allegiance.

3. ROLL CALL

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

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

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

5.A. Planning Commission Meeting Minutes

Recommendation: Approve Minutes as Presented for March 17, 2026 – Regular Meeting.

Commissioner Pantoja Moved, Seconded by Commissioner Patel, approved as recommended by staff.

Motion Carried 5-0

6. NEW BUSINESS - PUBLIC HEARING

6.A. Case No. 2025-12: Arco AM/PM Code Amendment and Conditional Use Permit

Recommendation: Adopt Resolution No. 2026-08P Recommending City Council Approve an Ordinance Removing Subsection (4) of Artesia Municipal Code §9-2.3203(l), Eliminating the Prohibition on Alcohol Sales at Automobile Service Stations Within the Commercial General (CG) Zone and find that this Ordinance is not subject to the California Environmental Quality Act (CEQA); and

Adopt Resolution No. 2026-05P Contingently Approving a Conditional Use Permit Authorizing the Off-Site Sale of Beer, Wine, and Distilled Spirits (ABC Type 21) at the ARCO Am/Pm.

Steven Valdez, Planning Manager, provided the report.

Vice Chair Diaz moved, seconded by Commissioner Pantoja, to approve agenda item 6A, as recommended, with an added condition of approval.
Motion Carried, 5-0

6.B. Case No. 2026-01: Handel's Homemade Ice Cream Design Review

Recommendation: Adopt Resolution No. 2026-07P, a Resolution Approving Application Case No. 2026-01 for a Design Review Request for Approval to Modify the Exterior Façade of an Existing One-Story, 2,098-Square-Foot Commercial Building and Make Other Minor Changes to the Existing Parking Lot and Site Landscaping, Located at 11940 South Street, Unit A.

Devan Wells, Assistant Planner, provided the staff report. Chair Manalo opened the public hearing. Chair Manalo, Vice Chair Diaz, and Commissioner Barcelos asked questions and/or provided comments. Project architect Frank Wright and business owner Gregory Flaherty were present and provided answers to the commissioners.

Commissioner Barcelos moved, seconded by Commissioner Pantoja, to approve the agenda of Item 6B, as recommended with the incorporation of a condition of approval.
Motion Carried, 5-0

7. DISCUSSION

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

Paul Bollier, Community Director, provided staff updates. Noted that the Housing Element has been adopted and certified by the Housing and Community Development (HCD) Department.

9. COMMISSIONER COMMENTS

Chair Manalo, Vice Chair Diaz, and Commissioners Patel and Barcelos asked questions and/or provided comments.

10. ADJOURNMENT

Chair Manalo adjourned the meeting at 7:47 pm.