

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

**Tuesday, May 19, 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

6. PUBLIC HEARING

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

- Recommendation: Open and conduct a public hearing;
- 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.

- 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 site-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.
- 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.

7. DISCUSSION

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

- 8.A. Community Development Department - Development Update

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: May 15, 2026



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: May 19, 2026

ITEM NO: 6A.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2026-08; LU-26-1003: Historic Bell Tower

FROM: Devan Wells, Assistant Planner

REVIEWED AND APPROVED BY:
Steven Valdez, Planning Manager

RECOMMENDATION:

1. Open and conduct a public hearing;
2. 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 Conditional Use Permit, Design Review, and Variance request for approval to permit the development of a 35-foot, 576-square-foot bell tower with associated secondary civic land uses, to be built at a site located at 18641 Corby Avenue (APN: 7039-025-018), within the Historic-District (H-D) zoning district;
3. 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

BACKGROUND:

The applicant, the Artesia Historic Society, is proposing to replicate the bell tower of the former Artesia Grammar School. The former school was located on what is now 183rd Street and Alburdis Avenue, and existed between 1875 and 1910. In 1910, following the opening of the Pioneer School, the original Grammar School, along with its characteristic tower, was demolished. Although the structure itself was demolished, the tower's bell was saved. The bell itself would be safeguarded for future generations, first with the Artesia Christian Church (1910-2007), and then with its current care-keeper, the Artesia Historic Society (2007-present).

Historical records and first-hand accounts note that the original structure featured a rustic, timbered facade and measured two stories in height. Beyond this, details concerning the original colors and other site-specific materials are sparse. With the structure long gone, the Artesia Historic Society is proposing a modern replacement of the former tower. A key objective of the project is to celebrate the City of Artesia's history and the 1875 foundation of the now-defunct Artesia School District. This reconstruction will house the surviving bell from the original school structure, allowing the Society to continue giving tours, to host events, and foster civic awareness and pride in the City.

ANALYSIS

The applicant is simultaneously requesting approval of a Conditional Use Permit and Design Review application to place a 35-foot-tall bell tower on the southwesterly portion of a property located at 186th Street, together with an associated second recreational civic use. This is in conjunction with a Variance to allow a height of 35 feet, instead of the 30-foot maximum permitted in the H-D Zone.

CONDITIONAL USE PERMIT (CUP)

The Conditional Use Permit (CUP) request is to establish a secondary recreational type use on a property currently developed with a former fire station building and associated site improvements. The proposed tower would operate as a secondary civic and educational use focused on preserving, interpreting, and sharing the history of the City of Artesia and the former Artesia Grammar School. The museum component would include historical displays, the display and preservation of the original school bell, guided tours, educational programming, and periodic community events hosted by the Artesia Historic Society.

The proposed museum use is consistent with the intent and purpose of the H-D (Historic District) Zone, which is intended to preserve and promote historically-significant resources, cultural features, and community-oriented uses that contribute to and reinforce the City's historic identity. The proposed use is civic and educational in nature, and is compatible with surrounding development because it is low-intensity, generates limited traffic, and primarily operates during daytime hours or scheduled community events.

As proposed, the project is not anticipated to create significant operational impacts related to noise, parking, circulation, or public safety. The museum use would complement and highlight the historic character of the surrounding area by providing a publicly-accessible educational resource that promotes local history and civic awareness. In addition, the project preserves and displays an authentic historic artifact — the original Artesia Grammar School bell — thereby strengthening the historical significance and interpretive value of the site.

GENERAL PLAN CONFORMITY

Staff finds the proposed museum use appropriate at the subject property because it supports and advances historic preservation through cultural preservation objectives, provides a community benefit, and is compatible with the operational nature and characteristics of the surrounding area. Furthermore, it reaffirms the goals set forth in the General Plan (2030), specifically the policies and objectives of the Cultural Resources (Section 5.10) section. In having a strong civic and community-minded benefit, the proposed project aligns well with City goals related to the advancement and deepening of civic history and civic pride through historic preservation, cultural tourism, and the strengthening of cultural resource planning. The relevant applicable policies and objectives of the Cultural Resources section are listed below:

Community Policy CHR 1.2: Strengthen cultural and historic preservation planning.

Policy Action CHR 1.2.1: Integrate the consideration of cultural and historic resource preservation into the land use planning process.

Community Policy CHR 2.1: Foster public appreciation for Artesia's cultural and historic resources.

Policy Action CHR 2.1.1: Promote events and activities highlighting cultural and historic resources, and integrate cultural and historic aspects into City-sponsored events and programs.

Policy Action CHR 2.1.2: Maintain information about important cultural and historic resources on the City's website.

Policy Action CHR 2.1.3: Increase opportunities for cultural heritage tourism by supporting efforts such as signage, marketing and beautification

SITE INFORMATION AND SURROUNDING USES

The site information and surrounding uses are provided with the table below:

ADDRESS:	18641 Corby Avenue
ASSESSOR NO.	7039-010-905
ZONING:	Historic District (H-D)

The applicant is requesting Design Review approval for construction of a new bell tower structure and associated site improvements. The proposed tower is designed to function as a civic landmark and commemorative architectural feature consistent with the historic role of school bell towers during the late nineteenth and early twentieth centuries. Historically, bell towers associated with schools and civic institutions were intentionally designed as vertically prominent elements serving both practical and symbolic functions, including visibility, community identification, and public gathering notification. Such structures commonly featured narrow footprints, emphasized vertical massing, and occupied visually prominent locations on a site, as opposed to functioning as habitable buildings.

The requested setback from the front, sides, and rear property lines were considered appropriate given the limited footprint and civic nature of the structure. The tower placement maintains adequate separation from adjacent structures and improvements while allowing the project to function as a visible and recognizable historic feature on the site. Staff finds the proposed setbacks and siting will not adversely impact neighboring properties or interfere with pedestrian circulation, particularly given the limited nature of the uses associated with the use of the tower.

As part of the Design Review process, Planning staff have reviewed, provided feedback, and carefully guided the design to the current, final iteration, so as to provide a final product befitting of the City and its historical significance. As such, Planning staff recommend approval of the Conditional Use Permit, Design Review, and Variance application to develop the site with a new, 35-foot bell tower and offer. The proposed variance was requested in order to go above the permitted height of 30 feet.

Proposed façade materials consist of a precast composite wood siding, composite roof shingles, and extruded aluminum windows. The reconstruction aims to mimic and recreate the original architecture, which was typical of rural schools at the time. The original structure featured a classroom on each of the two floors. The new floors, comprising a bell chamber floor, an attic floor, and a second floor, will all be empty, apart from a 100-amp electrical sub-panel and service ladder to facilitate access to the top floor. The front elevation will be accessed via a small staircase, whereas compliance with the Americans with Disabilities Act (ADA) is to be maintained through a side concrete ramp with a grade of 8.3% will be provided to facilitate ADA access to the premises.

Although, as proposed, the proposed wall colors fall within the City of Artesia Color Guidelines, as adopted by the City Council, the Commission has the discretion to require the colors to be revised or modified, in accordance with City-approved Paint Color Guidelines. While the final wall colors have not been selected

Staff finds the proposed placement and design are consistent with the traditional historic function and architectural character of civic and educational bell tower structures. Significantly, the proposed project does not introduce architectural features that would materially conflict with surrounding development patterns. The required Design Review approval findings are included within the attachments. The development standards relevant to the proposed project are summarized in the table below:

Development Standard	Required	Proposed/Provided
Lot Size	3,500 square feet	10,560 square feet
Lot Width	Varies	102.40 feet across the two lots
Building Size	N/A	576 square feet
Maximum Building Height	30 feet	35 feet, subject to the approval of the requested variance
Development Lot Building Setbacks		

Front (Street)	N/A; Subject to Design Review approval by the Planning Commission and City Council	TBD
Side (Left-Street/Right)	N/A; Subject to Design Review approval by the Planning Commission and City Council	TBD
Rear	N/A; Subject to Design Review approval by the Planning Commission and City Council	TBD
Parking		
Standard	0 spaces; no formal parking requirement exists for the H-D zone	0 spaces; no formal parking requirement exists for the H-D zone
Compact	N/A	N/A
Handicap	N/A	N/A
Total	0 Spaces	0 Spaces

VARIANCE

The Variance request is to allow a maximum structure height of 35 feet, in lieu of the 30-foot maximum height otherwise permitted within the H-D Zone.

The requested five-foot increase is necessary to achieve the architectural proportions and historical character associated with the original Artesia Grammar School bell tower. The proposed structure is intended to function as a commemorative civic landmark, and the additional height allows the tower to maintain appropriate visual prominence and accommodate the historic bell element within the structure's upper portion.

Staff finds that strict application of the 30-foot height limitation would unnecessarily constrain the project's ability to accurately reflect the scale and vertical proportions historically associated with traditional bell tower structures. Due to the narrow, functional purpose of the structure, the project does not create the same intensity or privacy concerns commonly associated with taller occupied buildings. As the tower is not intended for residential occupancy or intensive commercial activity, it is therefore unlikely to create significant impacts related to overlooking, shading, or neighborhood incompatibility.

Additionally, the proposed increase in height is relatively minor and proportionate to the overall scale and purpose of the project. Therefore, staff finds the requested Variance is consistent with the intent of the H-D Zone and necessary to preserve the project's historical design objectives while maintaining compatibility with surrounding development.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), Planning Division Staff have determined that, as proposed, the project is categorically exempt from the requirements of CEQA. The project qualifies as categorically exempt pursuant to Section 15303 – New Construction or Conversion of Small Structures, which consists of the construction and location of limited numbers of small facilities or structures. Being a proposed bell tower with a ceremonial significance, in a fully developed, suburban environment with no interface with nature, it can therefore be seen with certainty that there project does not have significant values for wildlife habitats or other environmental purposes. Accordingly, the project would qualify for a categorical exemption pursuant to Section 15303 – New Construction or Conversion of Small Structures.

PUBLIC NOTICE

Notice of the public hearing was published in the *Los Cerritos Community News* and mailed to property owners within a 300-foot radius, in accordance with AMC Section 9-2.2301(b).

Attachments

[PC Resolution No. 2026-09P](#)

[Hold Harmless Letter](#)

[Letter of Intent](#)

[Project Plans](#)

**CITY OF ARTESIA
PLANNING COMMISSION**

RESOLUTION NO. 2026-09P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A DESIGN REVIEW, VARIANCE, AND CONDITIONAL USE PERMIT FOR A NEW, 576-SQUARE-FOOT BELL TOWER MEASURING 35 FEET TALL, TO BE BUILT AT A SITE LOCATED AT 18641 CORBY AVENUE (APN: 7039-010-905), IN THE HISTORIC DISTRICT (H-D) ZONING DISTRICT, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15303 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES (CASE NO. 2026-08)

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1: The applicant, the Artesia Historic Society, filed an application with the City of Artesia requesting approval for a Conditional Use Permit, Design Review, and Variance approval for a new, 576-square-foot, 35-foot-tall bell tower (recreational) use, to be built at 18641 Corby Avenue, in the Historic District (H-D) zoning district.

SECTION 2: AMC Section 9-2.2002(a)(1) provides that the modification of the exterior design of an existing structure or element thereof, including architectural accents, that are located on a site in any zone other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1), or Medium Density Residential (M-D-R) Zones, or the Multiple-Residential (M-R) Zone, only if the building or structure is a one-family dwelling unit, shall be subject to the design review approval process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code.

SECTION 3: The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, May 19, 2026, to consider this application (Case No. 2026-08), and following the receipt of public testimony, closed the public hearing.

SECTION 4: The Planning Division has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to Section 15303 – New Construction or Conversion of Small Structures, because the project involves new construction of a minor nature associated with an existing structure in a fully developed area with no sensitive species or habitat affected by the project's scope. The Planning Commission has reviewed the Planning Division's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

SECTION 5: Based on all the evidence in the record, the Planning Commission finds that the evidence presented does justify the granting of this Design Review to permit the development of a new 35-foot-tall bell tower (pursuant to Case No. 2026-08) for the following reasons:

- 1. The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in Chapter 2 of Title 9 of the Artesia Municipal Code**

The proposed development is consistent with the City's General Plan in that it assists the City in realizing goals related to the preservation and promotion of City history and associated historic places. Namely, the development of the bell tower, which will display the original 1875 bell tower, will be a significant milestone in the safeguarding and promotion of Artesia's history. This investment will highlight increased awareness and understanding of the City's history and origin.

As proposed, the project meets or exceeds the development standards set forth in the Historic District (H-D) zoning district. Moreover, the cultivation and promotion of the City's history and civic identity is a key goal of the 2030 General Plan, specifically the policies and objectives of the Cultural Resources (Section 5.10). In having a strong civic and community-minded benefit, the proposed project aligns well with City goals related to the advancement and deepening of civic history and civic pride through historic preservation, cultural tourism, and the strengthening of cultural resource planning.

While historic and historic-style architecture is uncommon in much of Artesia, the proposed materials will nevertheless not be out of place within its surrounding environs. Proposed materials include composite wood siding, a pitched mansard-style roof, decorative eaves, and brick ribbon wrapping around the base. At the peak of the structure is the proposed location of the surviving 1875 Artesia Grammar School bell.

- 2. The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties**

As proposed, the structure will be approximately 576 square feet in size, and measure 35 feet from grade to the average pitch of the roof. As mentioned above, proposed materials include timbered siding, decorative eaves, and a ribbon of brick wrapping around the base. With its maximum height of 35 feet, the tower will be taller than surrounding structures, but not in a way that will be out of scale or incompatible with the surrounding neighborhood.

Unlike most bell towers, the tower is not proposed to be attached, affixed or otherwise adjoined to an accompanying structure, such as a church. Given the largely ceremonial

and educational purpose, as well as the absence of a supporting structure, the structure itself will feature a slender and vertical design. Historically, bell towers featured vertical designs to achieve a more visible elevation and sense of prominence.

The tower is proposed to measure four stories, with varying ceiling heights to reflect the different proposed uses for each floor. As proposed, there will be a first floor, second floor, and bell chamber floor, along with an accessory attic space. Planning staff have determined that the mass and bulk of the new façade is appropriate for the site and is compatible and harmonious with the heights, mass and bulk, and color and material treatments found on other properties in the nearby residential community. To summarize, the design of the proposed project, including the layout, size, shape, mass, height, architectural elements, and other design factors, are all appropriate to the size and shape of the subject lot, and are not anticipated to bring any negative impacts and/or disruptions to the surrounding community.

The proposed Project will be required to comply with all stipulated Conditions of Approval, including addressing the various operational activities on the property and reducing potential nuisance impacts between the Project and neighboring properties, as well as all Building & Safety, Engineering/Public Works and Los Angeles County Fire Department requirements. Given the project's location against the Metro Southeast Gateway right-of-way, Metro was included in the project's review process. Subsequently, following its ten-week review, Metro has provided a lone condition of approval, which was added to the enclosed conditions of approval (Condition #20).

Finally, the permit and inspection process will ensure that the proposed Project complies with local regulations and development codes. A final inspection, to be conducted by the Planning Division, will review and ensure conformity with the approved design.

3. The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features

Planning staff believe that this investment will foster a sense of community pride and respect, something echoed by the larger community. Given Artesia's relatively young history, there is an additional importance associated with the preservation of extant historical resources. The design of the project will, to the extent possible, seek to replicate the original design. This will be accomplished through the use of materials sensitive to the original design, including high-quality aluminum windows, composite roof shingles, and composite wood siding. Although a final color has not been selected, the color scheme employed will be based on historic records and the study of buildings from the era of the original Artesia Grammar School. The surrounding community and visiting public will benefit from curated tours made available to guests, local students, and Artesia residents.

Through the Design Review process, the project has been carefully reviewed to create a design that is not only sympathetic to the original Artesia Grammar School, but one

that will last and prove to be amenable with its neighbors. In using a varied use of color, texture, materials, and attractive landscaping, the project aims to build upon and contribute to this.

4. The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement

Following the Planning Division's Design Review, which resulted in the placement of additional high-quality building materials, the proposed building materials were seen as durable and appropriate for placement in the Historic District (H-D). Additionally, the said materials are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. For this reason, composite materials were selected, so as to facilitate less maintenance and need for repair over the bell tower's lifespan. Moreover, the proposed materials, including, among others, asphalt shingles, composite wood siding, and high-quality aluminum windows, all exist within and are compatible with the existing surrounding residential neighborhood.

To this effect, the proposed materials are in use, most times with little or no problem, throughout the City. Furthermore, as part of the approval process, the proposed project will be subject to the Conditions of Approval that requires the applicant and property owner to maintain the exterior of the subject building. Thus, it is not envisaged that continuous or unrealistic maintenance or replacement will be necessary.

SECTION 6: Pursuant to AMC Section 9-2.1705(b) and based on the evidence in the record and all other applicable information presented, the Planning Commission finds that the evidence presented does justify the granting of this variance (Case No. 2026-08) for a five-foot increase in the maximum permitted height, so to allow for a historically-sensitive and –contextually appropriate bell tower for the following reasons:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone:

There are exceptional and extraordinary circumstances or conditions applicable to the project that do not apply generally to other properties in the same vicinity and zone. The additional request in height is necessary to match the vertical proportionality of the historical bell tower. Staff find that the strict application of the 30-foot height limit would unnecessarily constrain the project's ability to accurately reflect the scale and vertical proportions historically associated with traditional bell tower structures. That said, while exceeding the 30-foot height limit for residential uses may bring implications concerning privacy, shadows, design harmony, residential density, and so forth, these concerns are less applicable or relevant to an institutional bell tower with a narrow, civic and institutional scope of use.

2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone, but which is denied the owner of the subject property;

Staff believe that the requested variance is necessary for the preservation and enjoyment of substantial property rights that are possessed by owners of similar properties with ceremonial uses elsewhere in the region. In denying an additional five-foot height increase to a structure with a ceremonial institutional use, the property owners, who have largely kept the said property in its original configuration, would be adversely affected by unintentional restrictions that primarily seek to regulate commercial and residential land uses.

While a comparable institutional-civic concept does not exist in the surrounding neighborhood, nearby single-family and multifamily residences have heights that approach the height limit. Amid this, it can be stated that the maximum height limitation in this case places an unreasonable limitation on height and unintentionally limits building/structure heights that are not only compatible with the surrounding neighborhood, but ultimately, are necessary for the proposed building design. More specifically, staff believe that the existing code limitation compromises the applicant's ability to promote City heritage and patrimony through restricting the ability to build a true-to-form replica of the historic bell tower.

3. The granting of the variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;

It can be seen with certainty that the granting of this variance will not be materially detrimental to public welfare or injurious to properties or improvements in the vicinity. The intent of the Artesia Municipal Code, along with the careful discretion of the Planning Division, is to minimize impacts to the greatest extent possible. As such, the discretionary review and approval associated with approving the Variance to allow an increase of five feet to the maximum-permitted building height will not impose any burden on the general public. As mentioned, the proposed structure will be proportional in size and scale to other buildings in the neighborhood, which is developed with a mix of single-family and multifamily residences. Furthermore, the lack of residential neighbors will mean that traditional concerns regarding height, shadows, traffic, and invasion of privacy, will not apply. Finally, the surrounding architecture of the built environment will complement the building design.

4. The granting of this variance does not constitute a special privilege to the applicant.

The granting of this Variance does not constitute a special privilege to the applicant. An additional increase of five feet to the maximum building height to allow the deviation from the applicable requirements of the development code will not drastically change or impact the surrounding environment or neighborhood; indeed, five feet alone is not tall enough to add another story. The proposed height variance will deviate from

Historic District zoning code to ensure a proportionality and design that is sensitive to and respectful to the original Artesia Grammar School. Based on the tower illustrations presented to staff, the bell tower will be sympathetic to the original Artesia Grammar School and other buildings in the vicinity. As such, the variance will allow the applicant a height allowance of an additional five feet, so to more accurately meet the design and proportions of the original Artesia Grammar School, as well as being a ceremonial institutional use, does not constitute granting a special privilege not available to nearby property owners.

SECTION 7: Pursuant to AMC § 9-2.3154, and based on the evidence in the record and all other applicable information presented, the Planning Commission finds that the evidence presented does justify the granting of this Conditional Use Permit (Case No. 2026-08) for the operation of a secondary civic and recreational use at the proposed bell tower, for the following reasons:

CONDITIONAL USE PERMIT FINDINGS:

AMC § 9-2.1704 stipulates that the Planning Commission shall hold a public hearing on an application for a Conditional Use Permit and may approve a Conditional Use Permit, with such conditions as are deemed necessary, if it finds that:

1. **The proposed conditional use is not in substantial conflict with the General Plan;** The General Plan (2030) allows for recreational and civic-oriented land uses in the Historic District (H-D) zoning district. Recent updates to the General Plan encourage the promotion, and where possible, the preservation, of historic resources in the City of Artesia. Pursuant to AMC § 9-2.3154, a Conditional Use Permit is required to establish secondary recreational and civic land uses, such as the proposed bell tower is defined. Therefore, as proposed, the proposed bell tower (recreational use) used to display the surviving Artesia Grammar School bell, is consistent with the intent and purpose of the H-D zoning district, as well as the broader goal of promoting history and cultural heritage within the City of Artesia.
2. **The proposed conditional use will not adversely affect health, safety, and general welfare;** The proposed project is not anticipated to create significant operational impacts related to noise, parking, circulation, or public safety. The proposed use is civic and educational in nature, and is compatible with surrounding development because it is low intensity, generates limited traffic, and primarily operates during daytime hours or scheduled community events. No excessively loud noise, traffic, or other disruptions and/or impacts to the neighborhood are associated with the proposed use. Moreover, the proposed tower is fully located within the existing site, meaning that there will be little-to-no interface with the non-guest/visitor public.
3. **The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as**

required as a condition in order to integrate such use with the uses in the neighborhood; The site is adequate in size and shape to accommodate the development standards required for such use and will not conflict with any required setbacks, landscape, parking, loading zone, and/or wall standards, as the project meets the development standards of the City's zoning code. Additionally, a double-wide lot ensures ample space for access and circulation within the lot. The event and programming proposed at the site are anticipated to have minimally intrusive hours, with the tower primarily designed for daytime activation and use. While the variance requested in this application will allow for an additional five feet of height, 35 feet, instead of a maximum of 30 feet, the lack of immediate neighbors and non-residential nature of the project, typical concerns regarding privacy, shadows, and scale when adjacent to residential uses, will not apply.

4. **The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate:** The site is directly served with vehicular access to by two local collector roads, being 187th Street and Corby Avenue, respectively. Pioneer Boulevard, designated as a primary arterial highway in the General Plan (2030), is one block east of the site. South Street, another primary arterial highway, is two blocks south of the site. Elsewhere, a standard paved sidewalk and accessible driveway approach will provide further access to the site. Additional access will be provided via the Historic District Recreational Trails walking and biking paths, and from 2035, the future Metro Southeast Gateway light rail line, via the nearby Artesia terminus station. Collectively, staff find these means to be adequate to serve the proposed tower and recreational use.

SECTION 8: Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby approves the Conditional Use Permit, Design Review, and Variance through Case No. 2026-08, subject to the following conditions:

1. The Applicant and property owner shall construct the project and associated site improvements in substantial compliance with the submitted site, floor plans, and elevations, except as modified herein.
2. The proposed bell tower is to not exceed a height of 35 feet, as measured from grade, whereas setbacks are not to be less than five (5) feet from adjacent property lines.
3. Any request to modify the conditions contained herein shall require submittal of an application to modify Planning Commission Resolution No. 2026-09P and Case No. 2026-08 and approval by the City of Artesia Planning Commission.
4. Prior to submittal of plan check, or within fifteen (15) days of the date of Planning Commission approval, the Applicant and property owner shall sign a letter prepared by the City entitled "Affidavit of Acceptance" that acknowledges all of the conditions imposed under this Resolution and the Applicant's and owner's acceptance of this approval subject to these conditions.

5. The construction and improvement of the project authorized by this approval shall commence on the subject site within one (1) year of this approval, unless otherwise specified. If construction and improvements are not commenced within that period of time, this approval shall be null and void. However, the Planning Commission may extend such expiration date for a period not to exceed one (1) year if the Applicant submits a written request for an extension at least thirty (30) calendar days prior to the expiration date.
6. If any condition of this approval is violated, this approval shall be suspended and the privileges granted hereunder shall lapse, provided that the Applicant and property owner have been given written notice to cease such violation, and following notice and hearing, have failed to correct the violation for a period of thirty (30) calendar days.
7. All requirements of the Artesia Municipal Code (AMC) that apply to the project shall be met, unless otherwise set forth in these conditions.
8. This approval may be modified or revoked by the Planning Commission, after applicable notice and public hearing procedures have been satisfied, should it determine that the commercial retail building or site, or the conditions under which it is being operated or maintained, are detrimental to the public health, safety or welfare, or materially injurious to property or improvements in the vicinity or if the subject site is operated or maintained so as to constitute a public nuisance.
9. The project and the subject site shall comply with all requirements placed on the buildings and site by the City of Artesia Building Division, Los Angeles County Fire Department, and all other regulatory agencies, prior to the issuance of building permits.
10. The Applicant and property owner shall inform all subcontractors, consultants, engineers or other business entities providing services related to the construction of the commercial building, of their responsibilities to comply with all pertinent requirements in the Artesia Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
11. The Applicant and property owner shall comply with all requirements of the City of Artesia Municipal Code, City ordinances and resolutions, and all standards and policies that are in effect at the time of this conditional approval. Furthermore, the City may impose conditions on subsequently required approvals and permits as authorized by the Artesia Municipal Code, and other applicable ordinances, resolutions, engineering standards, and policies.
12. The Applicant and property owner shall remove or paint over any graffiti painted or marked on the subject commercial retail building, site, or any adjacent area under the control of the Applicant or property owner within forty-eight (48) hours after the Applicant or property owner first notices the graffiti or forty-eight (48) hours after the City provides the Applicant or property owner with notice of the graffiti.

13. The Applicant and property owner are to keep the structures and associated site improvements in good repair, including cleaning and repainting of the structures when necessary to retain a high-quality aesthetic.
14. The Applicant and property owner shall submit a final landscaping/irrigation plan that meets the requirements set forth by the City of Artesia Street Tree Program and Policy and Article 15 of Chapter 2 of Title 9 of the Artesia Municipal Code. All tree(s) shall be planted with root barriers per minimum City standards.
15. The Applicant and property owner shall landscape the subject site in accordance with Articles 15 and 15.5 of Chapter 2 of Title 9 of the Artesia Municipal Code, and the site plans to be submitted to the Planning Department for review and approval, as well as maintain the landscaping at all times. All landscaped areas shall have proper irrigation with automatic sprinklers and automatic timers, including the landscaped areas within the public right-of-way.
16. The Applicant and property owner shall install, place, and locate all air conditioner units, including window, wall and rooftop units, in compliance with the standards set forth in Section 9-2.3205(j) of the Artesia Municipal Code.
17. The Applicant or property owner shall install, operate and maintain a police quality video surveillance system on the subject site, which the system may be accessible to the Los Angeles County Sheriff's Department voluntarily by the Applicant or property owner, or must be accessible to the Los Angeles County Sheriff's Department pursuant to a warrant, subpoena, or order from a court of competent jurisdiction.
18. The applicant and property owner shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant and property owner shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the

defense. City shall promptly notify the applicant and property owner of any Action brought and City shall cooperate with applicant in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this conditional use permit.

19. The building color(s) will be maintained substantially in compliance with the elevation plans and listed façade colors as shown on the approved plan set.
20. Prior to issuance of a building permit, the Applicant/Property owner shall submit final project plans to Metro's Development Review Team for review and obtain an approval letter for the final design and plans. The Applicant/Property owner shall coordinate with Metro and take all necessary measures to ensure that the construction shall not disrupt the operation and maintenance activities of Metro Rail infrastructure.

SECTION 9: The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED THIS 19th DAY of May 2026.

Victor Manalo, Chairperson

ATTEST:

Paul Bollier, Community Development Director

ROLL CALL VOTE:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:



18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

HOLD HARMLESS LETTER FOR PLAN REVIEW

Date: May 11 2026

To: City of Artesia – Planning Department
18747 Clarkdale Ave, Artesia, CA 90701

Re: Hold Harmless Agreement for Plan Submittal and Review of the Following:

Planning Project No.: _____
Building and Safety Activity No.: _____
Land Development Activity No.: _____
Project Site Address: 18641 Corby Ave, Artesia CA 90701
APN: 7039-010-905

On May 11, 2026, I/we, Martin Rodriguez / MRD Studio, applied for the above-referenced permit(s) and/or approvals (the “Planning Project”). I/We would like to concurrently submit plans and specifications for plan check review. I/We know and hereby acknowledge that no permits associated with the Planning Project will be issued until the Planning Project has been formally approved. I/We further acknowledges that a public hearing may be required and that conditions or requirements may be placed on the Planning Project as part of the discretionary review process. I/We acknowledge and agree that the City has no duty to approve the Planning Project.

I/We also acknowledge that the City, including its Planning Department, any other department, or the approving authority, may require changes and/or modifications to the submitted plans prior to making a decision on the Planning Project. Those changes and/or modifications may require revisions or resubmittal of plans and specifications, in whole or in part, and those resubmittals may require additional time and fees for processing. I/we agree to bear any time delays or additional fees necessary for the processing of any revisions.

I/We agree to defend, indemnify, and hold the City of Artesia, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to this Agreement, the City’s review of the Planning Project’s plans and specifications, any changes that are required as a result of any pending discretionary approval actions, and any City decision related to the Planning Project, including, without limitation, the payment of all consequential damages, attorneys’ fees, and any and all other related costs and expenses.

Furthermore, I/we acknowledge that if the Planning Project is not approved, or withdrawn for any reason, the plan review fees are not refundable, in whole or in part, once plan review has commenced.

Sincerely,

Property Owner

A handwritten signature in black ink, appearing to read 'Martin Rodriguez'.

Martin Rodriguez, Designer

Applicant, Title



562•380•0800
www.MRDStudio.net

DESIGN + ENGINEERING
PROJECT MANAGEMENT

May 11, 2026

City of Artesia, Planning Department

Re:

The Artesia Historical Society
Historic Bell Tower
18641 Corby Ave
Artesia CA 90701

The plans and other documents submitted are for the property mentioned above located within the City of Artesia Historical District.

The Scope of work includes:

DESIGN AND CONSTRUCT A NEW $\pm$ 35 FT (A.F.G.) HIGH BELL TOWER TO HOUSE HISTORIC ARTESIA SCHOOL BELL W/ A 12" HIGH RAISED CONCRETE SURROUND, ACCOMPANYING STAIRS AND AN ADA RAMP, AND (3) RAISED PRE-CAST PLANTER BOXES.

THE PROJECT WILL INCLUDE A NEW 100A SUB PANEL LOCATED INSIDE THE BELL TOWER, NEW ELECTRICAL OUTLETS LOCATED INSIDE AND OUTSIDE THE BELL TOWER AND INTERIOR AND EXTERIOR LIGHTING.

Please email or call with any questions regarding this letter or the documents and plans submitted for review.

Regards,

A handwritten signature in black ink that reads 'Martin Rodriguez' with a stylized flourish at the end.

Martin Rodriguez
MRD Studio
949.254.9380 cell
info@MRDStudio.net email



THE ARTESIA
HISTORICAL SOCIETY
SCHOOL BELL TOWER PROJECT
18641 CORBY AVE
ARTESIA CA 90701

PROJECT INFO		SHEET INDEX																										
PROJECT DESCRIPTION: NEW ± 35 FT (A.F.G.) HIGH BELL TOWER TO HOUSE HISTORIC ARTESIA SCHOOL BELL W/ 12"H RAISED CONCRETE SURROUND, ACCOMPANYING STAIRS AND ADA RAMP,AND (3) RAISED PRE-CAST PLANTER BOXES PROVIDE NEW 100A SUB PANEL PROVIDE NEW ELECTRICAL OUTLETS PROVIDE INTERIOR AND EXTERIOR LIGHTING LANDSCAPE PLANS INCLUDING PLANTING SCHEDULES AND LANDSCAPE IRRIGATION UNDER SEPARATE PERMIT. APN: 7039-010-905 LEGAL: ARTESIA LOT 1 AND S 42 FT MEASURED ON E LINE OF LOT 2 BLK 6 ZONE: HISTORIC DISTRICT CONSTRUCTION TYPE: VB - NON SPRINKLERED PROPOSED HEIGHT: 35 FT ABOVE GRADE LOT SIZE: ±10,560 SQ FT EXISTING LOT COVERAGE: 1,970 SQ FT (HISTORIC FIRE STATION) APPLICABLE CODE INFORMATION ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING: - CURRENT CITY OF ARTESIA MUNICIPAL CODE 2025 CALIFORNIA BUILDING CODE (TITLE 26) 2025 CALIFORNIA ELECTRICAL CODE (TITLE 27) 2025 CALIFORNIA PLUMBING CODE (TITLE 28) 2025 CALIFORNIA MECHANICAL CODE (TITLE 29) 2025 CALIFORNIA RESIDENTIAL CODE (TITLE 30) 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 31) AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.		CS - COVER SHEET AND PROJECT INFO GN1 - GENERAL NOTES GN2 - GENERAL NOTES - ACCESSIBILITY GN3 - GENERAL NOTES - ACCESSIBILITY A1.0 - PROPOSED SITE PLAN ENLARGED SITE PLAN / ROOF PLAN A3.0 - PROPOSED PLANS A3.1 -ELECTRICAL LAYOUT PLANS A4.0 -PROPOSED ELEVATIONS A4.1 - PROPOSED ELEVATIONS A4.2 -BUILDING SECTIONS A5.0 -DETAILS SN - STRUCTURAL NOTES S1 - STRUCTURAL PLANS AND DETAILS SD - TYPICAL STRUCTURAL DETAILS																										
PROJECT DIRECTORY: DESIGNER: MRD STUDIO 5903 EASTBROOK AVENUE LAKEWOOD, CA 90713 MARTIN RODRIGUEZ, PROJECT MANAGER 949.254.9380 STRUCTURAL ENGINEER: LARRY FINLEY, P.E. LIC # 46606 1178 E 9TH STREET LONG BEACH, CA 90813 562.346-7323 OWNER: THE ARTESIA HISTORICAL SOCIETY 18641 CORBY AVE ARTESIA CA, 90701 REPRESENTATIVE: BARBARA APPLEBERRY		<table><tr><td></td><td></td><td></td></tr><tr><td>1</td><td></td><td></td></tr><tr><td>No</td><td>Revision / Submissions</td><td>Date</td></tr></table> MRD STUDIO MARTIN R. RODRIGUEZ 5903 EASTBROOK AVE LAKEWOOD CA 90713 562-380-0800 DESIGN + ENGINEERING + PROJECT MANAGEMENT www.MRDStudio.net THE ARTESIA HISTORICAL SOCIETY SCHOOL BELL TOWER PROJECT 18641 CORBY AVE ARTESIA CA 90701 <table><tr><th colspan="3">PROJECT INFO GENERAL NOTES</th></tr><tr><td>DESIGNED: MRR</td><td colspan="2">PROJECT NUMBER:</td></tr><tr><td>DRAWN:</td><td colspan="2">SCALE: NOTED</td></tr><tr><td>CHECKED:</td><td colspan="2">DRAWING NUMBER:</td></tr><tr><td></td><td colspan="2" rowspan="2">CS</td></tr><tr><td>DATE:</td></tr></table>					1			No	Revision / Submissions	Date	PROJECT INFO GENERAL NOTES			DESIGNED: MRR	PROJECT NUMBER:		DRAWN:	SCALE: NOTED		CHECKED:	DRAWING NUMBER:			CS		DATE:
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DATE:																												

Martin Rodriguez

DRAWN BY: MARTIN RODRIGUEZ 03/19/2025

DRAWN BY: MARTIN RODRIGUEZ 03/19/2026

Martin Rodriguez



**BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES***

**Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction
Projects/Certification Statement**

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

Print Name _____
(Owner or authorized agent of the owner)

Signature _____ Date _____
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the latest edition of the California BMP Handbook or Caltrans Stormwater Quality Handbooks.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION**

**GREEN BUILDING
STANDARDS CODE
GENERAL NOTES**

GENERAL PROJECT INFORMATION

PLAN CHECK NO. BLDR260208001377 DISTRICT NO. _____
JOB ADDRESS 11115 Reiching Lane CITY Whittier ZIP _____

NOTE: Numbers in the parenthesis () refer to sections of the 2026 edition of the County of Los Angeles Green Building Standards Code, Table (7).

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

- Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
 - Water Closets – 1.28 GPF
 - Urinals – 0.5 GPF
 - Wall-mounted urinal – 0.125 GPF
 - Single showerhead – 1.8 GPM at 80psi
 - Multiple showerheads – 1.8 GPM at 80psi for all combined showerheads
 - Lavatory faucets – 1.2 GPM at 60psi
 - Lavatory faucets in public use areas – 0.5 GPM at 60psi
 - Metering faucets - 20 gallons per cycle
 - Kitchen faucets – 1.8 GPM at 60psi (4.303.1)
- Annular spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1)
- Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)
- At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetrock, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)
- All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
 - Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)
- Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)
- Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)
- Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
- All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
 - Carpet and Rug Institute's Green Label Plus Program OR
 - California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
 - NSF/ANSI 140 at the Gold Level OR
 - Scientific Certifications Systems Indoor Advantage Gold (4.504.3)
- All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)

- A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
 - Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
 - Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
 - RFCI FloorScore program, OR
 - Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (4.504.4)
- Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

TABLE 4.504.3/TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATING ^{2,3}			
Grams of VOC per Liter of Coating			
Less Water and Less Exempt Compounds		VOC LIMIT	
COATING CATEGORY	VOC LIMIT	COATING CATEGORY	VOC LIMIT
Flat coatings	50	Magnesium cement coatings	450
Nonflat coatings	100	Mastic texture coatings	100
Nonflat high-gloss coatings	500	Metallic pigmented coatings	500
SPECIALTY COATINGS		Multi-color coatings	250
Aluminum roof coating	400	Pre-treatment wash primers	420
Basement specialty coatings	400	Primers, sealers, and undercoats	100
Bituminous roof coatings	50	Reactive penetrating sealers	350
Bituminous roof primers	350	Recycled coatings	250
Bond breakers	350	Roof coatings	50
Concrete curing compounds	350	Rust preventative coatings	250
Concrete/masonry sealers	100	Shallacs:	730
		Clear	550
Driveway sealers	50	Specialty primers, sealers and undercoats	100
Dry fog coatings	150	Stains	250
Faux finishing coatings	350	Stone consolidants	450
Fire resistive coatings	350	Swimming pool coatings	340
Floor coatings	100	Traffic marking coatings	100
Form-release compounds	250	Tub and tile refinish coatings	420
Graphic arts coatings (sign paints)	500	Waterproofing membranes	250
High-temperature coatings	420	Wood coatings	275
Industrial maintenance coatings	250	Wood preservatives	350
Low solids coatings ¹	120	Zinc-rich primer	340

1. Grams of VOC per liter of coating, including water and excluding exempt compounds.

2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Subsequent Control Measures, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5/TABLE 5.504.4.5 FORMALDEHYDE LIMITS ¹		
Maximum Formaldehyde Emissions in Parts per Million		
PRODUCT	CURRENT LIMIT	
Hardwood plywood veneer core	0.05	
Hardwood plywood composite core	0.05	
Particleboard	0.09	
Medium density fiberboard	0.11	
Thin medium density fiberboard ²	0.13	

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM D 1333. For additional information, see California Code of Regulations, Title 17, Section 01922 through 01925.12.

2. Thin medium density fiberboard has a maximum thickness 5/16 inch (3mm).

TABLE 4.504.2/TABLE 5.504.4.2 SEALANT VOC LIMIT		
Less Water and Less Exempt Compounds in Grams Per Liter		
SEALANTS		VOC LIMIT
Architectural		250
Marine deck		750
Nonmembrane roof		300
Roadway		250
Single-ply roof membrane		450
Other		420
SEALANT PRIMERS		VOC LIMIT
Architectural		250
Nonporous		775
Porous		500
Modified bituminous		750
Marine deck		750
Other		750

Note: For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1105.

TABLE 4.504.1/TABLE 5.504.4.1 ADHESIVE VOC LIMIT ^{1,2}		
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds		
ARCHITECTURAL APPLICATIONS		VOC LIMIT
Indoor carpet adhesives		50
Carpet pad adhesives		50
Outdoor carpet pad adhesives		150
Wood flooring adhesives		100
Rubber floor adhesives		60
Subfloor adhesives		50
Ceramic tile adhesives		65
VCT and asphalt tile adhesives		50
Drywall and panel adhesives		50
Cove base adhesives		50
Multipurpose construction adhesives		70
Structural glazing adhesives		100
Single-ply roof membrane adhesives		250
Other adhesives		50
SPECIALTY APPLICATIONS		VOC LIMIT
PVC welding		510
CPVC welding		490
ABS welding		325
Plastic cement welding		250
Adhesive primer for plastic		550
Contact adhesive		80
Special purpose contact adhesive		250
Structural wood member adhesive		140
Top and trim adhesives		250
SUBSTRATE SPECIFIC APPLICATIONS		VOC LIMIT
Metal to metal		30
Plastic foams		50
Porous material (except wood)		50
Wood		30
Fiberglass		80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be tested.

2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1105.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION**

**SECURITY
REQUIREMENTS**

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO. _____
JOB ADDRESS _____ CITY _____ ZIP _____

NOTE: Numbers in the parenthesis () refer to sections of the 2026 edition of the Los Angeles County Building Code.

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

- The unlatching of any means of egress door or leaf shall not require more than one operation. (1010.2.1)
- Regardless of the occupant load served, egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. Except as follows: (1010.2.4)
 - Places of detention or restraint
 - In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided the locking device is readily distinguishable as locked, and a readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". The sign shall be in letters 1 inch high on a contrasting background. The use of the key-operated locking device is revokable by the official building for due cause.
- Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware. (6709.1.2)
- Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are operable from the inside without the use of a key or tool.
- Door handles, pulls, latches, locks and other operating devices when approved, shall be installed 34-in. to 48-in. above the finished floor.
- The deadbolt lock or locks shall be key operated from the exterior side of the door and engaged or disengaged from the interior side of the door by a device not requiring a key, tool or excessive force. Except as follows: (6709.2)
 - In other than residential occupancies, locks may be key-operated, or otherwise operated from the inside when not prohibited by Chapter 10 or other laws and regulations.
 - A swinging door of width greater than 5-ft may be secured as set forth in Section 6711.
 - In residential occupancies, doors not required by Sections 1010 or 1030 may be equipped with security-type hardware which requires a key to release from the interior side of the door if the sleeping rooms are protected with a fire-warning system as set forth in Section 907.2.11 and an automatic sprinkler system as required by Section 903.2.8.
 - In Groups B, F, M and S, horizontal sliding or vertical security grilles are permitted at the main exit and shall be operable from the inside without the use of a key or special knowledge or effort during periods that the space is occupied. The grilles shall remain secured in full-open position during the period of occupancy by the general public. Where two or more means of egress are required, not more than one-half of the exits or exit access doorways shall be equipped with horizontal sliding or vertical security grilles. (1010.3.4)
 - Swinging wooden doors which are operable from the inside without the use of a key shall be one of the following: (6709.1)
 - Solid-core doors not less than 1-3/8-in. in thickness. (6709.1.1)
 - Wood panel-type doors having:
 - Individual panels fabricated of lumber not less than 1-3/8 in. thick, provided shaped portions of the panels are not less than 1/4-in. thick, and not more than 300-sq.-in. in area.
 - Stiles and rails shall be of solid lumber not less than 1-3/8-in. in thickness and 3-in. in width. Mullions not over 18-in long may be 2-in. wide.
 - Carved areas shall be at least 3/8-in. thick.
 - Hollow-core door or doors less than 1-3/8-in. in thickness, either of which are covered on the inside face with 16-gauge sheet metal attached with screws at 6-in. maximum centers around the perimeter. (6709.1.3)
 - Manually operated flush bolts or surface bolts are not permitted. (1010.2.4)
 - On doors not required for egress in individual dwelling units or sleeping units.

- Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
 - Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not have doorknobs, panic bars or similar operating hardware.
 - Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not have doorknobs, panic bars or similar operating hardware.
 - Where a pair of doors serves patient care rooms in Group I-2 occupancies, self-latching edge- or surface-mounted bolts are permitted on the inactive leaf, given the inactive leaf is not needed to satisfy egress width requirements and the inactive leaf contains no doorknobs, panic bars or similar operating hardware.
- A single swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch door shall be equipped with a deadbolt and latch. (6709.2)
 - The latch may be omitted from doors in Group B Occupancies.
 - Dead bolts shall have hardened inserts and have a minimum throw of 1-in. with an embedment of not less than 5/8-in.
 - Latching device shall have a dead latch if mechanism has a key locking feature.
 - Hook shape or expanding lug deadbolt shall have a minimum throw of 3/4-in.
 - Dead bolts of locks which automatically activate two or more dead bolts shall embed at least 1/2-in., but need not exceed 3/4-in. into the holding devices receiving the projected bolts.
 - Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts as set forth in Section 6709.2. (6709.3)
 - Exceptions:
 - The bolt or bolts need not be key-operated, but shall not be otherwise activated, from the exterior side of the door.
 - The bolt or bolts may be engaged or disengaged automatically with the deadbolt or by another device on the active leaf or lower leaf.
 - Manually operated hardened bolts that are at the top and bottom of the leaf and which embed a minimum of 1/2-in. into the device receiving the projected bolt may be used when not prohibited by Chapter 10 or other laws or regulations.
 - Door stops on wooden jambs for in-swinging doors shall

be of one-piece construction with the jamb or equipment by a rabbit. (6709.4)

- Use non-removable pins for hinges of swinging doors which are accessible from the outside when the door is closed. (6709.5)
- Use cylinder guards on cylinder locks whenever the cylinder projects beyond the outside face of the door or is otherwise accessible to attack tools. (6709.6)
- Sliding glass doors shall be equipped with locking devices and shall have a testing label per Section 6708.5. Locking devices installed on sliding glass doors complying with Sections 1010 and 1030 shall be releasable from the inside without the use of a key, tool or excessive force. (6710)
- Metal or wooden overhead and sliding doors shall be secured with a deadbolt lock, padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. When door width exceeds 9-ft, both jambs shall be secured by locking device or restrained by a guide or retainer. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed on hollow-metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6711)
- Metal accordion grate or grille-type doors shall be equipped with metal guides at top and bottom, and a cylinder lock or padlock and hardened steel shackle shall be provided. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed in hollow-metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
- Windows within 40-in. of a required locking device on a door when in the closed and locked position and operable from the inside without the use of a key, shall be fully tempered glass, laminated glass of at least 1/4-in. thick, approved burglary-resistant material, or guarded by metal bars, screens or grilles in an approved manner. (6714)
- Lights with a least dimension greater than 6-in. but less than 48-in. in Groups B, F, M and S Occupancies shall be fully tempered glass, laminated glass of at least 1/4-in. thickness, approved burglary-resistant material, or guarded by metal bars, screens or grilles in an approved manner. (6714)
- Locking devices installed on windows providing the emergency egress required by Section 1029 shall be releasable from the inside without use of a key, tool or excessive force. (6715.1)
- Sliding glass windows shall be provided with locking devices that, when subject to the tests specified in Section 6707, remain intact and engaged. Movable panels shall not be rendered easily operable or removable from the frame during or after the tests. (6715.2)
- Other operable windows (including skylights) shall be provided with substantial locking devices which render the building as secure as the devices required by Section 6715. In Groups B, F, M and S

Occupancies, such locking devices shall be a glide bar, bolt, cross bar, and/or padlock with hardened steel shackle. (6715.3)

- Openings which form a part of the enclosure, or portion thereof, housing a single occupant, and the bottom of which is not more than 16 feet above the grade of a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway or similar area, shall be constructed, installed and secured as set forth by Section 6717. (6716)
- Wooden hatchways of less than 1-3/4-in.-thick solid wood sheet shall be covered on the inside with 16-gauge sheet metal attached with screws at 6-in maximum centers around the perimeter. (6717.1)
- Hatchway, scuttles, and similar openings shall be secured from the inside with a slide bar, slide bolt, and/or padlock with a hardened steel shackle. (6717.2)

- Outside pin-type hinges for hatchways, scuttles and similar openings shall be provided with non-removable pins or a means by which the door cannot be opened through removal of hinge pins while the door is in the closed position. (6717.3)
- Other openings exceeding 96-sq.in. with a least dimension exceeding 8-in. shall be secured by metal bars, screens or grilles in an approved manner. (6717.4)
- Each tenant space shall be separated from the other tenant spaces by a fire partition. (508.4, 708)

DRAWN BY: MARTIN RODRIGUEZ 03/19/2026

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No	Revision / Submissions		Date
MRS. MARTIN R. RODRIGUEZ 5903 EASTBROOK AVE LAKEWOOD CA 90713 562-380-0800 DESIGN + ENGINEERING + PROJECT MANAGEMENT www.MROStudio.net			
THE ARTESIA HISTORICAL SOCIETY SCHOOL BELL TOWER PROJECT 18641 CORBY AVE ARTESIA CA 90701			
GENERAL NOTES			
DESIGNED: MRR	PROJECT NUMBER:		
DRAWN:	SCALE: NOTED		
CHECKED:	DRAWING NUMBER:		
DATE:	GN 1		



GENERAL PROJECT INFORMATION

PLAN CHECK NO _____ DISTRICT NO _____
JOB ADDRESS _____ CITY _____ ZIP _____

NOTE: Numbers in the parenthesis () refer to sections of the 2026 edition of the Los Angeles County Building Code, Table (T) & Building Code Manual (BCM).

Please blueprint these General Notes on your plans.

The State of California delegates authority to the local jurisdiction to ensure compliance with Title 24, Part 2 of the California Code of Regulations. The following general notes indicate specific areas of Title 24, Part 2 which are applicable to your project. Please be aware that the owner(s) of the building and his/her consultants are responsible for compliance with the most current Federal Regulations contained in the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA). Where the ADA & FHA requirements exceed those contained in Title 24, Part 2, it is the responsibility of the owners and their consultants to ensure compliance with the most current ADA & FHA regulations, as the City is not authorized to review plans or inspect projects for ADA & FHA compliance.

The following, applicable, general notes shall be provided on the plans.

A. APPLICATION AND ADMINISTRATION

1. Features, facilities and equipment required by Chapter 11B to be accessible to and useable by persons with disabilities shall be maintained in operable working condition. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. **§11B-108**

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

1. Floor and ground surfaces shall be stable, firm, and slip resistant. **§11B-302.1**
2. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½ inch maximum. **§11B-302.2, Figure 11B-302.2**

CHANGES IN LEVEL

3. Vertical changes in level for floor or ground surfaces may be ¼ inch high maximum and without edge treatment. Changes in level greater than ¼ inch and not exceeding ½ inch in height shall be beveled with a slope not steeper than 1:2. **§11B-303, Figures 11B-303.2 & 11B-303.3**
4. Changes in level greater than ½ inch in height shall be ramped and shall comply with the requirements of 11B-405 Ramps or 11B-406 Curb Ramps as applicable. **§11B-303**
5. Abrupt changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface or by guards or handrails with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk. These requirements do not apply between a walk or sidewalk and an adjacent street or driveway. **§11B-303.6**

TURNING SPACE

6. Floor or ground surfaces of a turning space shall comply with §11B-302. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted. **§11B-304.2, §11B-306.2, §11B-404.2.4.4**
7. Circular turning spaces shall be a space of 60 inches diameter minimum and may include knee and toe clearance complying with 11B-306 Knee and Toe Clearance. **§11B-304.3.1**



8. T-Shaped turning spaces shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. **§11B-304.3.2, Figure 11B-304.3.2**

KNEE AND TOE CLEARANCE

9. For lavatories and built-in dining and work surfaces required to be accessible, toe clearance shall be provided that is 30 inches in width and 9 inches in height above the finish floor or ground for a depth of 19 inches minimum. **§11B-306.2.1**
10. Toe clearance shall extend 19 inches maximum under lavatories for toilet and bathing facilities and 25 inches maximum under other elements. **§11B-306.2.2**
11. At lavatories in toilet and bathing facilities, knee clearance shall be provided that is 30 inches in width for a depth of 11 inches at 9 inches above the finish floor or ground and for a depth of 8 inches at 27 inches above the finish floor or ground increasing to 29 inches high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture. **§11B-306.3.3, Figure 11B-306.3(c)**
12. At dining and work surfaces required to be accessible, knee clearance shall be provided that is 30 inches in width at 27 inches above the finish floor or ground for a depth of at least 19 inches. **§11B-306.3**

PROTRUDING OBJECTS

13. Except for handrails, objects with leading edges more than 27 inches and less than 80 inches above the finish floor or ground shall protrude no more than 4 inches horizontally into the circulation path. Handrails may protrude 4½ inches maximum. **§11B-307.2, Figure 11B-307.2**
14. Freestanding objects mounted on posts or pylons shall overhang circulation paths no more than 12 inches when located from 27 to 80 inches above the finish floor or ground. **§11B-307.3, Figure 11B-307.3(a)**
15. Protruding objects shall not reduce the clear width required for accessible routes. **§11B-307.5**
16. Lowest edge of a sign or other obstruction, when mounted between posts or pylons separated with a clear distance greater than 12 inches, shall be less than 27 inches or more than 80 inches above the finish floor or ground. **§11B-307.3, Figure 11B-307.3(b)**
17. Vertical clearance shall be at least 80 inches high on circulation paths except at door closers and door stops, which may be 78 inches minimum above the finish floor or ground. **§11B-307.4**
18. Guardsrails or other barriers with a leading edge located 27 inches maximum above the finish floor or ground shall be provided where the vertical clearance on circulation paths is less than 80 inches high. **§11B-307.4, Figure 11B-307.4**
19. Where a guy support is used within either the width of a circulation path or 24 inches maximum outside of a circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction. **§11B-307.4.1, Figure 11B-307.4.1**

REACH RANGES

20. Electrical controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.1**
21. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located within allowable reach ranges. Low reach shall be measured to the bottom of the outlet box and high reach shall be measured to the top of the outlet box. **§11B-308.1.2**
22. High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. **§11B-308.2.1, Figure 11B-308.2.1**
23. High forward reach shall be 48 inches maximum where the reach depth is 20 inches or less and 44 inches maximum where the reach depth exceeds 20 inches. High forward reach shall not exceed 25 inches in depth. **§11B-308.2.2, Figure 11B-308.2.2**



24. High side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor where the side reach is unobstructed or the depth of any obstruction does not exceed 10 inches. **§11B-308.3.1, Figure 11B-308.3.1**
25. High side reach shall be 46 inches maximum above the finish floor or ground where the high side reach is over an obstruction more than 10 inches but not more than 24 inches in depth. **§11B-308.3.2, Figure 11B-308.3.2**
26. Obstructions for high side reach shall not exceed 34 inches in height and 24 inches in depth. **§11B-308.3.2, Figure 11B-308.3.2**
27. Obstructed high side reach for the top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. **§11B-308.3.2**
28. Obstructed high side reach for the operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. **§11B-308.3.2**

OPERABLE PARTS

29. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Force required to activate operable parts shall be 5 pounds maximum. **§11B-309.4**

C. ACCESSIBLE ROUTES

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

1. Circulation paths contiguous to vehicular traffic shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches minimum above the area where vehicular traffic occurs. See exceptions **§11B-260.1**

1. **DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE** Detectable warning surfaces shall be yellow and approximate FS 33538 of SAE AMSSTD-595A. **§11B-705.1.1.3.1**
2. Detectable warning surfaces shall provide a 70 percent minimum visual contrast with adjacent walking surfaces. Contrast in percent shall be determined by:

Contrast percent = [(B1-B2)/B1] x 100 where

B1 = light reflectance value (LRV) of the lighter area and

B2 = light reflectance value (LRV) of the darker area

§11B-705.1.1.3.2 (See exception)

DOORS, DOORWAYS, AND GATES

3. Doors, doorways, and gates providing user passage shall be provided in accordance with 11B-206.5 Doors, Doorways, and Gates. **§11B-206.5**
4. Doors, doorways and gates that are part of an accessible route shall comply with 11B-404 Doors, Doorways, and Gates. **§11B-404.1**
5. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. **§11B-404.2.3**
6. Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1.
7. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have



maneuvering clearances complying with Table 11B-404.2.4.2. **§11B-404.2.4.2**

8. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate. **§11B-404.2.4.3**
9. Thresholds, if provided at doorways, shall be ½ inch high maximum. Raised thresholds and changes in level at doorways shall comply with 11B-302 Floor or Ground Surfaces and 11B-303 Changes in Level. **§11B-404.2.6**
10. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 11B-309.4 Operation. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. **§11B-404.2.7**
11. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: **§11B-404.2.9**
- a. Interior hinged doors and gates: 5 pounds maximum.
- b. Sliding or folding doors: 5 pounds maximum.
- c. Required fire doors: the minimum opening force allowable by the appropriate administrative authority, not to exceed 15 pounds.
- d. Exterior hinged doors: 5 pounds maximum.
12. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. **§11B-404.2.10**

RAMPS

13. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-405.2**
14. Cross slope of ramp runs shall not be steeper than 1:48 (2.083%). **§11B-405.3**
15. Floor or ground surfaces of ramp runs shall comply with 11B-302 Floor or Ground Surfaces. Changes in level other than the running slope and cross slope are not permitted on ramp runs. **§11B-405.4**
16. The clear width of a ramp run shall be 48 inches minimum. **§11B-405.6**
17. The rise for any ramp run shall be 30 inches maximum. **§11B-405.6**
18. Ramps shall have landings at the top and the bottom of each ramp run. **§11B-405.7**
19. Landings shall comply with 11B-302 Floor or Ground Surfaces. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted. **§11B-405.7.1**
20. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. **§11B-405.7.2**
21. Top landings shall be 60 inches wide minimum. **§11B-405.7.2.1**
22. The landing clear length shall be 60 inches long minimum. **§11B-405.7.3**
23. Bottom landings shall extend 72 inches minimum in the direction of ramp run. **§11B-405.7.3.1**
24. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run. **§11B-405.7.4**
25. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches. **§11B-405.7.6**
26. Ramp runs shall have compliant handrails per 11B-505 Handrails. **§11B-405.8**
27. Edge protection complying with 11B-405.9.2 Curb or Barrier shall be provided on each side of ramp runs and at each side of ramp landings. **§11B-405.9 (See exceptions)**



28. A curb or barrier shall be provided that prevents the passage of a 4 inch (102 mm) diameter sphere, where any portion of the sphere is within 4 inches (102 mm) of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. **§11B-405.9.2**

29. Landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-405.10**

HANDRAILS

30. Handrails shall be provided on both sides of stairs and ramps. **§11B-505.2**
31. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. **§11B-505.3**
32. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. **§11B-505.4**
33. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches minimum. Handrails may be located in a recess if the recess is 3 inches maximum deep and 18 inches minimum clear above the top of the handrail. **§11B-505.5**
34. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1½ inches minimum below the bottom of the handrail-gripping surface. **§11B-505.6**
35. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1½ inches minimum and 2 inches maximum. **§11B-505.7.1**
36. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6½ inches maximum, and a cross-section dimension of 2½ inches maximum. **§11B-505.7.2**
37. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 11B-505.10 Handrail Extensions. **§11B-505.10**
38. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. **§11B-505.10.1**
39. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.2**
40. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. **§11B-505.10.3**

STAIRWAYS

41. A stair is defined as a change in elevation, consisting of one or more risers. **§11B-202**
42. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum. Curved stairways with winder treads are permitted at stairs which are not part of a required means of egress. (See exception) **§11B-504.2**
43. Open risers are not permitted. **§11B-504.3 (See exceptions)**
44. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend



the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. **§11B-504.4.1**

45. The radius of curvature at the leading edge of the tread shall be ½ inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1½ inches maximum over the tread below. **§11B-504.5 (See exception for existing buildings)**
46. Stairs shall have handrails complying with Section 11B-505 Handrails. **§11B-504.6**
47. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. **§11B-504.7**
48. Floor identification signs required by Chapter 10, Section 1022.9 complying with Sections 11B-703.1 Signs General, 11B-703.2 Raised Characters, 11B-703.3 Braille and 11B-703.5 Visual Characters shall be located at the landing of each floor level, placed adjacent to the door on the latch side, in all enclosed stairways in buildings two or more stories in height to identify the floor level. At the exit discharge level, the sign shall include a raised five pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters. **§11B-504.8**

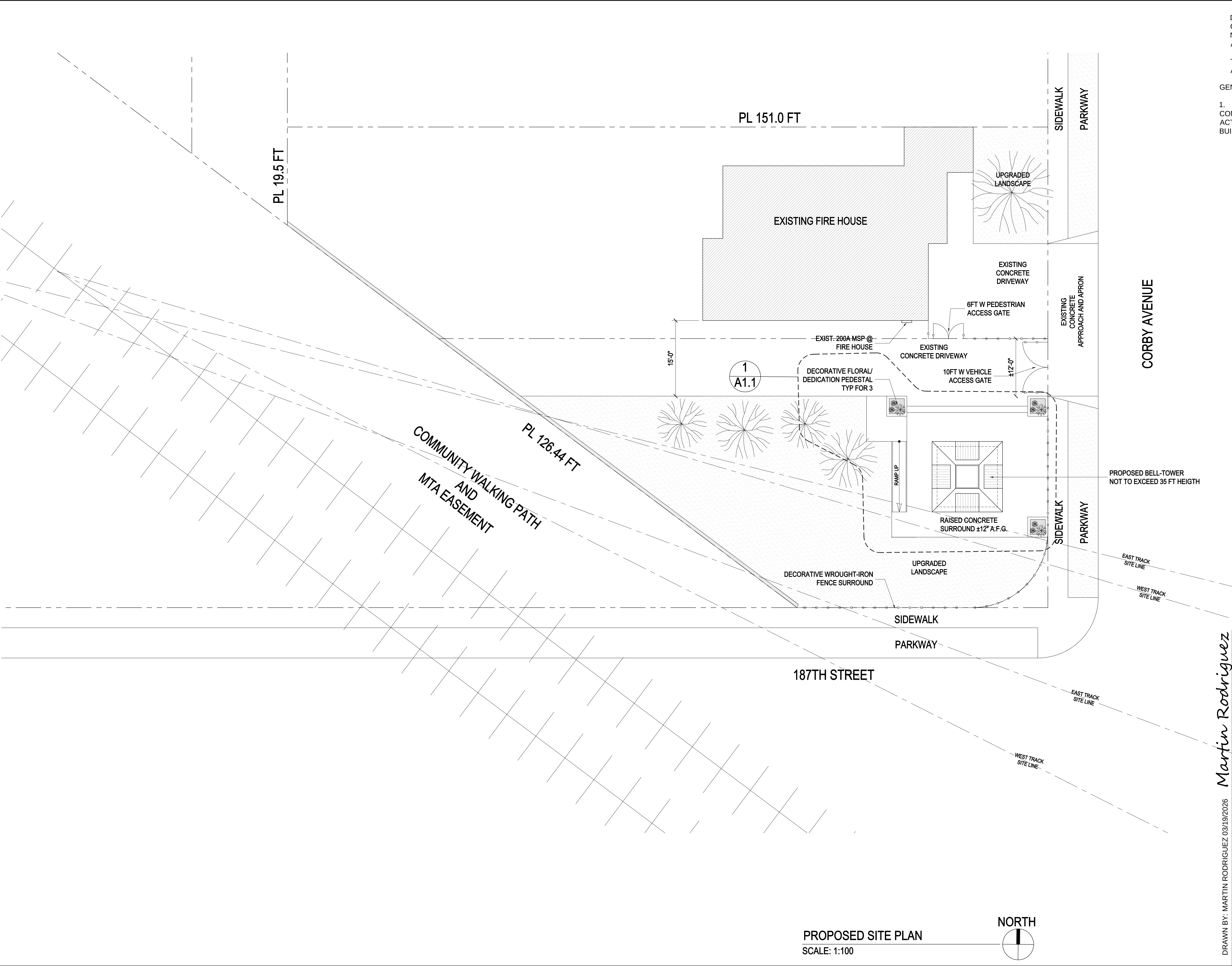
CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

49. Perpendicular ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.2.1**
50. For perpendicular ramps, where provided, curb ramp flares shall not be steeper than 1:10. **§11B-406.2, Figure 11B-406.2.2**
51. Parallel curb ramps shall comply with §11B-406.3 and §11B-406.5. A parallel curb ramp may be provided with one sloping segment or two opposing sloping segments. **§11B-406.3**
52. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). **§11B-406.3.1, Figure 11B-406.3.2**
53. A turning space 48 inches minimum by 48 inches minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be 1:48 maximum (2.083%). **§11B-406.3.2**
54. Blended transition ramps shall have a running slope not steeper than 1:20 (5%). **§11B-406.4.1**
55. Detectable warnings at blended transitions shall be 36 inches (914 mm) in depth and extend the entirety of the transition separating the walk or sidewalk from the vehicular way. **§11B-705.1.2.6**
56. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. **§11B-406.6.1**
57. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches minimum. **§11B-406.6.2**
58. Landings shall be provided at the tops of curb ramps and blended transitions (parallel curb ramps shall not be required to comply). The landing clear length shall be 48 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. The slope of the landing in all directions shall be 1:48 (2.083%) maximum. **§11B-406.6.3**
59. Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush. **§11B-406.6.6**
60. The cross slope of curb ramps and blended transitions shall be 1:48 (2.083%) maximum. **§11B-406.6.7**
61. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1:20 (5%). The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. **§11B-406.6.8**
62. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes

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Martin Rodriguez

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No	Revision / Submissions	Date
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THE ARTESIA HISTORICAL SOCIETY SCHOOL BELL TOWER PROJECT 18641 CORBY AVE ARTESIA CA 90701		
GENERAL NOTES ACCESSIBILITY		
DESIGNED: MRR	PROJECT NUMBER:	
DRAWN:	SCALE: NOTED	
CHECKED:	DRAWING NUMBER:	
DATE:	GN 2	



DRAINAGE NOTE:
CONVEY DRAINAGE AWAY FROM FOUNDATION VIA
NON-EROSIVE DEVICE @ MIN 1% SLOPE FOR LANDSCAPE
AND A MIN 2% SLOPE FOR CONCRETE.

TERMINATE @ LANDSCAPE/LAWN AREA OR OTHER
APPROVED BIO-SWALE MATERIAL OR FILTER BASIN

- GENERAL NOTES:
- PEDESTRIANS SHALL BE PROTECTED DURING
CONSTRUCTION, REMODELING AND DEMOLITION
ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES
BUILDING CODE 33.

1			
No	Revision / Submissions		Date
MRD SINCE MARTIN R. RODRIGUEZ 5903 EASTBROOK AVE LAKEWOOD CA 90713 562-380-0800 DESIGN + ENGINEERING + PROJECT MANAGEMENT www.MRDStudio.net			
THE ARTESIA HISTORICAL SOCIETY SCHOOL BELL TOWER PROJECT 18641 CORBY AVE ARTESIA CA 90701			
SITE PLAN			
	DESIGNED: MRR	PROJECT NUMBER:	
	DRAWN:	SCALE: NOTED	
	CHECKED:	DRAWING NUMBER:	
	DATE:	A 1	

DRAWN BY: MARTIN RODRIGUEZ 03/19/2026

Martin Rodriguez

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1. ROOFING MATERIAL @ SLOPED ROOF, USE TIMBERLINE PRESTIQUE HIGH DEFINITION ROOFING SHINGLES (ESR 1475) OR APPROVED EQUAL.
2. ROOFING MATERIAL AT ROUNDED ROOF, USE SEP SPAN, "CURVED NU-WAVE" CORRUGATED METAL ROOF(ESR 2206) OR APPROVED EQUAL.
3. NEW ROOFING TO MEET THE FOLLOWING MINIMUM REQUIREMENTS: 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.28 AND A THERMAL EMITTANCE OF AT LEAST 0.9
4. SEE COLOR RENDERINGS FOR ROOFING COLOR. CONTRACTOR TO PROVIDE OWNER/DESIGNER COLOR SAMPLES FOR FINAL APPROVAL.
5. ALL FLASHING SHALL BE INSTALLED PER SPECIFICATIONS AND STANDARDS BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION AND REQUIREMENTS BY LOCAL CODE.
6. ALL FLASHING WORK SHALL HAVE A POSITIVE SLOPE THROUGHOUT. COORDINATE FLASHING INSTALLATION WITH ROOFING, PLASTER, AND/OR WALL UNDERLAYMENT THROUGHOUT.
7. VENT TO ROOF (VTR) PLUMBING PENETRATIONS @ ROOFS WILL BE FLASHED w/ OATEY GALVANIZED, BASE NO-CAULK ROOF FLASHING OR EQUAL INSTALL PER MANUFACTURER RECOMMENDATIONS. .
8. VENT OPENINGS FOR ENCLOSED ATTICS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH VENT OPENINGS.
9. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MIN. 1/16" AND MAX. 1/8" OPENINGS
10. ALL EXPOSED EAVES SHALL HAVE 1X6 STARTER BOARD FOR SHEATHING.
11. NEW VENTS TO HAVE MIN. 1/4" CORROSIVE RESISTANT METAL MESH COVERING.
12. A MIN. OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING



1		
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**THE ARTESIA
HISTORICAL SOCIETY
SCHOOL BELL TOWER PROJECT**

**18641 CORBY AVE
ARTESIA CA 90701**

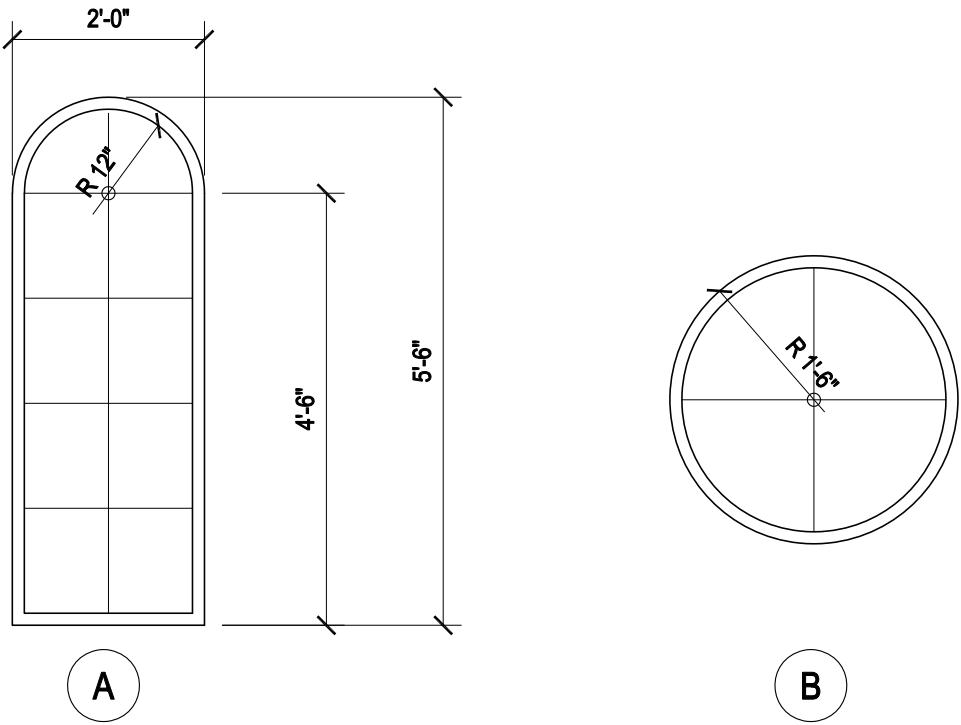
ENLARGED SITE PLAN

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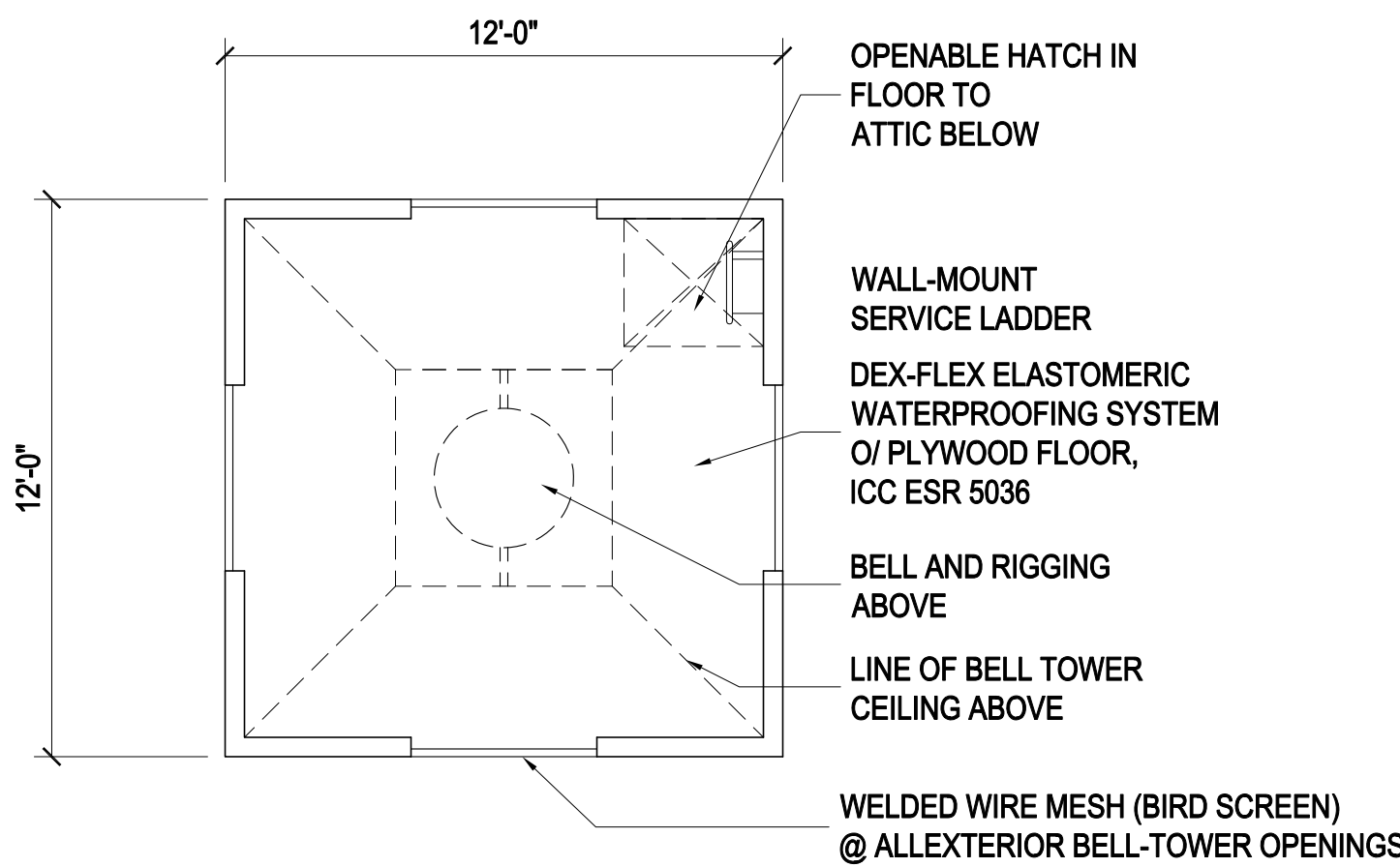
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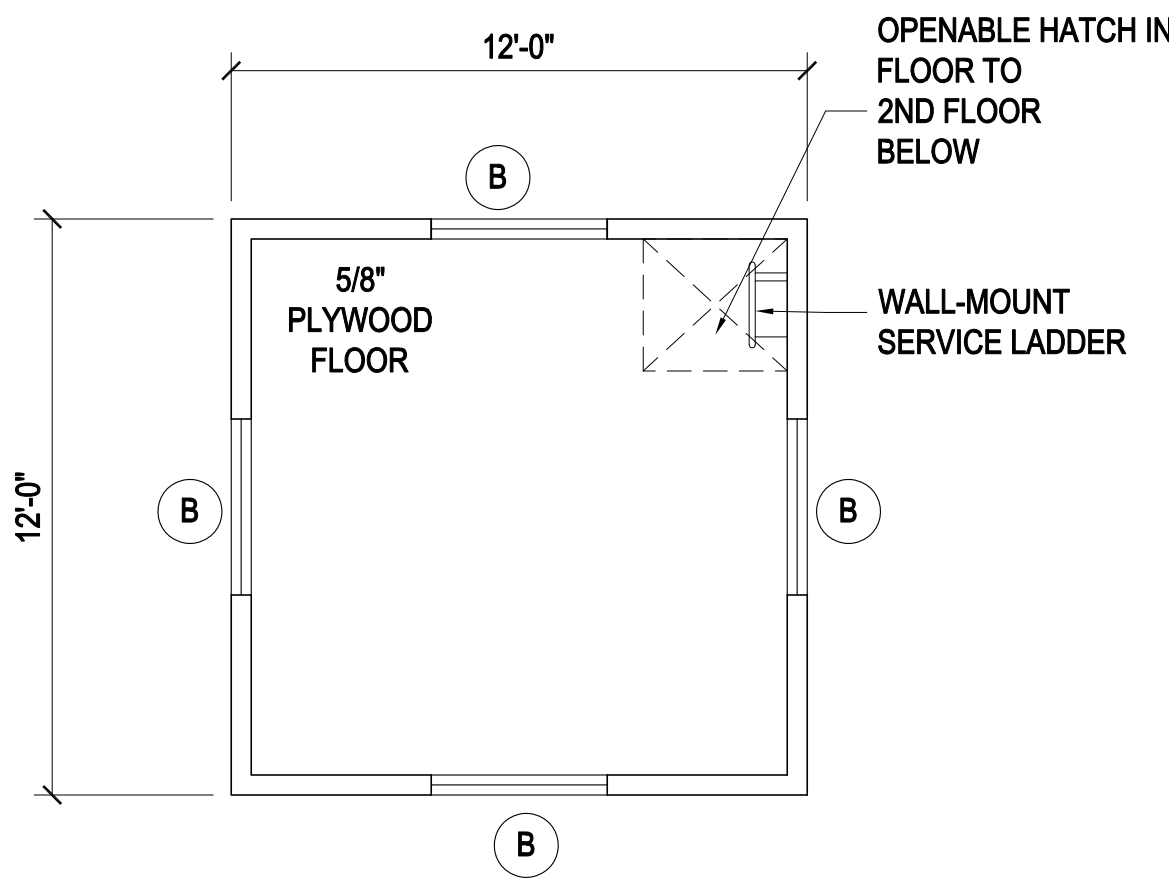
WINDOW SCHEDULE			
SYMBOL	SIZE	TYPE	MATERIAL
A	2'W X 5.5'H	FIXED	EXTRUDED ALUMINUM
B	3' Ø (ROUND)	FIXED	EXTRUDED ALUMINUM
NOTES: ALL NEW WINDOWS TO HAVE U-FACTOR OF 0.300 AND SHGC OF 0.23 PER ENERGY CALCULATIONS			



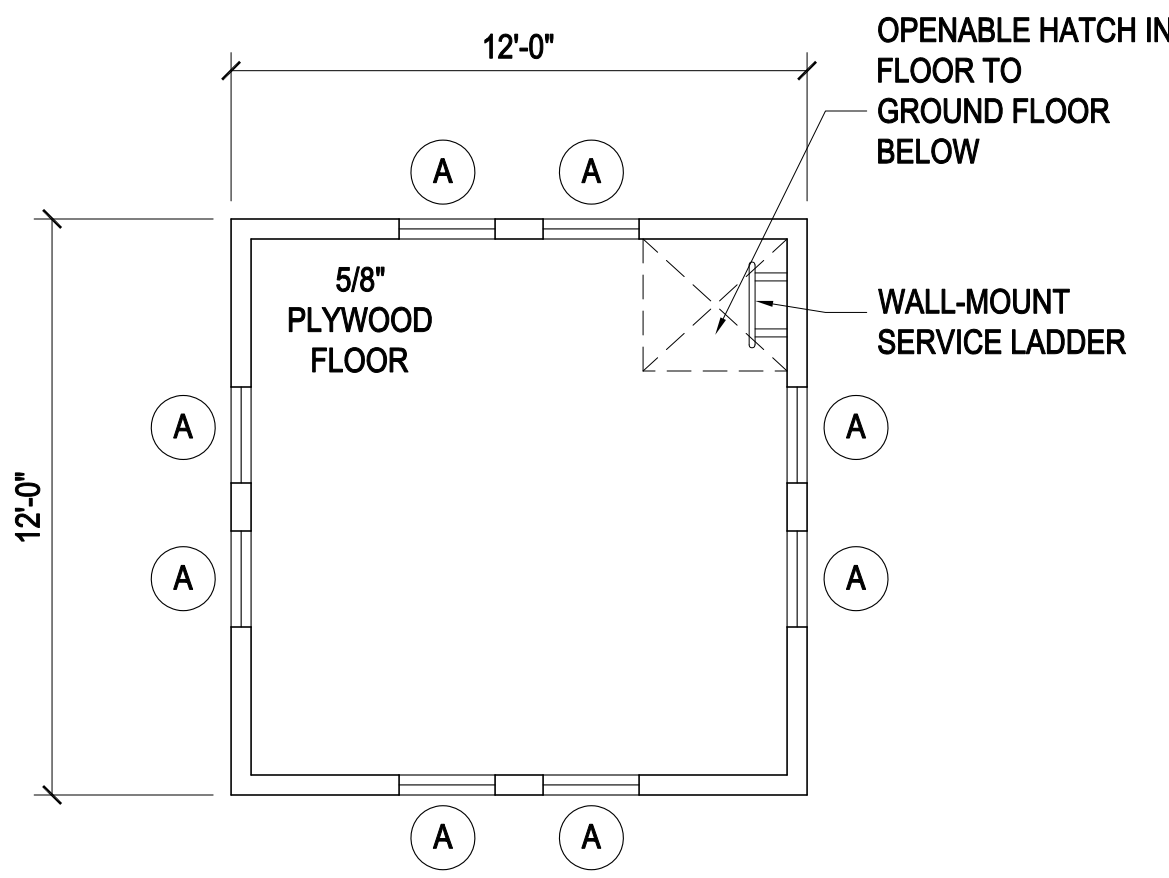
WINDOW SCHEDULE
NO SCALE



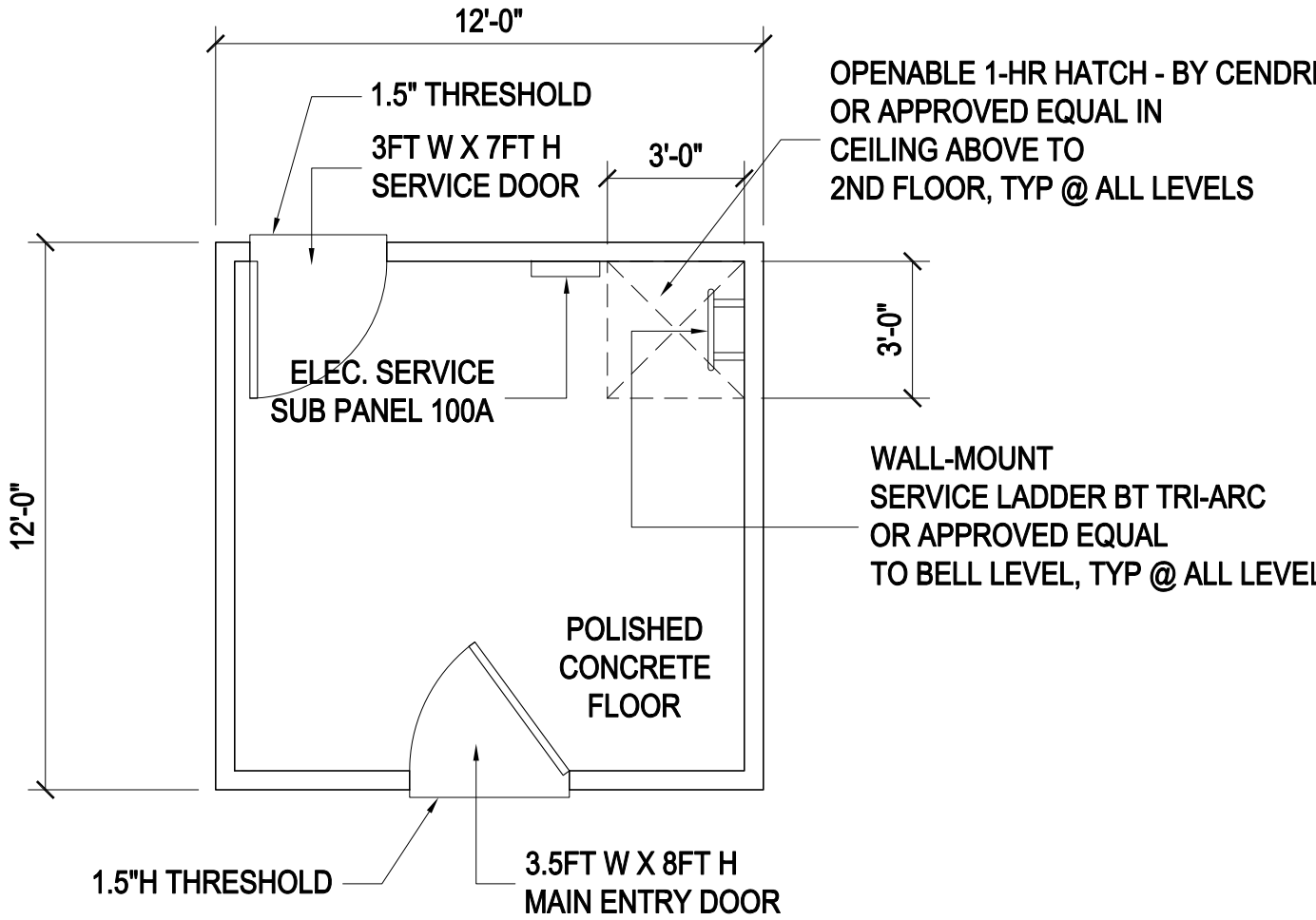
BELL TOWER - BELL CHAMBER FLOOR PLAN



BELL TOWER - ATTIC FLOOR PLAN



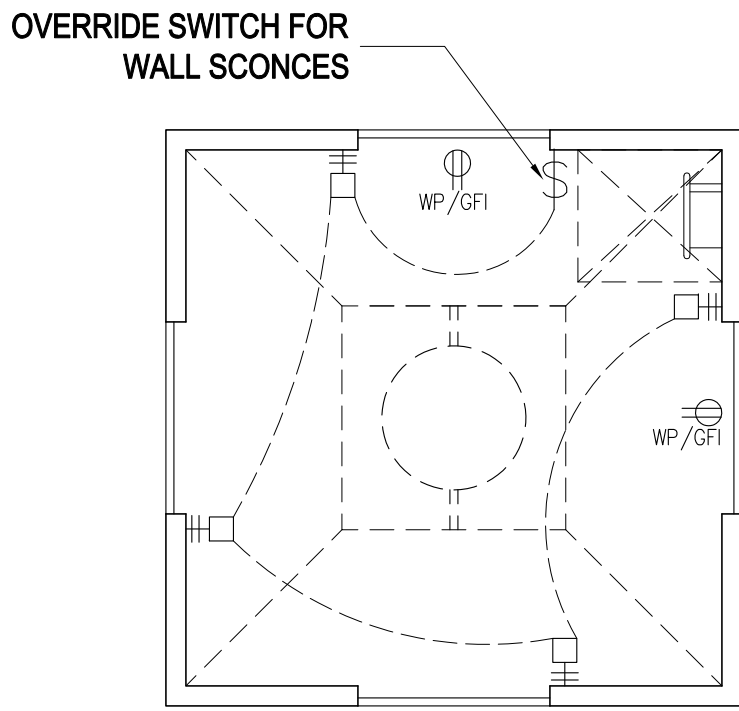
BELL TOWER - 2ND FLOOR PLAN



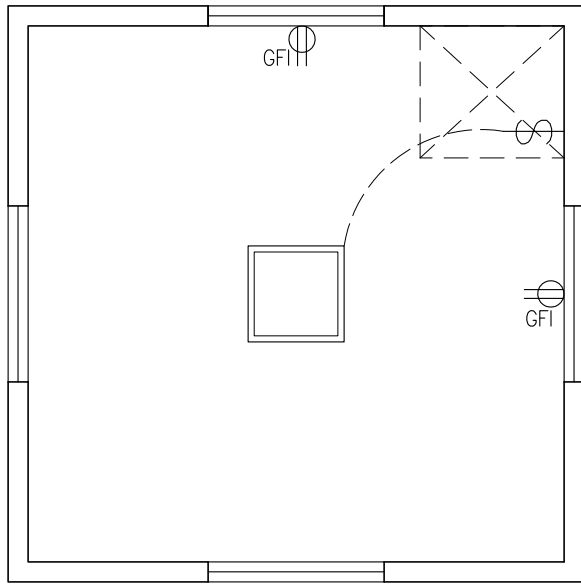
BELL TOWER - 1ST FLOOR PLAN

PROPOSED FLOOR PLANS
SCALE: 1/4" = 1'-0"

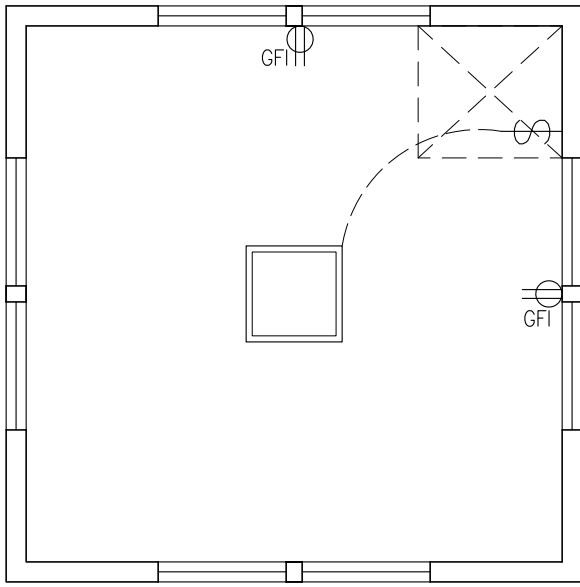
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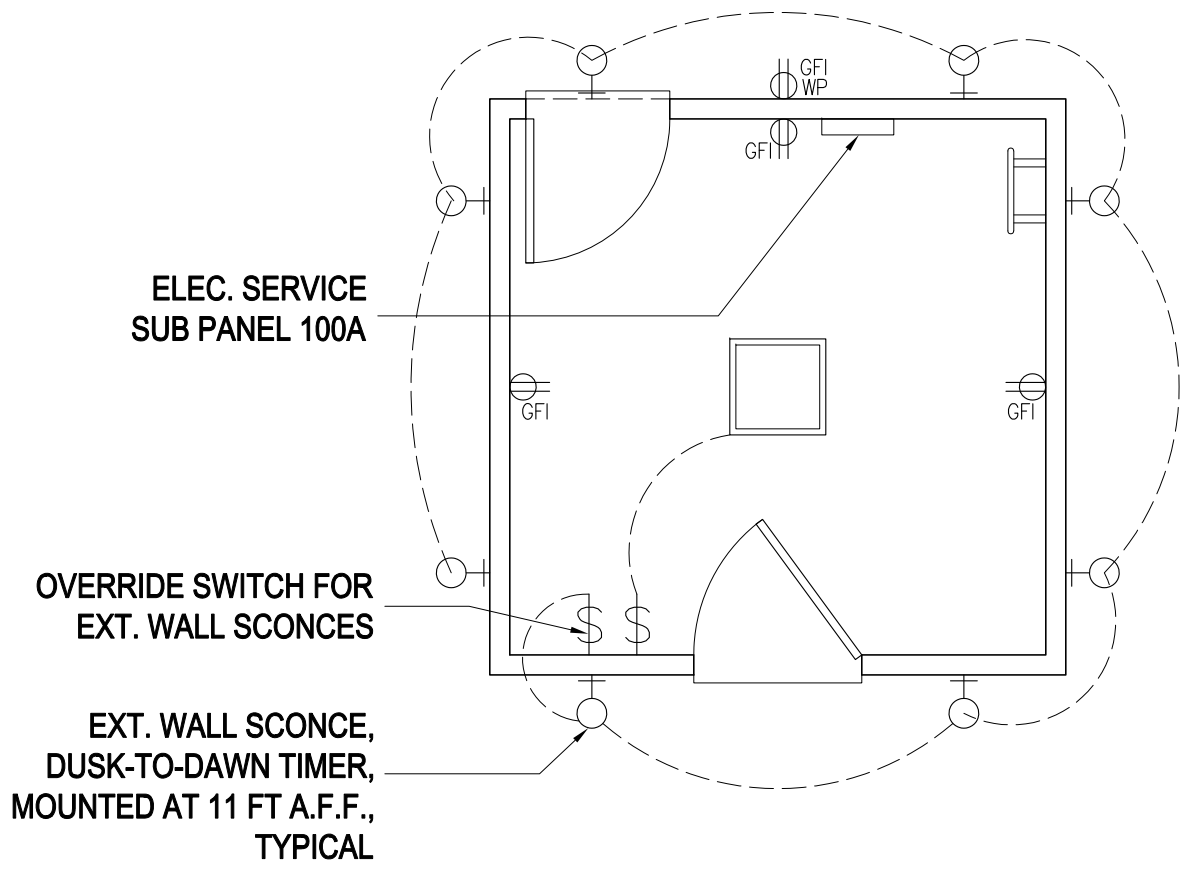
BELL CHAMBER ELECTRICAL PLAN



ATTIC ELECTRICAL PLAN



2ND FLOOR ELECTRICAL PLAN



1ST FLOOR ELECTRICAL PLAN

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	120V DUPLEX WALL RECEPTACLE (GFI PROTECTED)
	120V DUPLEX WALL RECEPTACLE (GFIWEATHER PROTECTED)
	LITHONIA LIGHTING (OR APPROVED EQUAL)
	18" TALL OUTDOOR CYLINDRICAL WALL SCONCE (DUSK TO DAWN)
	LITHONIA LIGHTING (OR APPROVED EQUAL) TWPX1 LED WALL PACK LIGHT (DUSK TO DAWN)
	CEILING/WALL MOUNTED SMOKE DETECTOR HARD WIRE W/ BATTERY BACKUP
	SWITCH W/ VACANCY SENSOR
	LITHONIA LIGHTING - CPANL 24" X 24" ADJUSTABLE LUMEN AND COLOR TEMPERATURE COMMERCIAL LED - SURFACE MOUNT LIGHT

ELECTRICAL NOTES

- RECEPTACLE FACEPLATES SHALL BE INSTALLED SO AS TO COMPLETELY COVER THE OPENING AND SEAT AGAINST THE MOUNTING SURFACE.
- IN DAMP OR WET LOCATIONS, ALL 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED "WEATHER RESISTANT" TYPE.
- ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN DWELLING UNITS SHALL BE LISTED AS TAMPER RESISTANT.
- ALL 120 VOLT, SINGLE PHASE 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING NEW OUTLETS SHALL BE PROTECTED BY A LISTED AFCI COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF HTE BRANCH CIRCUIT WHEN INSTALLED IN BEDROOMS, HALLWAYS, CLOSETS AND SIMILAR AREAS.
- BATHROOM LIGHTING SHALL BE HIGH EFFICIENCY OR MANUAL ON OCCUPANCY SENSOR.
- EXHAUST FANS WITH INTEGRATED LIGHT SOURCE, SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
- INTERIOR LIGHTING, BESIDES BATHROOM LIGHTING,, SHALL BE HIGH EFFICIENCY, OR MANUAL ON OCCUPANCY SENSOR.

ELECTRICAL LAYOUT PLANS

SCALE: 1/4" = 1'-0"

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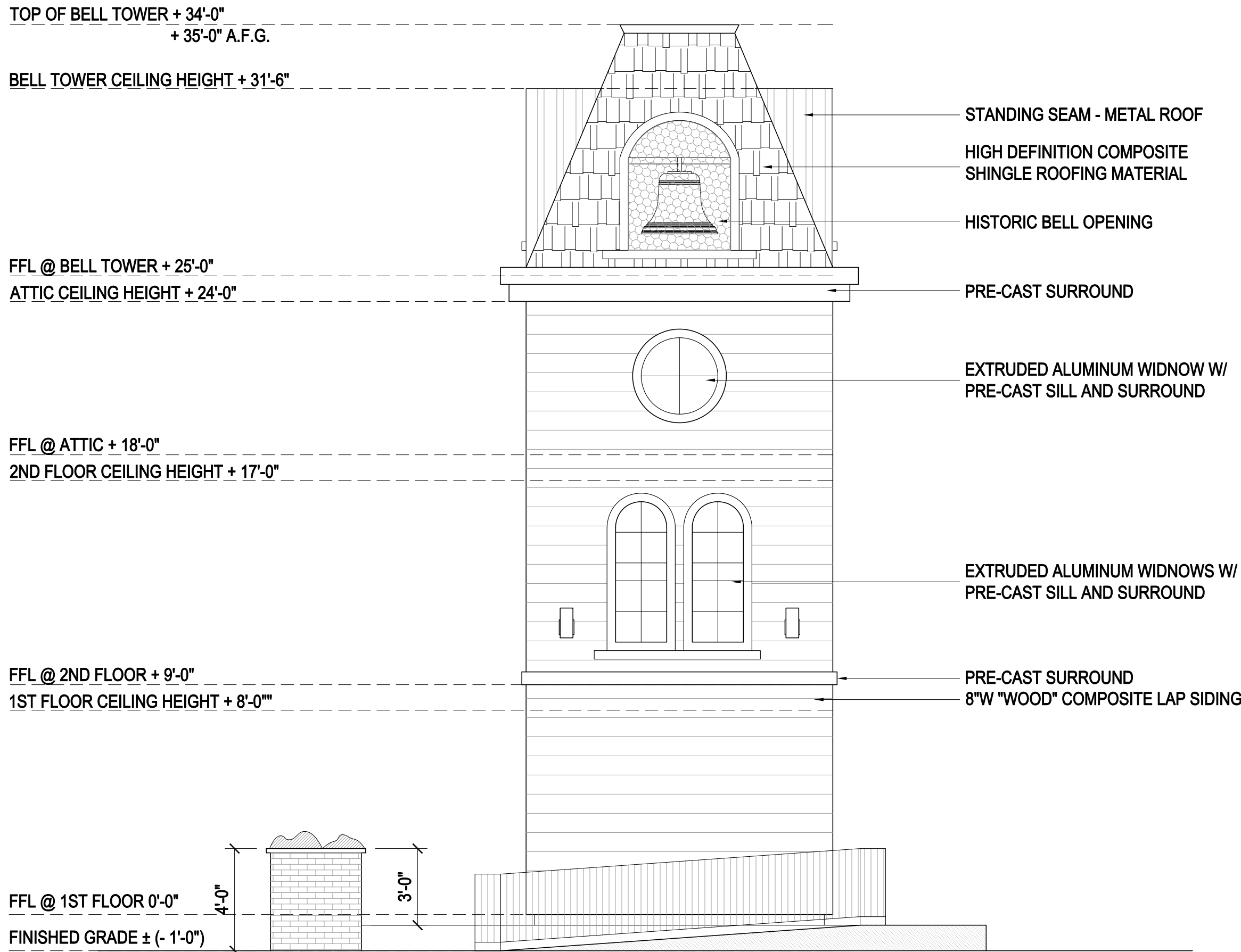
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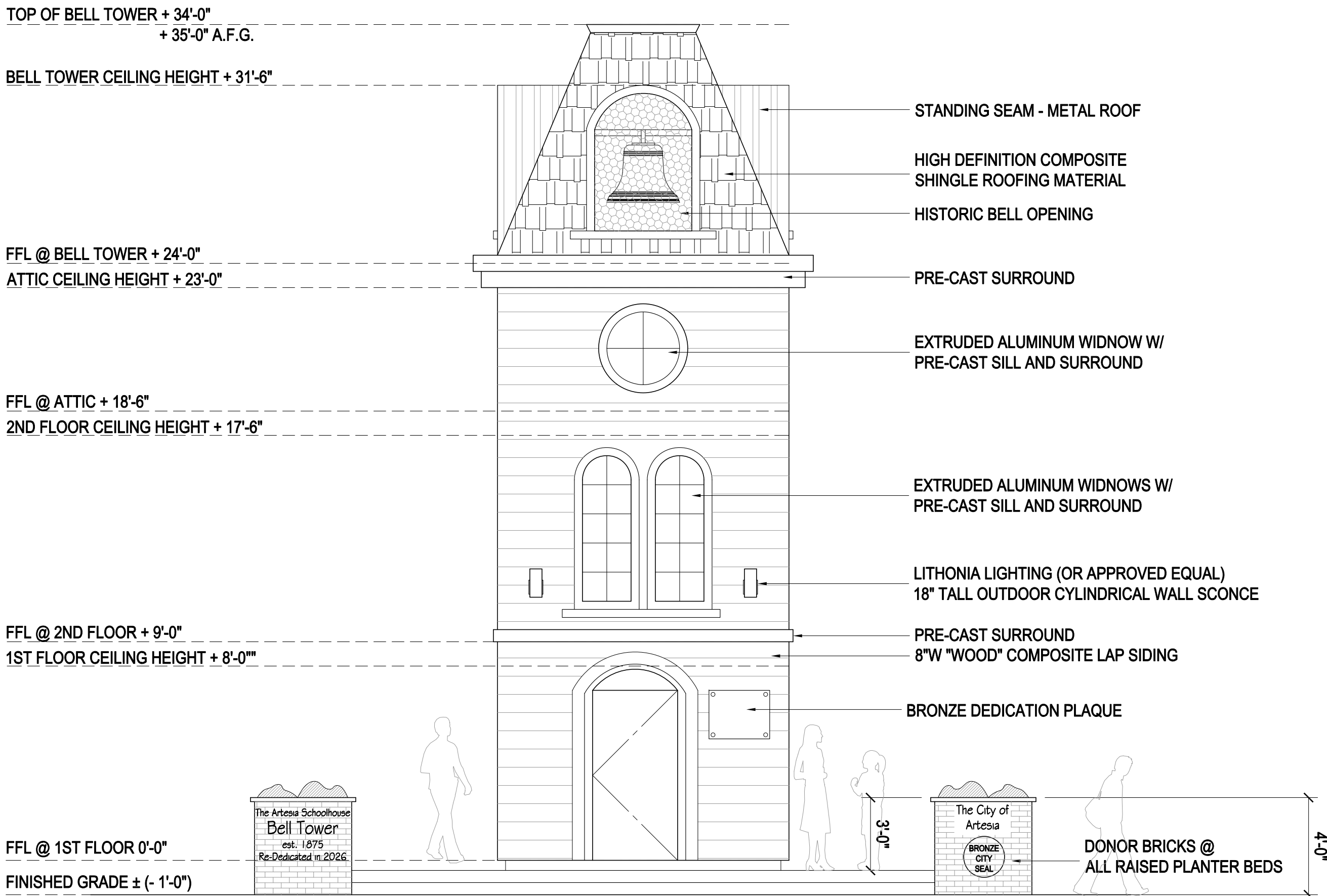


- STANDING SEAM - METAL ROOF
- HIGH DEFINITION - COMPOSITION SHINGLE ROOFING MATERIAL
- PRE CAST SURROUND
- PRE CAST SURROUND @ ALL WINDOWS
- 8 INCH - COMPOSITE WOOD SIDING
- EXTRUDED ALUMINUM WINDOWS

DETAILED ELEVATION VIEW
NO SCALE



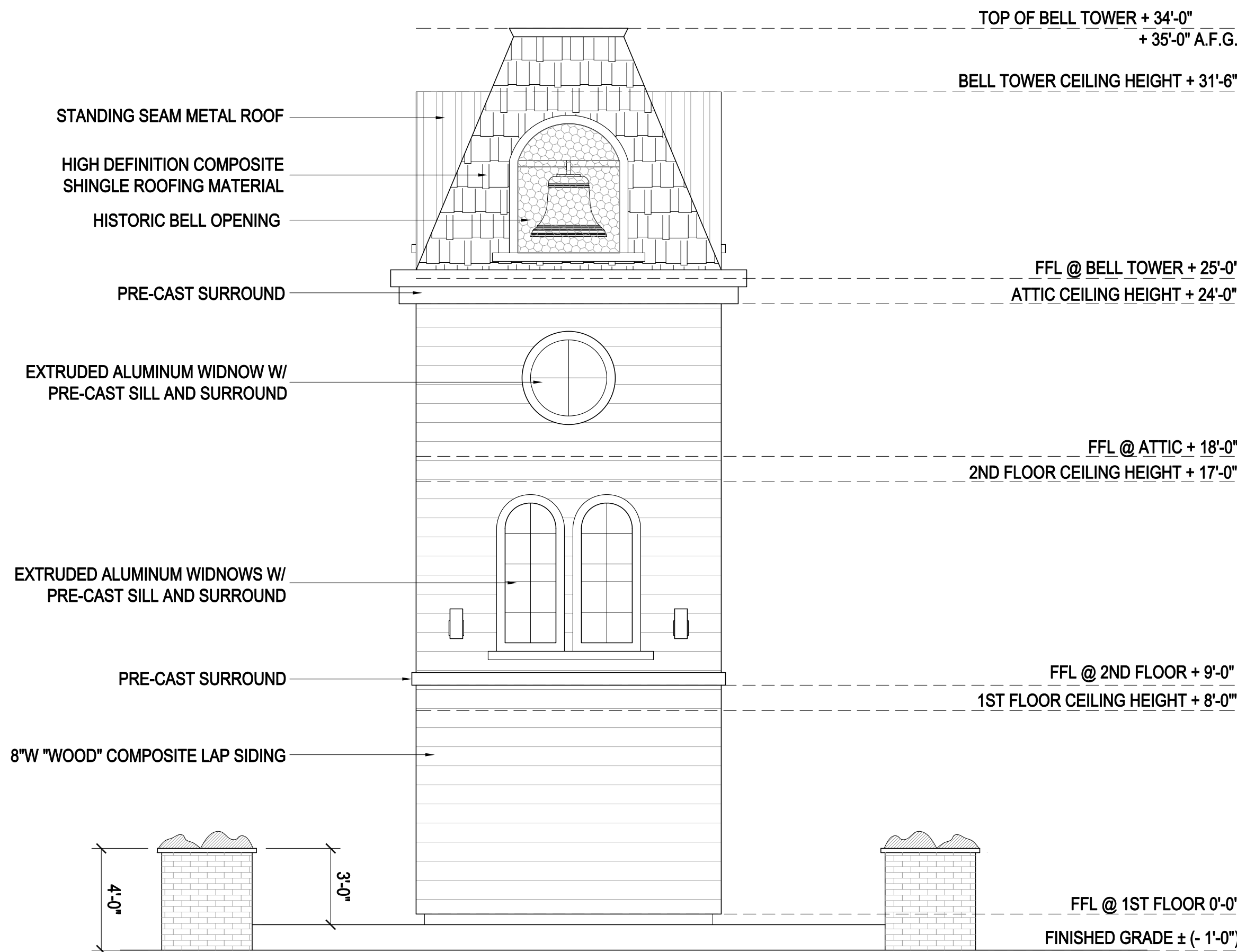
PROPOSED SIDE ELEVATION @ RAMP
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

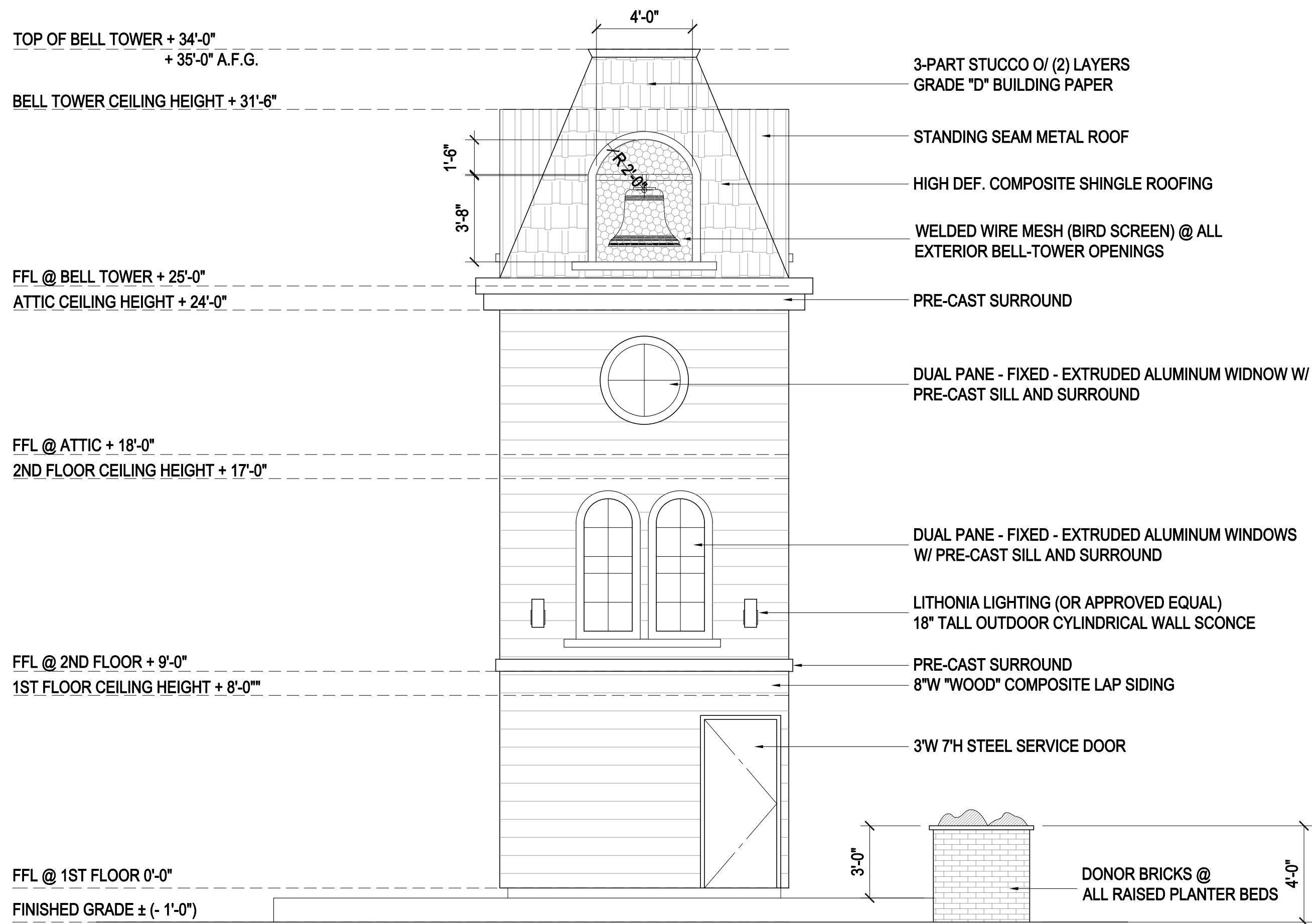
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ELEVATIONS		
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PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

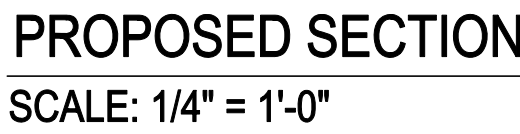


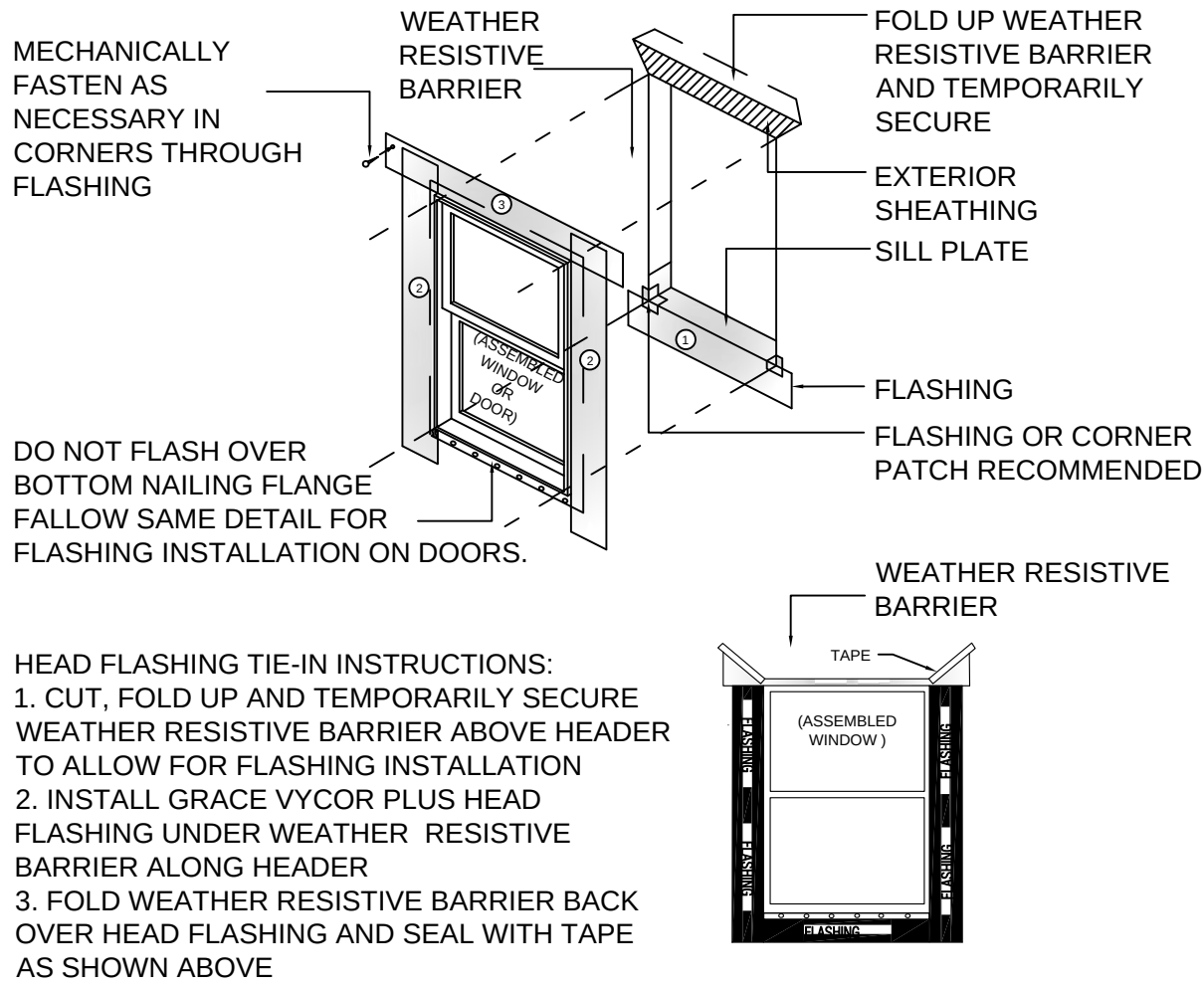
PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"

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ELEVATIONS		
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WINDOW FLASHING (DOOR FLASHING SIM) — 6
SCALE: N.T.S.

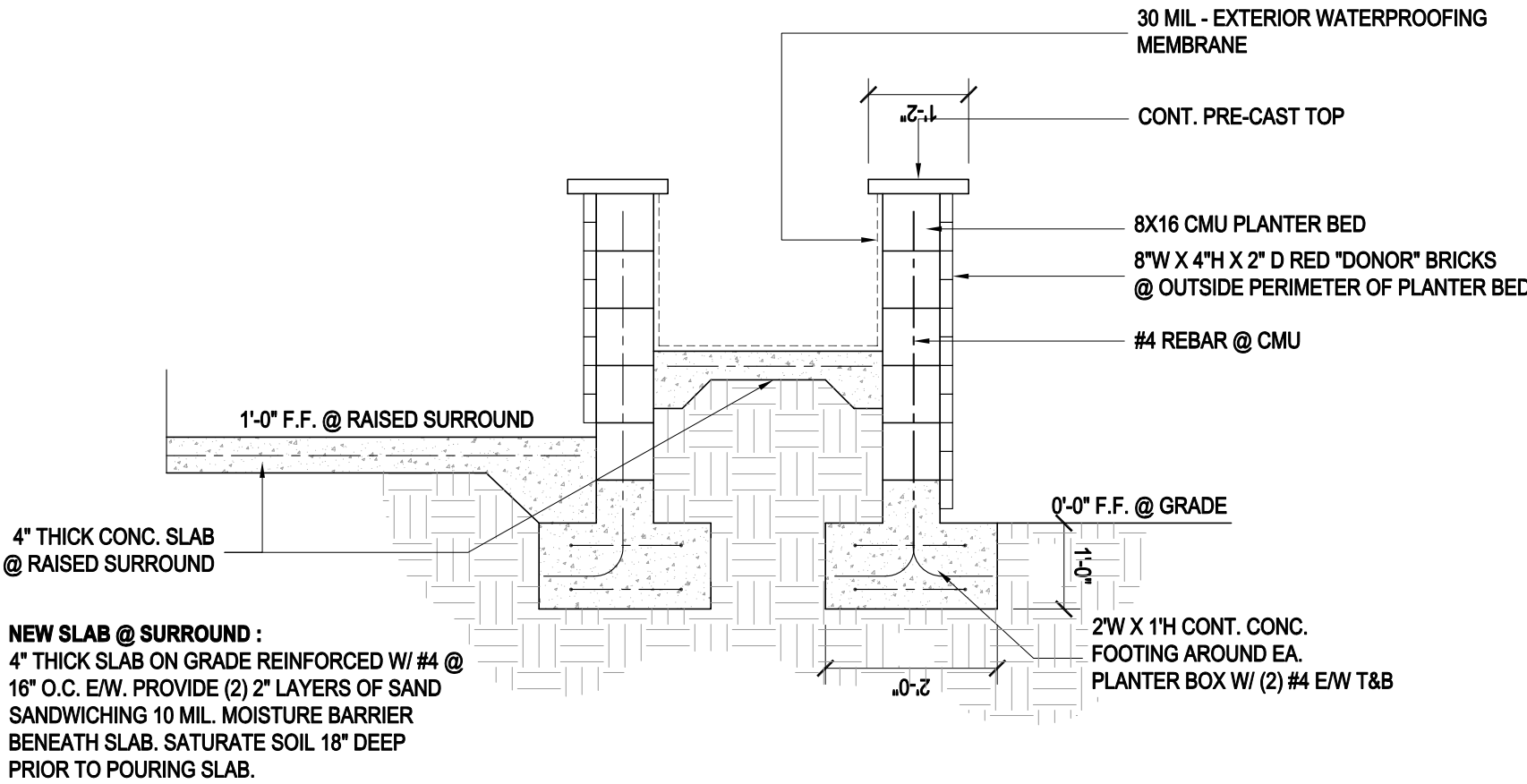
GENERAL FLASHING NOTES:

R703.4 FLASHING: APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

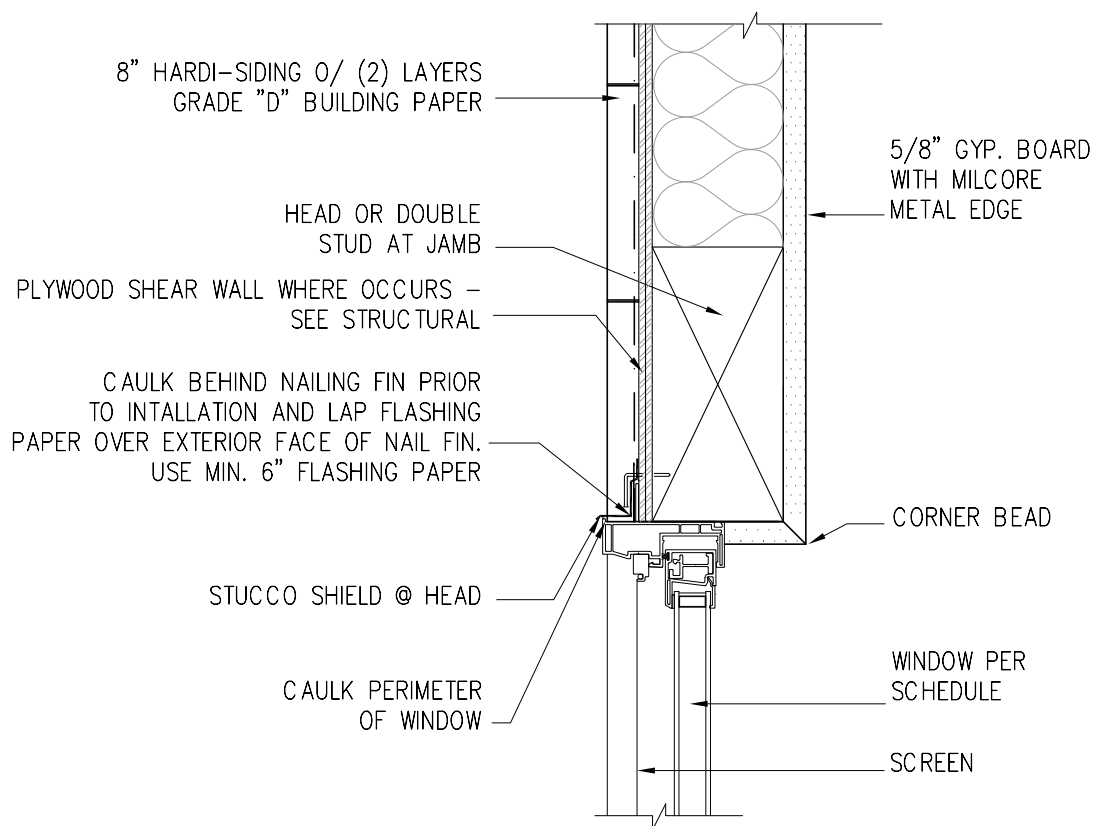
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

- 1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

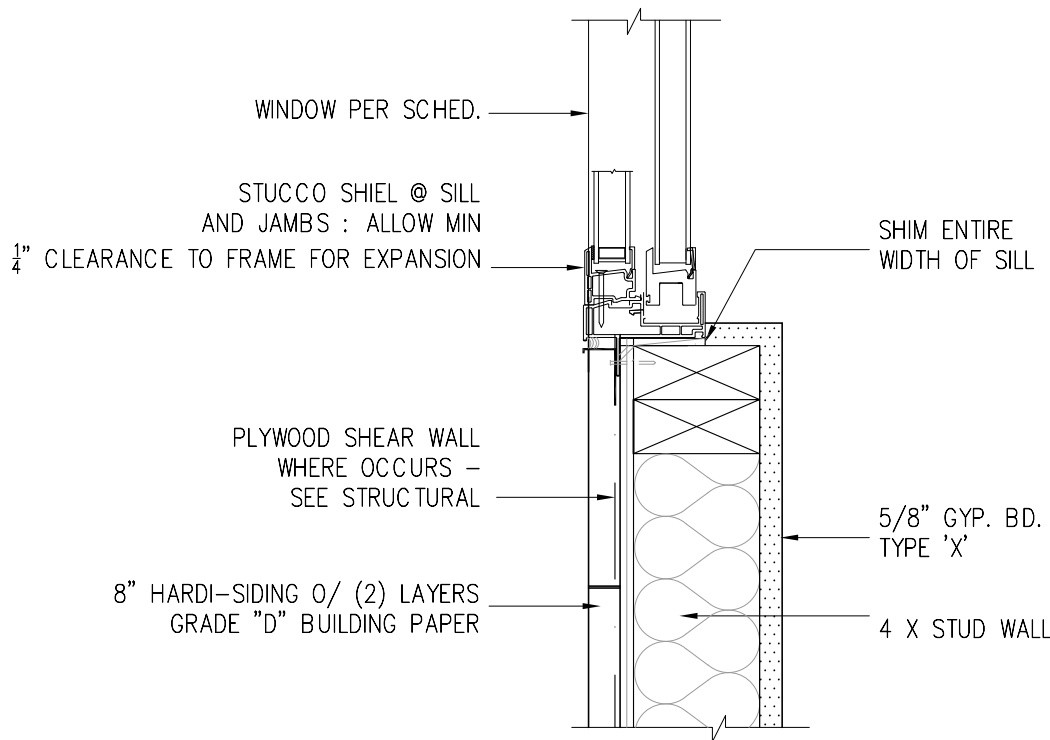
- 1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.



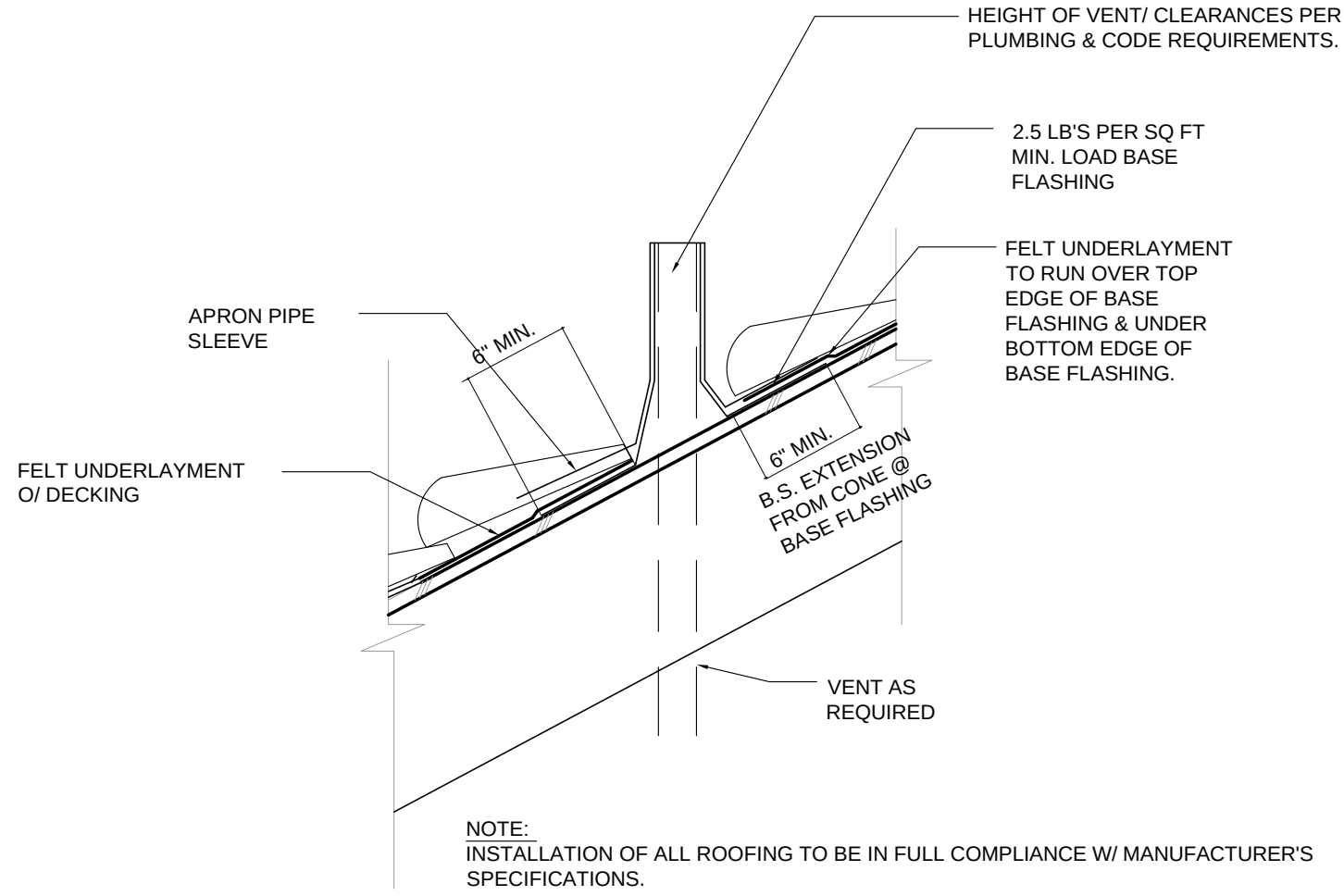
RAISED PLANTER DETAIL — 5
SCALE: N.T.S.



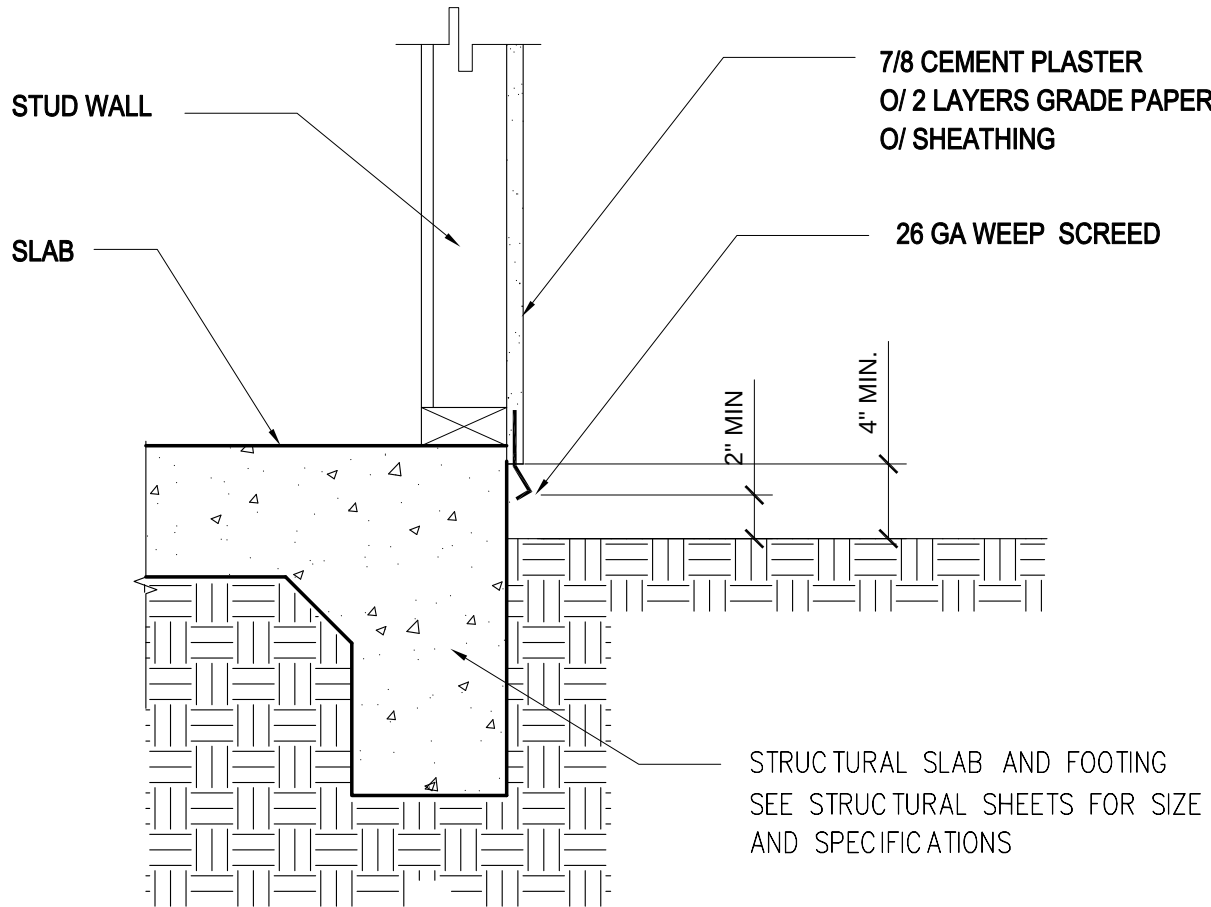
TYP. WINDOW HEAD/DOOR HEAD SIM — 4
SCALE: N.T.S.



TYP. WINDOW SILL/JAMB SIM. — 3
SCALE: N.T.S.



TYP. ROOF PENETRATION — 2
SCALE: N.T.S.

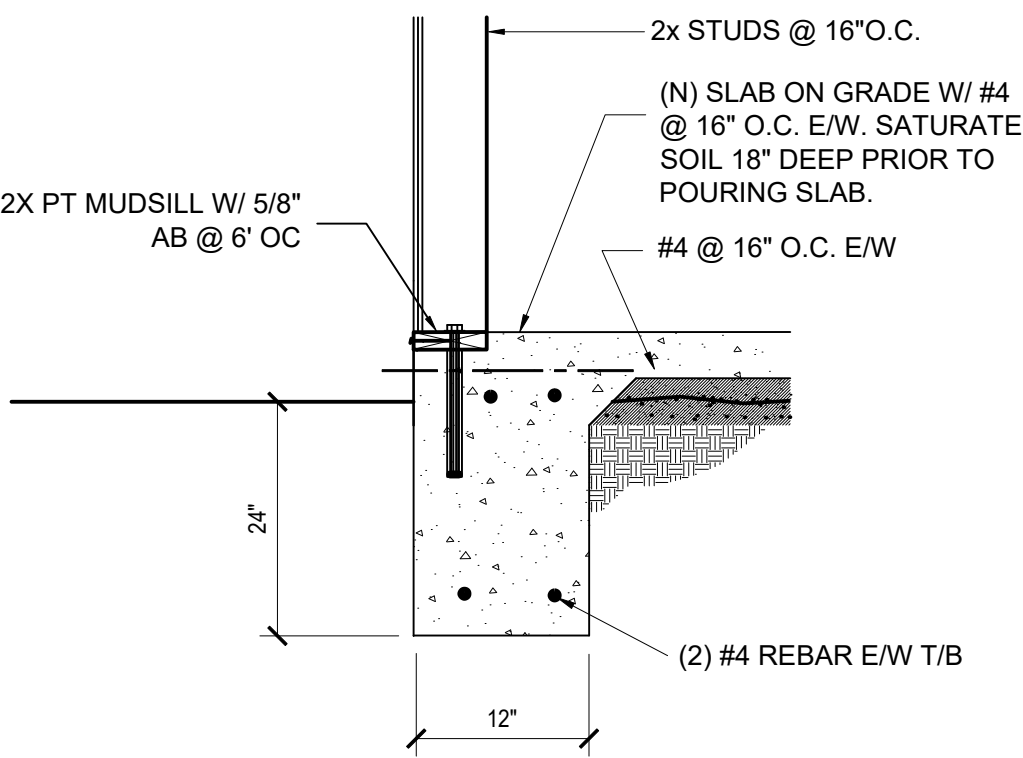


STUCCO SCREED DETAIL - SLAB - 1
SCALE: N.T.S.

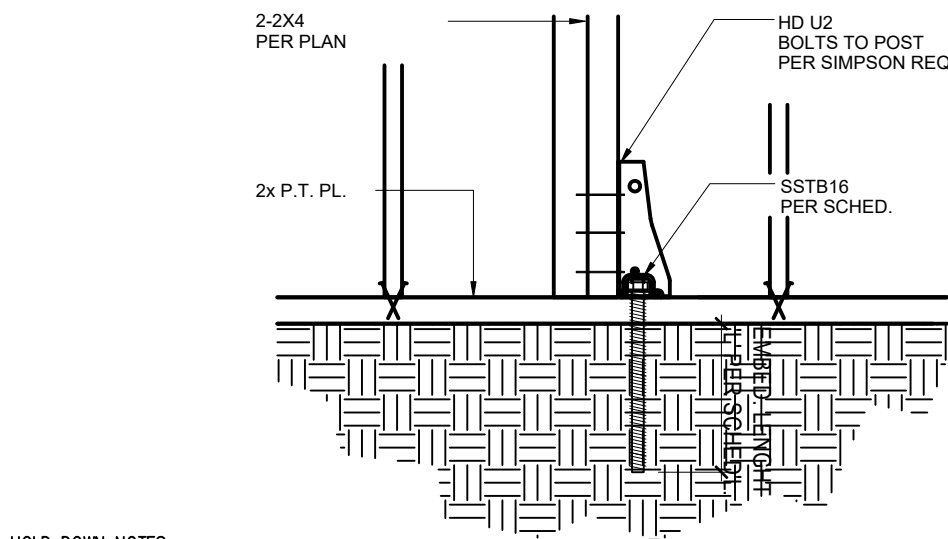
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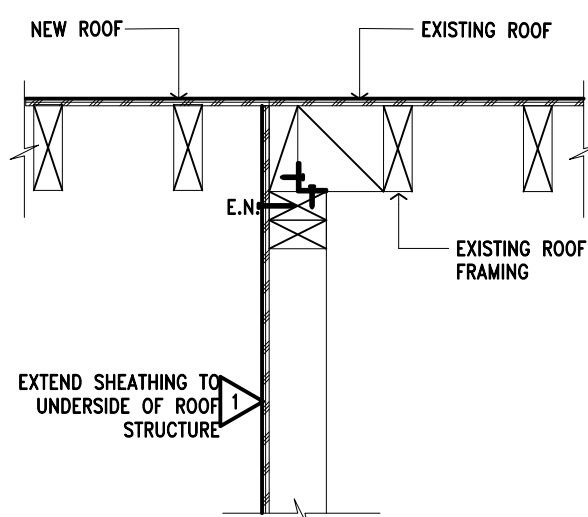
4 NEW FOOTING NO SCALE



- HOLD DOWN NOTES:
- USE SIMPSON HDU2 AS INDICATED ON PLANS.
 - HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION AND RE-INSTALLED JUST PRIOR TO COVERING THE WALL FRAMING. SEE DETAIL 3 FOR HD TO NEW FTG AND DETAIL 4 FOR HD TO (C) FTG.

HD	BOLT REQ'D	EMBEDMENT LENGTH "L"
HDU2	5/8" DIAM.	10"

3 TYPICAL HOLD DOWN NO SCALE



2 SHEAR WALL TO UNDERSID OF ROOF NO SCALE

STANDARDS

PLAN STANDARDS / DEFINITIONS:

- A** APPLY PLYWOOD SHEAR PANEL PRIOR TO FRAMING/BOX-OUT OTHER WALL PERPENDICULAR TO OR ADJACENT TO SHEAR WALL.
- AWP** ALIGN WITH POST, MSB, TRIMMER OR BEARING WALL ABOVE: USED TO DICTATE THE LOCATION OF A MEMBER WHICH IS SUPPORTING A BEARING POINT OR WALL AT A FLOOR LEVEL DIRECTLY ABOVE THE LEVEL WHERE SPECIFIED.
- BFW** BALLOON FRAMED WALL: USE 2x DF#2 STUDS FULL HEIGHT FLOOR TO FLOOR, OR FLOOR TO ROOF (AS PER PLAN CONDITION). THE INTRODUCTION OF ARBITRATION TOP PLATES AT A HEIGHT IN A WALL WHERE BRACING BY PERPENDICULAR FRAMING IS NOT PRESENT CONSTITUTES AN UNSTABLE CONDITION.
- 2x4 @ 16" O.C. == 10'-0" MAXIMUM HEIGHT
(2) 2x4 @ 16" O.C. == 13'-0" MAXIMUM HEIGHT
2x6 @ 16" O.C. == 16'-0" MAXIMUM HEIGHT
(2) 2x6 @ 16" O.C. == 20'-6" MAXIMUM HEIGHT
- INTERIOR WALLS:
2x4 @ 16" O.C. == 13'-6" MAXIMUM HEIGHT
- CAUF.** CALIFORNIA FRAMING AS NOTED ON PLANS.
FRMG. CONSISTS OF FALSE FRAMING OVER STRUCTURAL ROOF. ROOF KICKERS SHALL BE ADDED SO AS TO NOT EXCEED A MAXIMUM SPAN OF 8'-0" WITH 2x6 R.R. @ 24" O.C. ALL PLYWOOD SHEATHING AND SHEAR TRANSFERS DETAILS SHALL OCCUR AT THE LOWER STRUCTURAL RAFTERS, U.O.N. ON THE PLANS OR DETAILS. SIMILAR SHEATHING RECOMMENDATIONS APPLY WITH THE USE OF RIP STRIPS, SLEEPERS OR ANY DOUBLE JOIST SYSTEMS.

- D.F.** SPECIFICIES DOUGLAS FIR FOR GRADE: UNLESS OTHERWISE NOTED, ALL 8x, 6x, 4x14, AND LARGER SHALL BE D.F. #1 AND BETTER. ALL 2x, 4x12, AND SMALLER SHALL BE D.F. #2, UNLESS NOTED OTHERWISE PER FRAMING PLAN.
- D.S.** DRAG STRUT: MULTI ROOF OR FLOOR JOISTS OR SOLID MEMBER. NAIL SHEATHING TO THIS MEMBER WITH 8d/10d AT 6" O.C., U.O.N.
- D.T.** DOUBLE 2x TRIMMERS
- E.E.** EACH END
- E.S.** EACH SIDE (E.S. OR E/S)
- E.W.** EACH WAY (E.W. OR E/W)
- F.H.** FULL HEIGHT
- GLB.** GLUE LAMINATED BEAM
- HGR.** APPROVED HANGER, CAPACITY OF HANGER MUST EXCEED APPLIED LOAD AT CONNECTION.
- K.S.** KING STUD: THE FIRST FULL HEIGHT STUD LOCATED IMMEDIATELY ADJACENT TO A HEADER.
- K.P.** KING POST: A POST LESS THAN A STORY IN HEIGHT, GENERALLY BEARING UPON ANOTHER HEADER TO BEAM.
- LUS** PROVIDE SIMPSON LUS HANGER, U.N.O., AT FLUSH END.
- MSB** MULTIPLE STUD BEARING: REPLACES A SOLID ELEMENT POST ONLY WHERE SPECIFIED. PERMITS THE BUILDER (WHERE STRESSES PERMIT) TO TAKE ADVANTAGE OF THE COST SAVINGS OVER A LARGER SOLID ELEMENT BY UTILIZING SEVERAL 2x STUDS WHICH ARE NAILED PROGRESSIVELY TOGETHER. (SEE NAILING SCHEDULE)
- | BEAM | NO. OF STUDS |
|----------|--------------------|
| 4x | (3) 2x STUDS |
| 6x | (4) 2x STUDS |
| 8x | (5) 2x STUDS |
| 2x JOIST | (1) STUD PER JOIST |

- PA** ALIGN WITH POST ABOVE.
- R.BD.** RIDGE BOARD (R.B.): USUALLY A SINGLE 2x WHICH IS A COMPRESSION MEMBER ONLY. RIDGE BOARDS ARE ONE SIZE LARGER THAN THE RAFTERS WHICH FRAME INTO THEM. ROOF RAFTER SPACING MUST BE THE SAME AT EACH SIDE OF THE RIDGE BOARD AND MUST BE DIRECTLY OPPOSING.
- R.BM.** RIDGE BEAM: A VERTICAL LOAD CARRYING MEMBER WITH POSTS AT EACH END. RAFTERS AT EACH SIDE NEED NOT BE OPPOSING.
- R.J.** ROOF JOISTS (R.J. OR R/J): SPECIFIED IN AREAS WITH VAULTED CEILINGS.
- R.R.** ROOF RAFTERS (R.R. OR R/R): SPECIFIED IN AREAS WHERE THERE ARE CEILING JOISTS AND THEREFORE THE RAFTERS DO NOT CARRY ANY DRYWALL OR PLASTER CEILING.
- T.J.** TENSION TIES: USED TO THE OPPOSING RAFTERS AT THEIR HEELS (ENDS). CAN NEVER BE USED TO SUPPORT A DRYWALL CEILING (A TENSION ONLY MEMBER). MUST BE PLACED IN THE LOWER THIRD OF THE RAFTER SPAN.
- TYP.** TYPICAL = PROVIDE THE SAME DETAIL AT SIMILAR CONDITION WHERE OCCURS.
- U.O.N.** UNLESS OTHERWISE NOTED.

- WASHER SCHEDULE**
1. WASHERS SHALL BE USED UNDER HEADS AND NUTS OF ALL BOLTS BEARING ON WOOD. THE WASHERS LISTED BELOW SHALL BE USED IN THE FOLLOWING LOCATIONS:
- SOLE PLATES TO FOUNDATIONS.
 - WOOD LEDGERS AND CAPS TO CONCRETE AND MASONRY WALLS.
 - AGAINST THE 2x MEMBER WHEN 2x MEMBER IS BOLTED AGAINST A HEAVIER MEMBER.
 - STANDARD CUT WASHERS MAY BE USED ELSEWHERE, UNLESS OTHERWISE NOTED ON THE DRAWING.

BOLT SIZE	STEEL PLATE WASHERS SQUARE
1/2"	3"x3"x1/4"THICK
5/8"	3"x3"x1/4" THICK
3/4"	3"x3"x5/16"THICK
7/8"	3"x3"x5/16"THICK
1"	3.5"x3.5"x3/8"THICK

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL BE AS FOLLOWS:
 - NO. 4 BARS AND SMALLER - INTERMEDIATE GRADE CONFORMING TO A615-40
 - NO. 5 BARS AND LARGER - HARD GRADE CONFORMING TO A615-60
 - ALL MASONRY WALL REINFORCING, INCLUDING MASONRY WALL FOOTINGS, SHALL BE INTERMEDIATE GRADE CONFORMING TO A615-60
 - ALL BARS SHALL BE DEFORMED AS PER ASTM A305
 - WIRE MESH SHALL CONFORM TO ASTM A185
- ALL BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
- ALL BENDS SHALL BE MADE COLD.
- SPLICING OF BARS SHALL HAVE LAPPING OF 36 BAR DIAMETERS OR 24" MINIMUM IN ALL CONTINUOUS REINFORCEMENT OF FOOTINGS AND CONCRETE WALLS, AND 40 BAR DIAMETERS OR 24" MINIMUM IN MASONRY WALLS. UNLESS OTHERWISE DETAILED, REINFORCING STEEL IN CONTINUOUS BEAMS AND SPANDRELS SHALL HAVE TOP STEEL SPLICED AT MID-SPAN AND THE BOTTOM STEEL SPLICED OVER SUPPORTS.
- ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE OR APPLYING MORTAR OR GROUT. WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY THE ELECTRIC ARC PROCESS UTILIZING E60XX ELECTRODES, AND PERFORMED BY WELDERS CERTIFIED BY THE CITY.
- ALL WELDING TO BE DONE UNDER THE CONTINUOUS INSPECTION OF A DEPUTY INSPECTOR REGISTERED BY THE CITY OR AS OTHERWISE REQUIRED BY THE ENGINEER.
- REINFORCING STEEL CASE AGAINST AND EXPOSED TO EARTH SHALL HAVE 3" OF CLEAR COVER UNLESS SPECIFICALLY DETAILED OTHERWISE.

NAILING SCHEDULE

- ALL NAILING SHALL BE COMMON WIRE NAILS CONFORMING TO THE LATEST C.B.C. WHERE AUTOMATIC NAILING IS USED. NAIL HEADS SHALL NOT PENETRATE SHEATHING. CONNECTIONS LISTED ARE MINIMUM PERMISSIBLE. DETAILS COVER OVER SCHEDULE.
- JOIST TO SILL GIRDER, TOE NAILS EACH SIDE..... 3-8d
 - BRIDGING TO JOIST/RAFTER, TOE NAIL EACH END..... 2-8d
 - SUBFLOOR SHEATHING AT ALL BEARING
 - 1 x 6 OR LESS, FACE NAIL 2-8d
 - 1 x 8 OR WIDER, FACE NAIL 3-8d
 - 2 x, BLIND AND FACE NAIL 2-16d
 - SOLE PLATE TO JOIST OR BLOCKING,
 - FACE NAIL16d @16" O.C.
 - AT BRACED WALL PANELS 3-16d @16" O.C.
 - STUD TO SOLE PLATE, 4-8d, toenail or 2-16d and nail
 - DOUBLE STUDS, FACE NAIL 16d @24" O.C.
 - TOP PLATE TO STUD, END NAIL2-16d
 - DOUBLE TOP PLATES, EACH END OF LAP-SPLICE.....8-16d
 - AT CORNER INTERSECTION2-16d
 - FACE NAIL16d @ 16" O.C.
 - RIM JOIST TO TOP PLATE, TOENAIL8d @ 6" O.C.
 - CONTINUOUS HEADER, TWO PIECES, ALONG EACH EDGE16d @ 16" O.C.
 - CONTINUOUS HEADER TO STUD, TOENAIL 4-8d
 - CEILING JOIST TO PLATE, TOENAIL 3-8d
 - NAIL JOIST TO PARALLEL RAFTER, FACE NAIL 3-16d
 - CEILING JOISTS LAPS OVER PARTITIONS, FACE NAIL3-16d
 - CEILING JOIST OR RAFTERS TO ALL BEARINGS, TOE NAIL3-8d
 - BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL 3-8d
 - DOUBLE TOP PLATE TYPICAL FACE NAIL16d @ 16" O.C.
 - T-BUILT-UP CORNER STUDS16d @ 24" O.C.
 - JOIST OR RAFTER TO SIDES OF STUDS UP TO AND INCLUDING 8" DEPTH3-16d
 - CEILING STRIPS 1" x 4" TO UNDERSIDE OF JOIST
 - EACH BEARING ONE SLANT AND STRAIGHT2-8d
 - 2" x 3" TO UNDERSIDE OF JOIST EACH BEARING ONE SLANT AND STRAIGHT2-16d
 - USE STRONG HOLD, ANGULARLY GROOVED AT JOIST JOINTS, BOARD AND PLASTER CEILINGS. STRIPS SUPPORTING PLASTER CEILINGS SHALL BE WIRED IN PLACE IN ADDITION TO NAILING.
 - BUILT-UP BEAMS:
 - FACE NAIL @ TOP & BOTTOM STAGGERED ON OPPOSITE SIDES.....20d @ 32" O.C.
 - FACE NAIL @ ENDS AND @ EACH SPLICE2-20d

STRUCTURAL LUMBER

- (ALL LUMBER TO BE DOUGLAS FIR LARCH OR NORTH-COMPLY WITH DOC PS20)
- ALL STRUCTURAL WOOD MEMBERS SHALL BE IN THE BEST SELECTION OF DOUGLAS FIR PER WCLUB GRADING RULE #17. UNLESS NOTED OTHERWISE. EACH PIECE OF LUMBER SHALL BE GRADE MARKED, AND COMPLY WITH THE FOLLOWING:
- 2x STUDS, D.F. NO. 2 U.N.O.
 - POSTS, 10" AND SHORTER, D.F. NO. 2 U.N.O.
 - 2x AND 4x R/J, C/J, F/J, BEAMS AND HEADERS
 - D.F. NO. 2 Fb=875psi
 - Fv=180psi / E=1600000psi
 - D.F. NO. 1 Fb=1000psi
 - Fv=180psi / E=1700000psi
 - D.F. NO. 1 OR BETTER Fb=1150psi / Fv=180psi / E=1800000psi
 - 6x AND WIDER BEAMS AND HEADERS
 - D.F. NO.1 Fb=1350psi / Fv=170psi / E=1600000psi
 - D.F.S.S. Fb=1600psi / Fv=170psi / E=1600000psi
 - ALL STRUCTURAL PLYWOOD SHALL BE APA GRADE STAMPED, WITH EXTERIOR GLUE AND AS SPECIFIED BY THE AMERICAN PLYWOOD ASSOCIATION, UNLESS NOTED OTHERWISE ON PLANS.
 - SILLS AND PLATES RESTING IN CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE 5/8 INCH MINIMUM DIAMETER EMBEDDED AT LEAST 7 INCHES INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN 6 FEET APART. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PIECE WITH 1 BOLT LOCATED WITHIN 12 INCHES OF EACH END OF EACH PIECE.
 - PREDRILL ALL HOLES FOR 20d NAILS AND LARGER AND FOR LAG BOLTS. DOUBLE TOP PLATES ON ALL EXTERIOR AND BEARING PARTITIONS (NOT OTHERWISE DETAILED) SHALL LAP 4'-0" MINIMUM AT SPLICES AND HAVE 8'16d MINIMUM THRU EACH SIDE OF SPLICE PLATES.
 - BOLTS, HEADS AND NUTS BEARING ON WOOD SHALL HAVE METAL WASHERS (SEE SCHEDULE). BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" TO 1/16" DIAMETER LARGER THAN NOMINAL BOLT DIAMETER. LAG BOLTS SHALL HAVE LEAD HOLES BORED BEFORE DRIVING. HOLE DIAMETER TO BE AS FOLLOWS:
 - SHANK PORTION - SAME DIAMETER AND LENGTH AS SHANK
 - THREAD PORTION - .60 TO .75 DIAMETER OF THREAD AND SAME LENGTH.
 - ALL WOOD EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESSURE TREATED DOUGLAS FIR.

SLAB ON GRADE

- ALL SLABS ON GRADE IN LIVING AREAS SHALL BE UNDERLAIN BY 2 INCHES OF CLEAN SAND UNDER 6 MIL. VISQUEEN LAID ON PREPARED SUBGRADE, WITH A 2" LAYER OF SAND BETWEEN THE CONCRETE SLAB AND THE VISQUEEN.
- ALL SLABS ON GRADE SHALL BE 4 INCHES THICK CONCRETE (f'c=2500 psi) #4 BARS AT 16" ON CENTER EACH WAY PLACED SLIGHTLY ABOVE THE SLAB'S MID-HEIGHT.

CONCRETE

- CONCRETE USED IN THE WORK SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE 28 DAYS:

LOCATION IN STRUCTURE	ULTIMATE STRENGTH f'c
A. SLAB ON GRADE	2500 psi
B. WALL FOOTINGS	2500 psi
C. COLUMN FOOTINGS	2500 psi
- ALL CONCRETE SHALL BE STONE CONCRETE UTILIZING AGGREGATE CONFORMING TO ASTM C33. CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C150 MAXIMUM WATER-CEMENT RATIO SHALL BE 0.5 BY WEIGHT. REINFORCING STEEL SHALL HAVE MINIMUM PROTECTIVE CONCRETE COVERING AS FOLLOWS, UNLESS SPECIFICALLY DETAILED: CONCRETE CAST AGAINST AND EXPOSED TO EARTH 3" FORMED SURFACES EXPOSED TO WEATHER OR EARTH
 - #5 BAR OR SMALLER AND WIRE MESH 1 1/2"
 - #6 TO #18 BARS 2"FORMED SURFACES NOT EXPOSED TO WEATHER OR EARTH
 - SLABS, WALLS AND JOISTS 3/4"
 - BEAMS AND COLUMNS 1 1/2"
- BEFORE CONCRETE IS PLACED, THE CONTRACTOR SHALL COORDINATE AND CHECK WITH ALL TRADES TO ENSURE THE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, INSERTS, CURBS, DEPRESSIONS, ETC., RELATING TO THE WORK, AS SHOWN IN THE DRAWINGS. ANY CHANGE OR DISCREPANCY SHALL BE APPROVED BY THE STRUCTURAL ENGINEER AND THE LOCAL BUILDING AGENCY PRIOR TO PLACING OF CONCRETE.
- ALL CONCRETE WITH A COMPRESSIVE STRENGTH IN EXCESS OF 2500 psi AT 28 DAYS SHALL BE PLACED UNDER THE SUPERVISION OF A DEPUTY INSPECTOR LICENSED BY THE LOCAL BUILDING OFFICIAL.
- PLACEMENT DRAWINGS FOR REINFORCING STEEL SHALL BE PROVIDED AT THE SITE A MINIMUM OF ONE WORKING DAY PRIOR TO PLACING OF REINFORCING STEEL.
- CONCRETE QUALITY: INSPECTION AND TESTS SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS FOR CONCRETE DESIGNED BY ULTIMATE STRENGTH METHOD.
- ALL CONCRETE MIXES SHALL CONFORM TO THE PROPORTIONS ESTABLISHED BY CODE FOR THE VARIOUS CONCRETE STRENGTHS REQUIRED FOR THE WORK. CONTRACTOR SHALL ENGAGE A CERTIFIED INDEPENDENT TESTING LABORATORY TO PREPARE SIX (6) DESIGNS FOR THE WORK. COPIES OF SUCH MIX DESIGN, AS WELL AS 7-DAY AND 28-DAY CYLINDER TEST RESULTS SHALL BE SENT TO THE STRUCTURAL ENGINEER AND THE LOCAL BUILDING OFFICIAL TO OBTAIN APPROVAL PRIOR TO ITS USE IN THE WORK.

ANCHOR BOLTS

- ALL EXTERIOR WALLS TO BE SECURED WITH 3/8" x 16" ANCHOR BOLTS @ 72" O.C. WITH 7" OF EMBEDMENT, U.N.O., AND EACH ANCHOR BOLT SHALL HAVE MINIMUM 3"x3"x1/4"THICK PLATE WASHER.
- ALL REMODELED EXTERIOR WALLS TO BE SECURED WITH 3/8" THREADED ROD @ 72" O.C. MINIMUM WITH 5" MIN. OF EMBEDMENT SET IN WITH SIMPSON "SET-XP" EPOXY SYSTEM (ICC-ES, ESR #2508), U.O.N. AND EACH ROD SHALL HAVE MINIMUM 3"x3"x1/4"THICK PLATE WASHER AT SILL PLATE.
- ALL INTERIOR WALLS WITH SHOT PINS: RAMSET #1506 (ICC-ES, ESR #1799) WITH MIN. 3/4" EMBEDDED INTO CONCRETE OR EQUIVALENT AT 36" O.C. AT BEARING WALLS AND 48" O.C. AT NON-BEARING WALLS, U.N.O. NO SHOT PIN IS ALLOWED AT SHEAR WALLS.

GENERAL CONDITIONS

- GENERAL CONTRACTOR SHALL VISIT THE BUILDING SITE AND SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. ENGINEERS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- ALL ASTM, ACI AND AISC DESIGNATIONS SHALL BE AMENDED TO MOST RECENT DATE, UNLESS NOTED OTHERWISE.
- GENERAL DETAILS ON THIS SHEET SHALL BE USED WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
- CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE TEMPORARY ERECTION BRACING ON ALL BEAMS, WALLS, ETC. TO PROVIDE FULL STRUCTURAL STABILITY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENT SUPPORTED IS CAPABLE OF SUPPORTING ITS DESIGN LOADING.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CALIFORNIA BUILDING CODE AND ALL LOCAL CODE REQUIREMENTS. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
- REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR MOUNDS, ORNAMENTS, GROOVES, CLIPS, GROUNDS, DROPPED SLABS, CURBS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS.
- DESIGN CRITERIA: SEE DESIGN CALCULATIONS
CODE: 2022 CALIFORNIA BUILDING CODE AS AMENDED TO DATE.
GRAVITY LOADS: ROOF : DL=10 PSF, LL=20 PSF (PITCH= 4:12)
ROOF :
FLOOR : DL=11 PSF, LL=40 PSF
- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE CITY INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1709.1

STRUCTURAL OBSERVATION IS REQUIRED

FOUNDATIONS

- FOUNDATION DESIGN IS BASED ON CBC 2022
REPORT BY: N/A DATED: N/A
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS THEREIN AND MAINTAIN A COPY ON THE JOB SITE AT ALL TIMES.
- ALLOWABLE SOIL PRESSURE: 1500 PSF. FOR CONTINUOUS FOOTING
1500 PSF. FOR SPREAD FOOTING
- ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
- PROVIDE ADEQUATE DRAINAGE BEHIND ALL RETAINING WALLS AWAY FROM BUILDING.
- HOLD DOWNS:
BOLT HOLES SHALL BE 1/16" (MAX.) OVERSIZED @ THE CONNECTORS OF THE HOLD DOWNS TO THE POST. "INSPECTOR TO VERIFY".
HOLD DOWN CONNECTORS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- USE 4x4 POST AT ALL HD-A LOCATIONS U.O.N.
FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD (I.E. ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE IN ACCORDANCE WITH PER CBC-2022 SECTION 2304.9.5.

STRUCTURAL ENGINEER
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**THE ARTESIA
HISTORICAL SOCIETY
SCHOOL BELL TOWER**
18641 CORBY AVE
ARTESIA CA 90701

GENERAL NOTES

Designed:
MRR

Project Number:

Drawn:

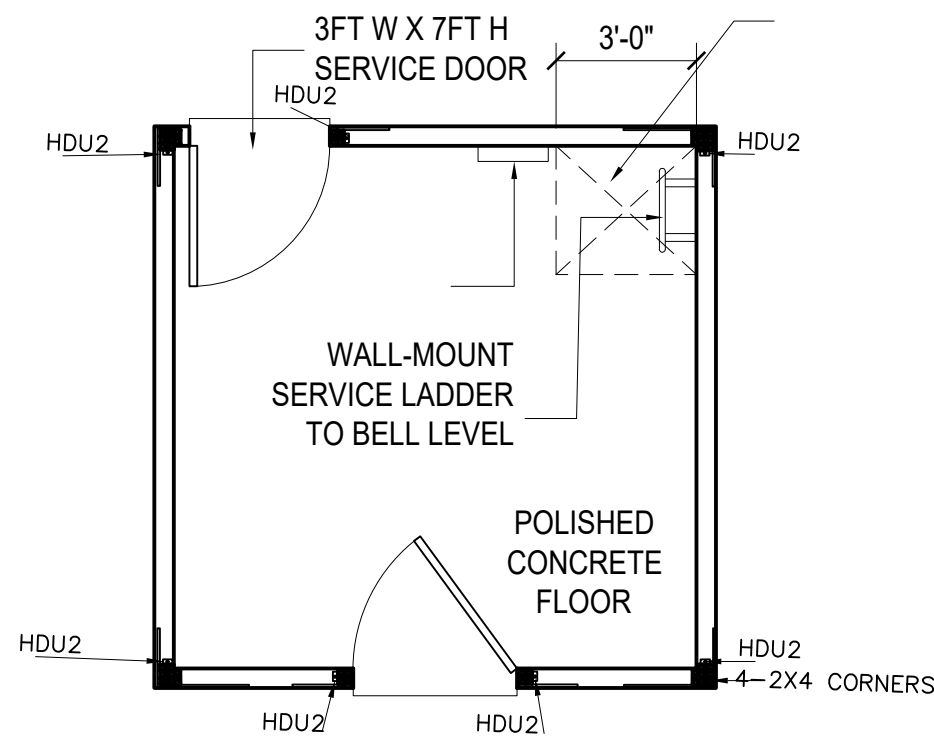
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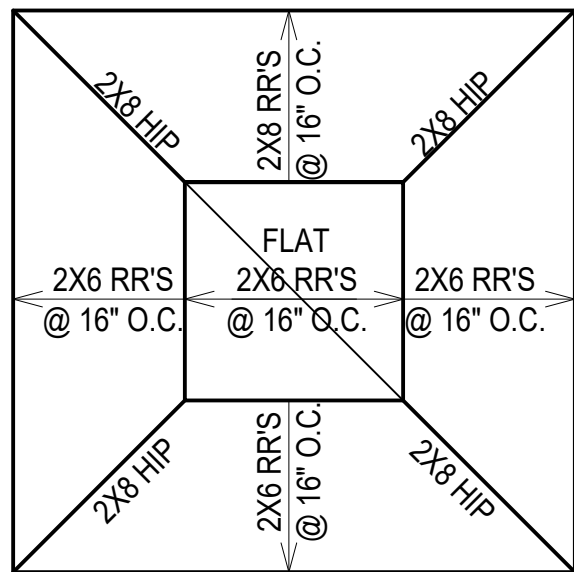
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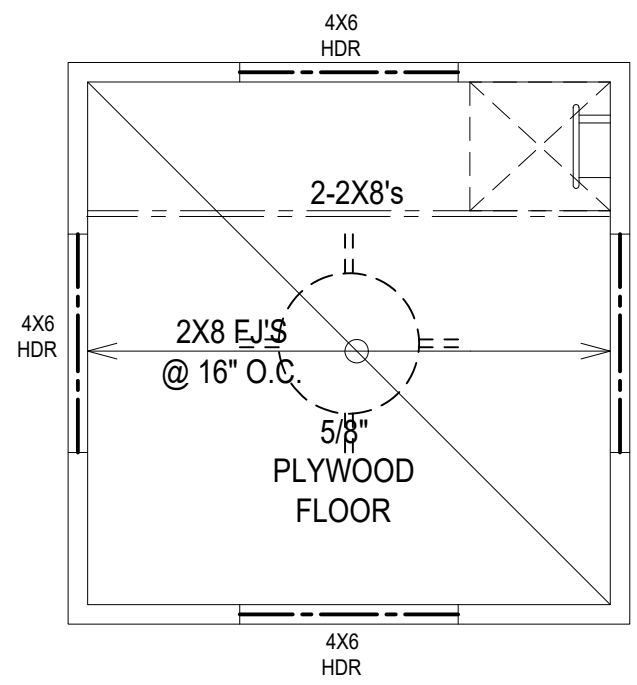


BELL TOWER - 1ST FLOOR PLAN



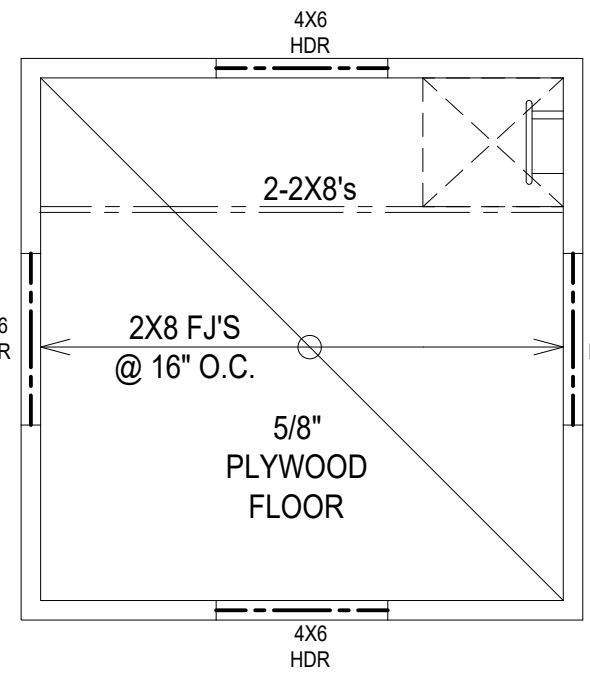
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



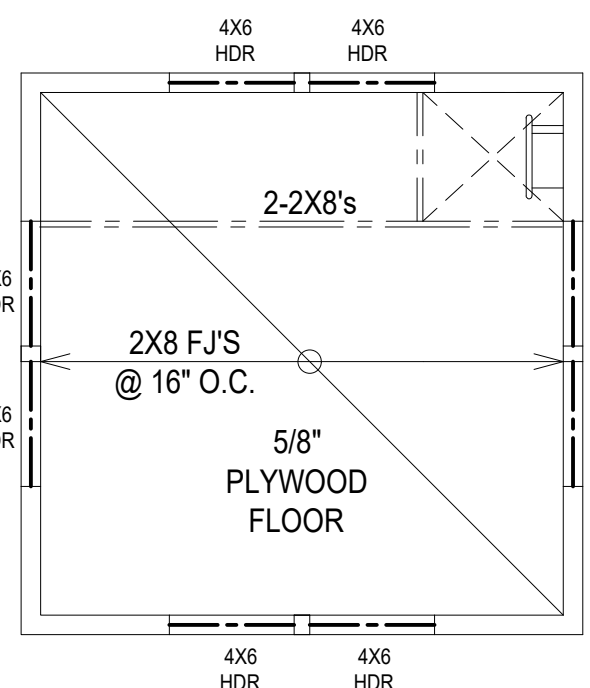
BELL CHAMBER FRAMING PLAN

SCALE: 1/4" = 1'-0"



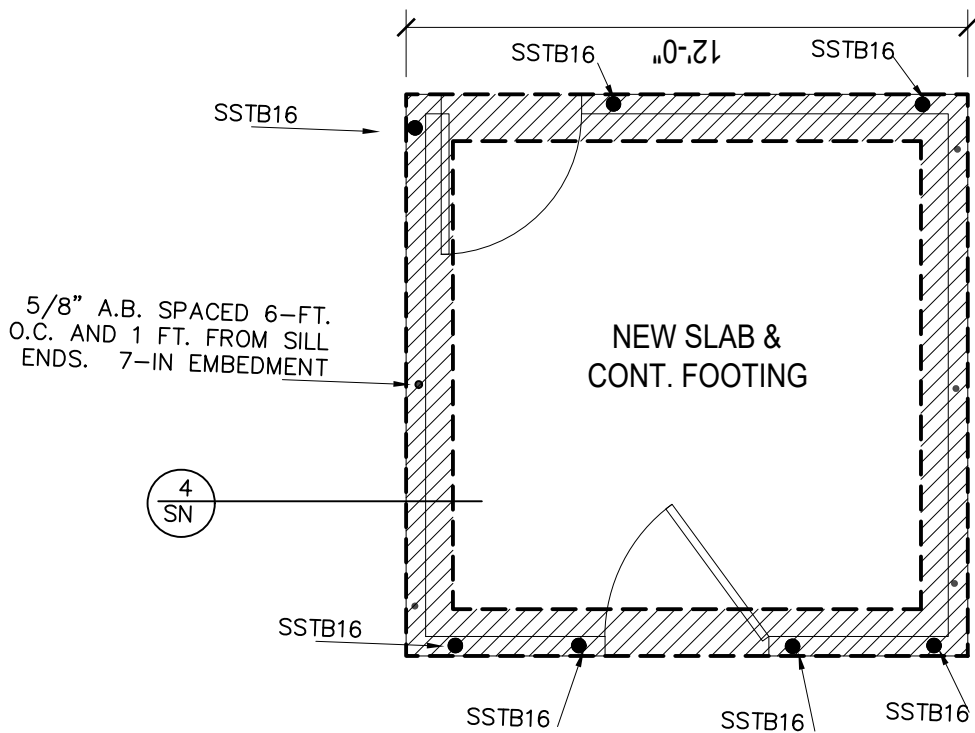
ATTIC FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



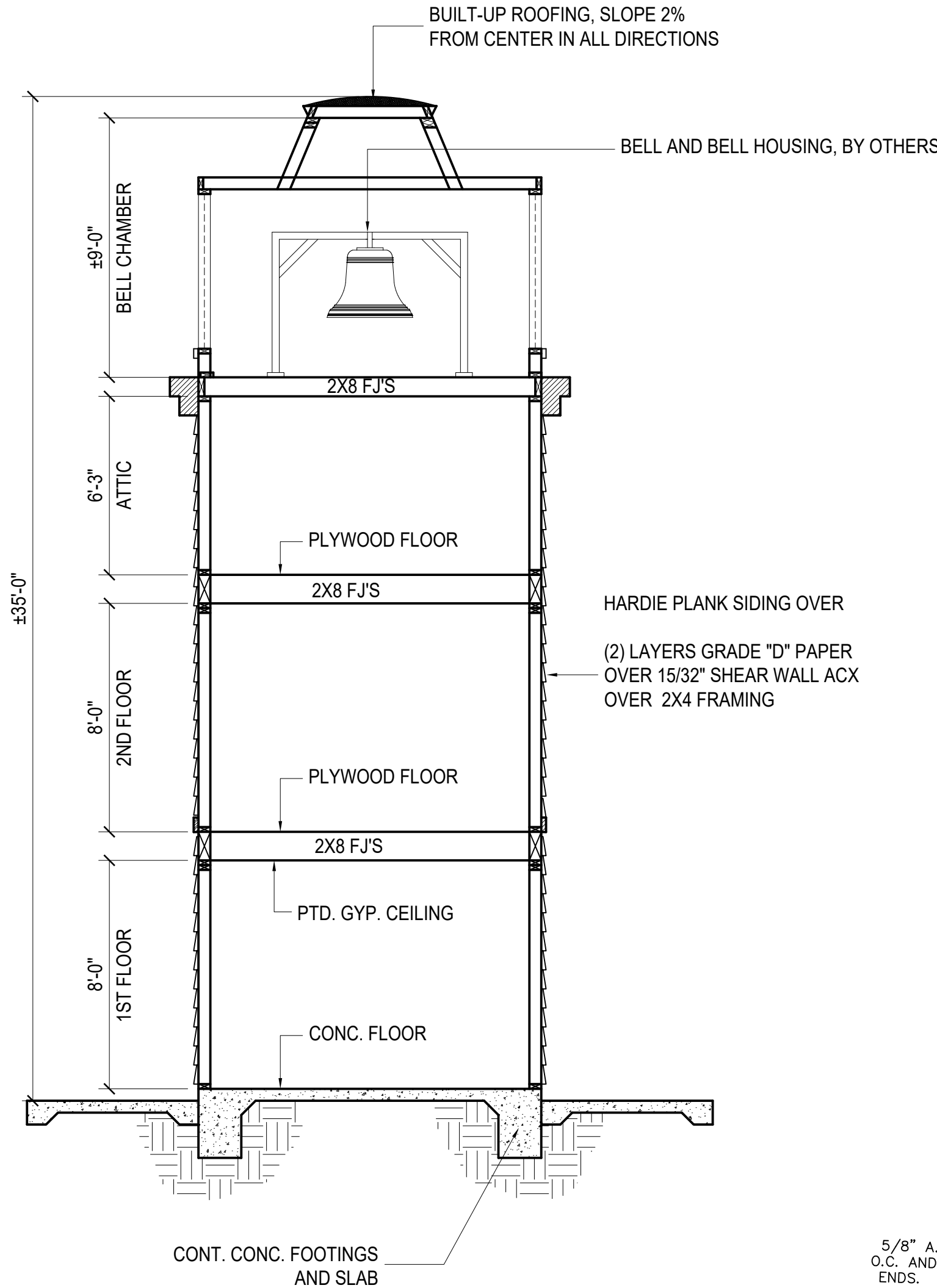
2ND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



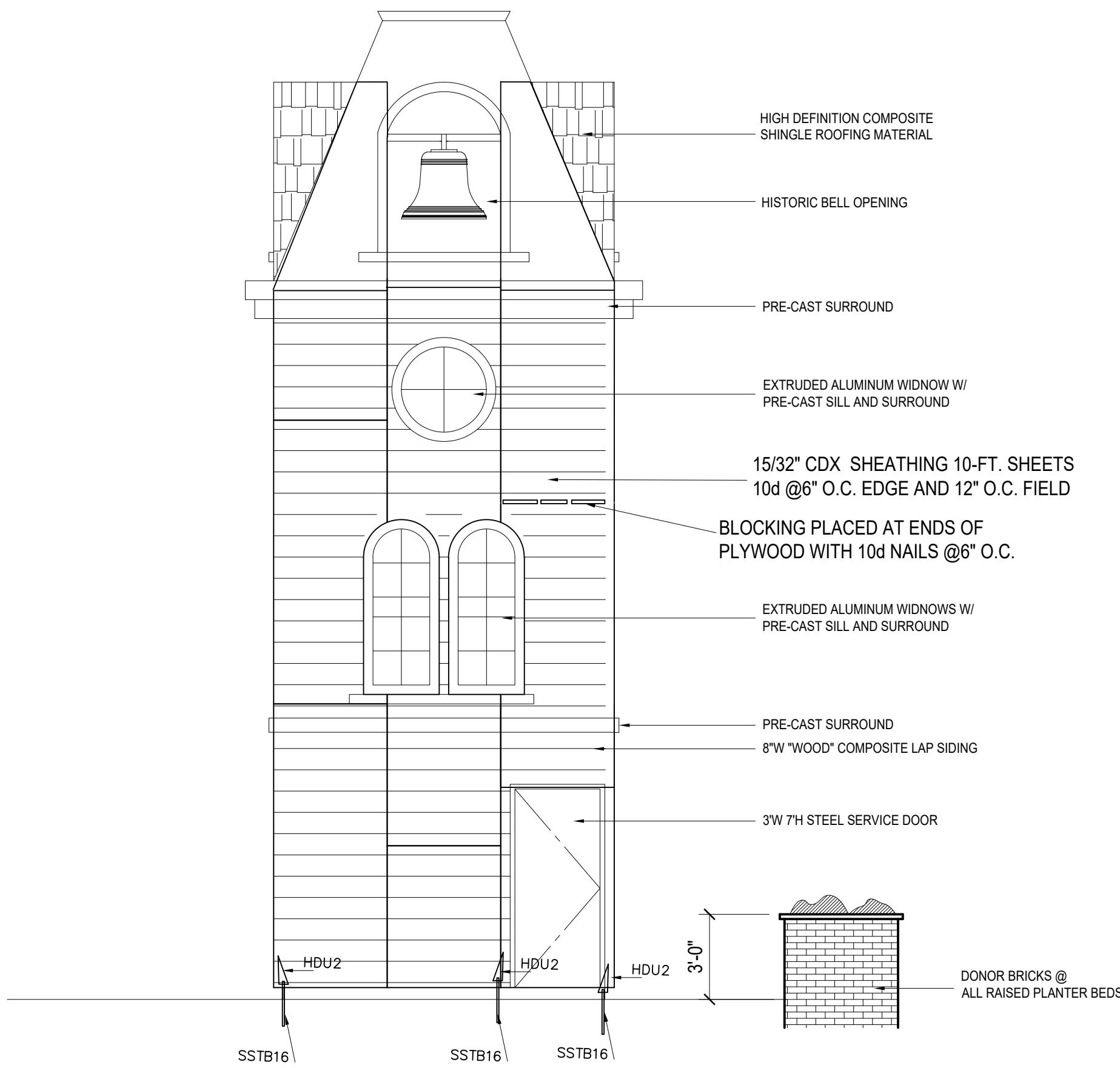
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



PROPOSED SECTION

SCALE: 1/4" = 1'-0"



SHEAR WALL SCHEDULE

RATING PLF	OSB GRADE	PERIMETER HOLD DOWN SCHEDULE	HOLD DOWN	TOP CONNECTOR	WALL LENGTH	END POST	ANCHOR BOLT
312 PLF	15/32	6" 10d	HDU2	LPT4@16"OC	12- FT	2-2X4	SSTB16

1SHEAR WALL SHALL BE 4x10 SHEETS

CONCRETE NOTE:
NEW CONCRETE SLAB AND FOOTINGS TO BE TYPE "V" CEMENT W/ MAXIMUM WATER/CEMENT RATIO OF 0.45 AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI PER ACI 318, SECTION 4.3

BRACED WALL LEGEND

D. WSP = 15/32" MINIMUM THICKNESS WOOD STRUCTURAL PANEL WITH 8D COMMON (2 1/2" X 0.131) NAILS AT 6" SPACING (PANEL EDGE) AT 12" SPACING (INTERMEDIATE SUPPORTS), 3/8" EDGE DISTANCE TO PANEL EDGE. GYPSUM WALL BOARD (1/2" MINIMUM THICKNESS) SHALL BE INSTALLED ON THE SIDE OF THE WALL OPPOSITE THE BRACING MATERIAL, EXCEPT IF THE MINIMUM TOTAL LENGTH OF BRACED WALL PANEL IN THE TABLE IS MULTIPLIED BY A FACTOR OF 1.5. PROVIDE SIMPSON 5/8" X 10" ANCHOR BOLTS W/ 3" SQUARE PLATE WASHERS @ 24" O.C., MIN. 7" EMBEDMENT.

HOLD DOWN NOTES:

- USE SIMPSON HDU2 AS INDICATED ON PLANS.
- SPECIAL INSPECTION REQUIRED FOR EPOXY CONNECTION TO EXISTING FOOTING
- HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION AND RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. SEE DETAIL 5/SD1 FOR HD TO NEW FTG AND DETAIL 9/SD1 FOR HD TO (E) FTG.
- HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE 0.229-IN X 3-IN PLATE WASHERS ON THE POST OPPOSITE THE HOLD DOWN. AND HOLDDOWNS SHALL BE TIGHTENED TO FINGET TIGHT PLUS ONE HALF WRENCH TURN PRIOR TO COVERING THE WALL FRAMING.
- USE A MIN. OF TWO ANCHOR BOLTS PER WALL PANEL SPACED A MIN. OF 4" AND A MAX. OF 12" FROM EA. END.

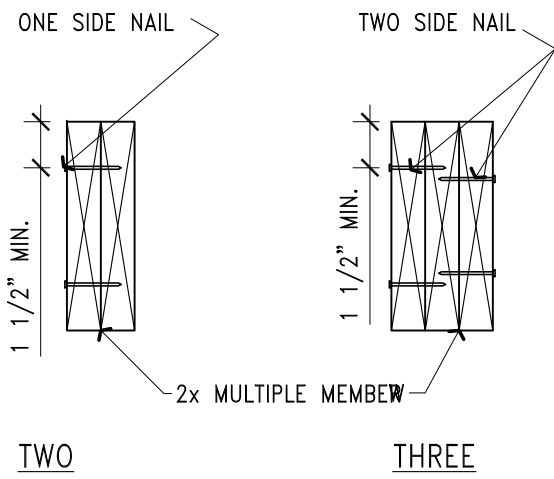
WOOD FASTENERS:

FASTENERS FOR PRESERVATIVE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A 153.

FOUNDATION SILLS:

FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE FIELD-TREATED PER AWPA M4.

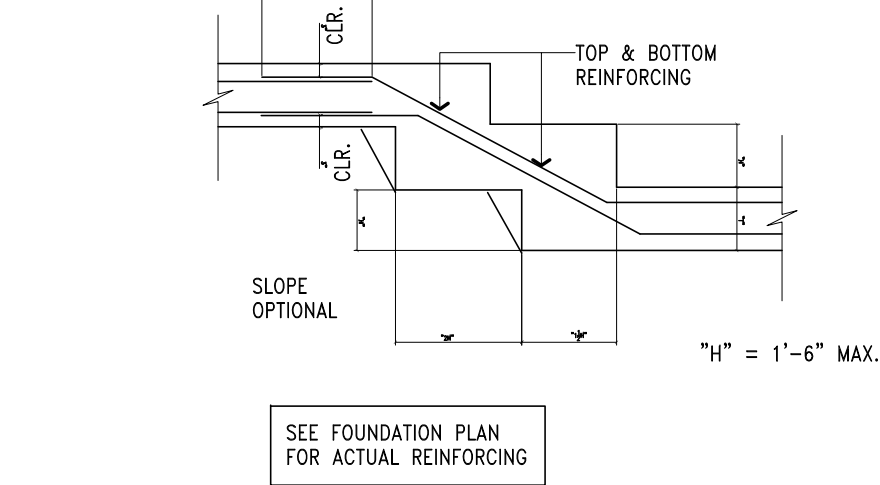
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No	Revision / Submissions	Date
STRUCTURAL ENGINEER LARRY FINLEY, P.E. LIC # 46606 1178 E 9TH STREET LONG BEACH, CA 90813 562.346-7323		MRD STUDIO MARTIN RODRIGUEZ 5903 EASTBROOK AVE LAKEWOOD, CA 90713 (949) 254-9380
THE ARTESIA HISTORICAL SOCIETY SCHOOL BELL TOWER 18641 CORBY AVE ARTESIA CA 90701		
FOUNDATION PLAN		
Designed: MRR		Project Number:
Drawn: [Signature]		Scale: NOTED
Checked:		Noting Number:
Date:		S1



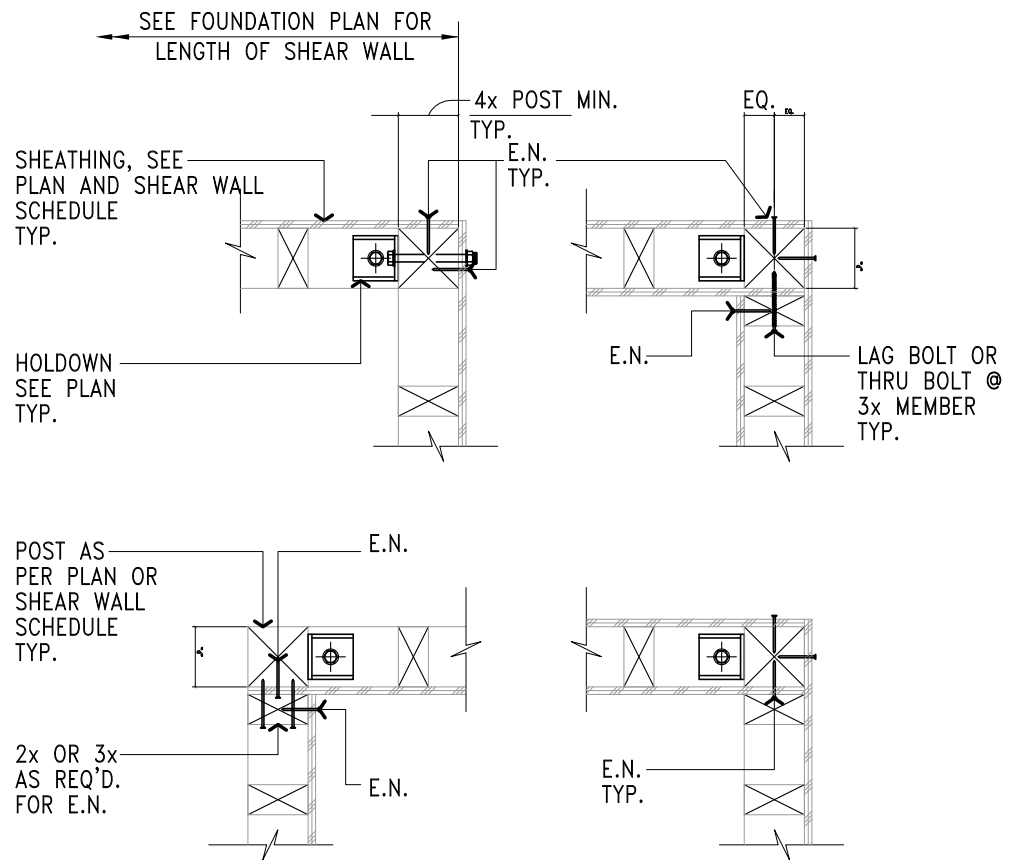
NAIL EACH SIDE WITH:
TWO ROWS OF 16d @ 12" O.C. FOR DEPTH 12" OR LESS.
THREE ROWS OF 16d @ 12" O.C. FOR DEPTH MORE THAN 12".

14 MULTIPLE MEMBER

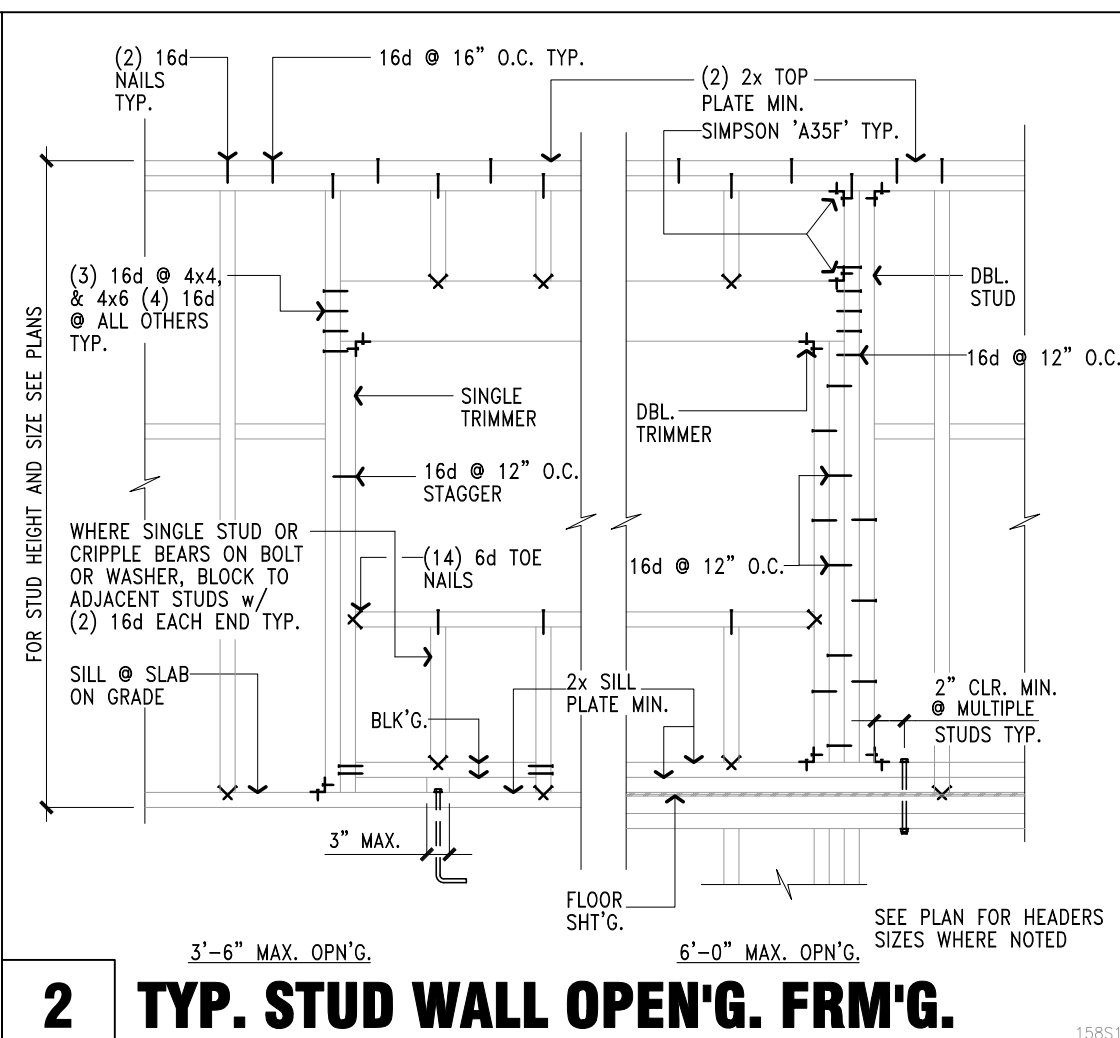
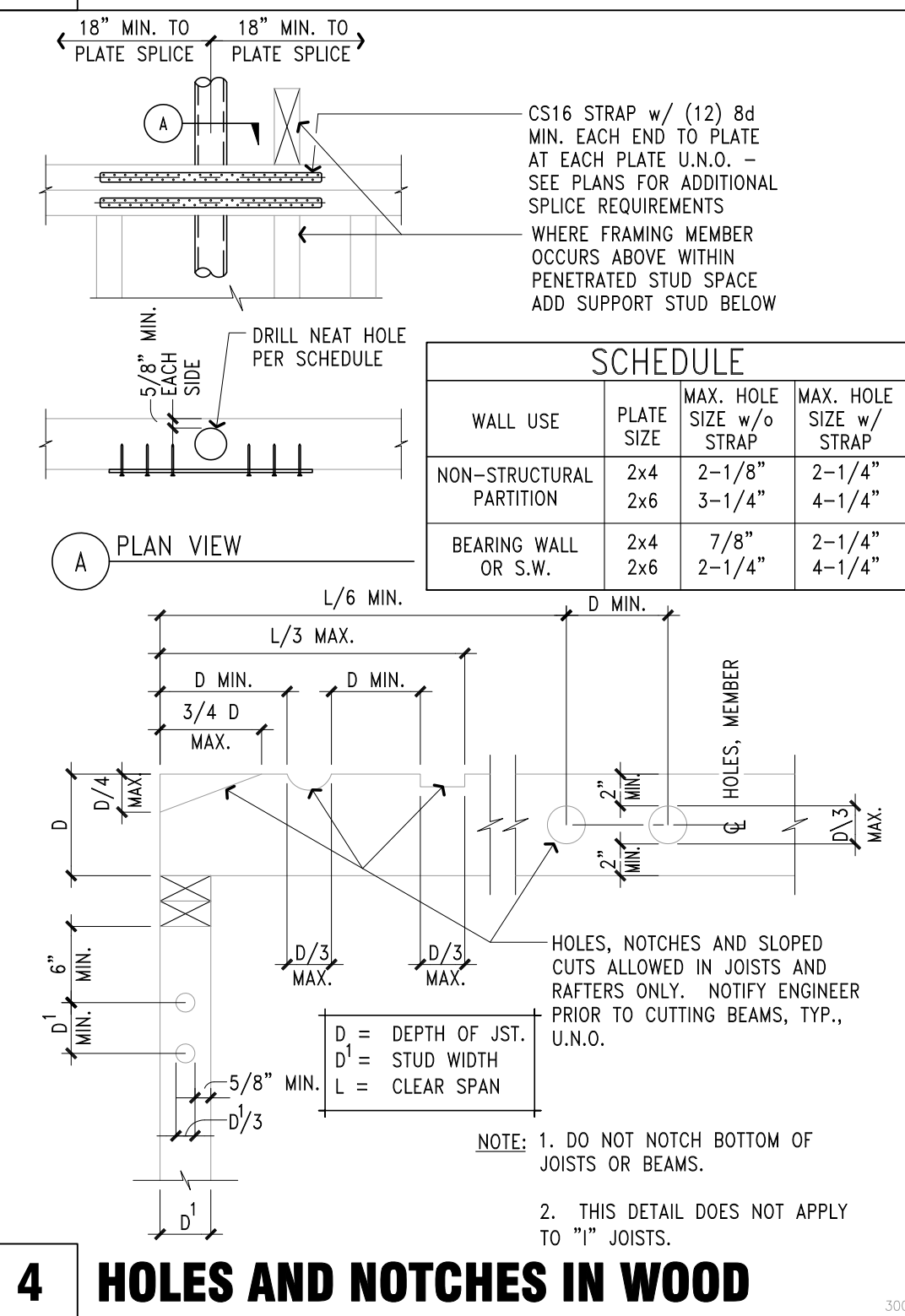
10 STEPPED FOOTING



6 SHEAR WALL CORNERS

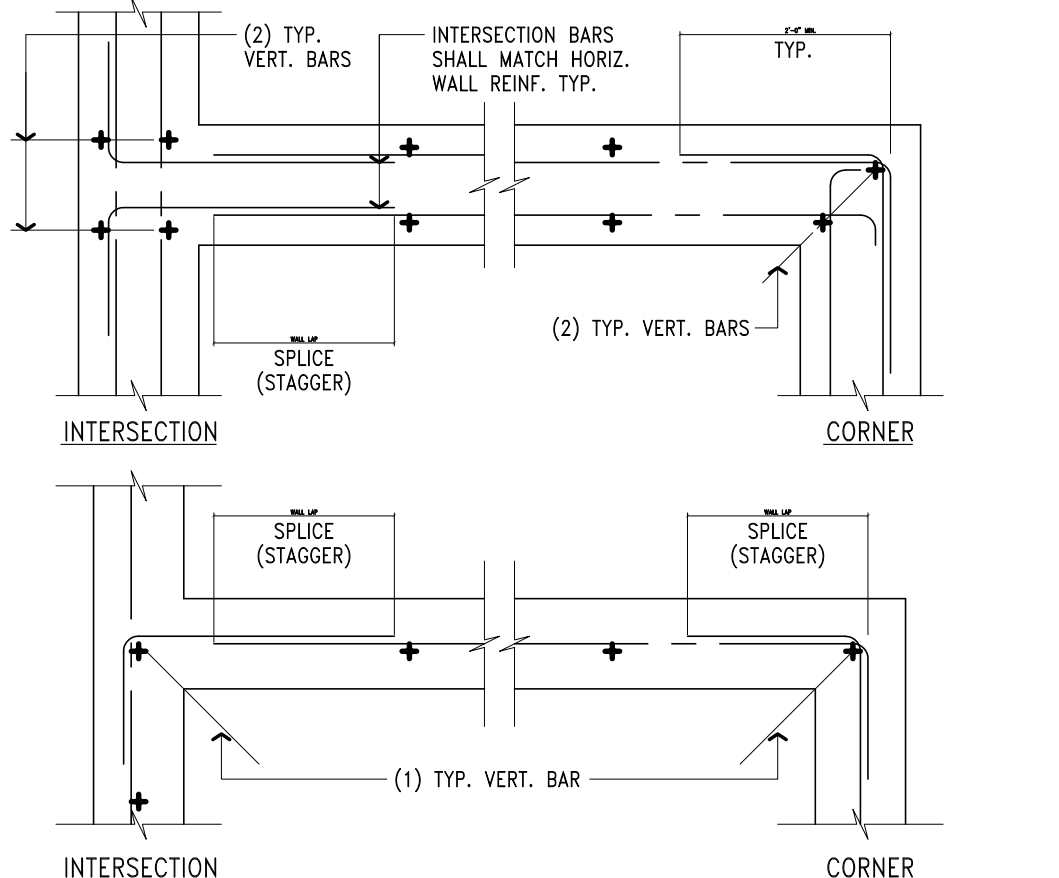


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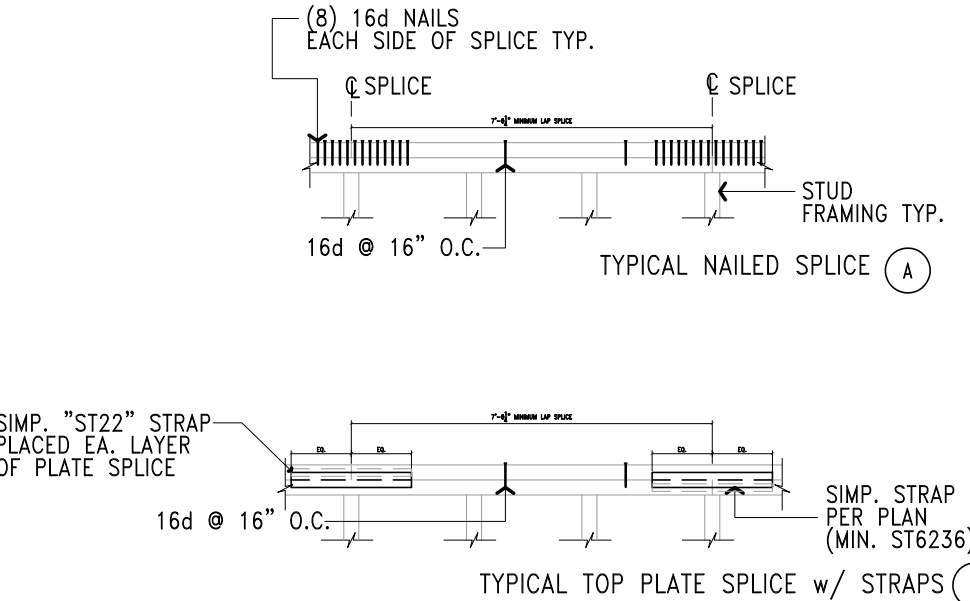


2 TYP. STUD WALL OPEN'G. FRM'G.

11 REINF. AT FND. WALL INTERSECTION



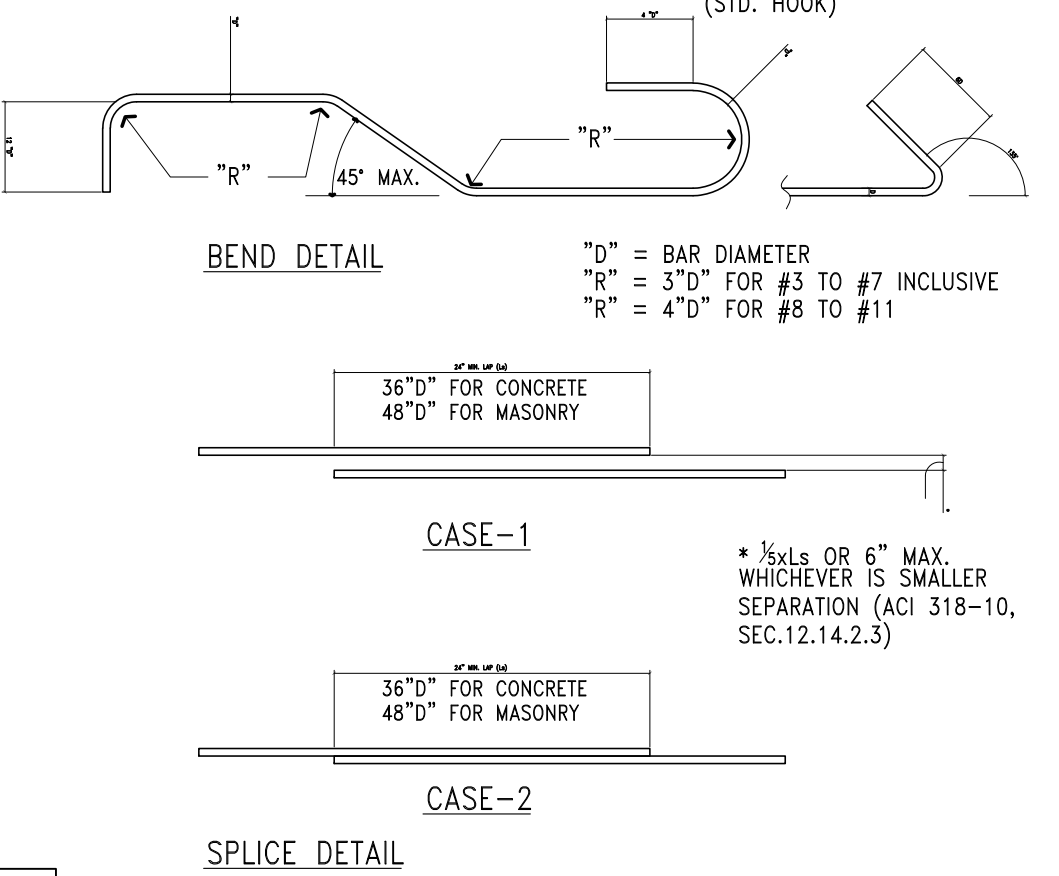
7 TYP. DBL. TOP PLATE SPLICE



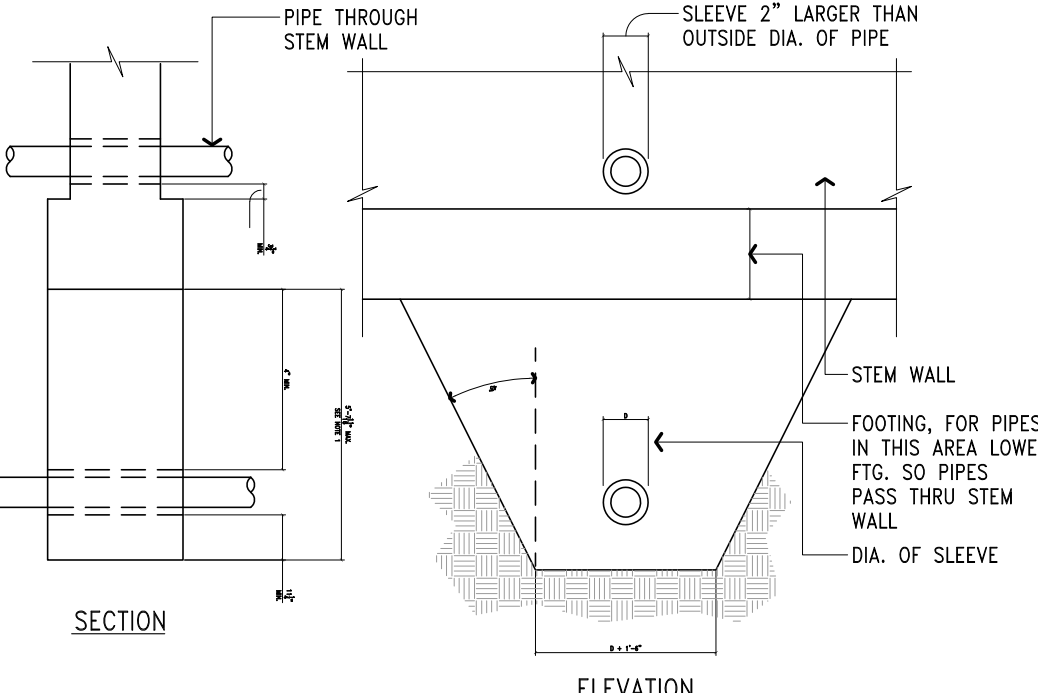
NOTES:
1. ALL DOUBLE TOP PLATE SPLICES TO BE NAILED U.O.N.
2. USE 20d NAILS WHERE TOP PLATE IS (2) 3x6

15

12 REINFORCEMENT

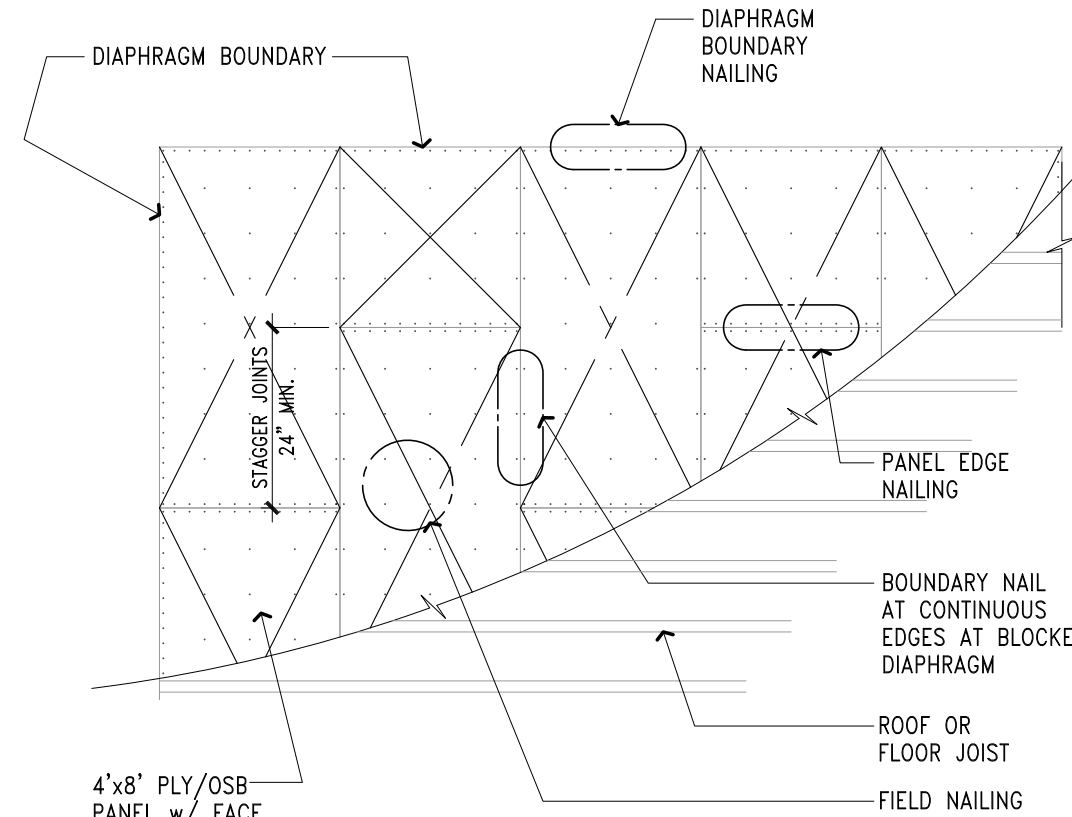


8 PIPES PERPENDICULAR TO FOOTINGS



NOTES:
1. FOOTINGS SHALL BE STEPPED SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0"
2. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
3. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.

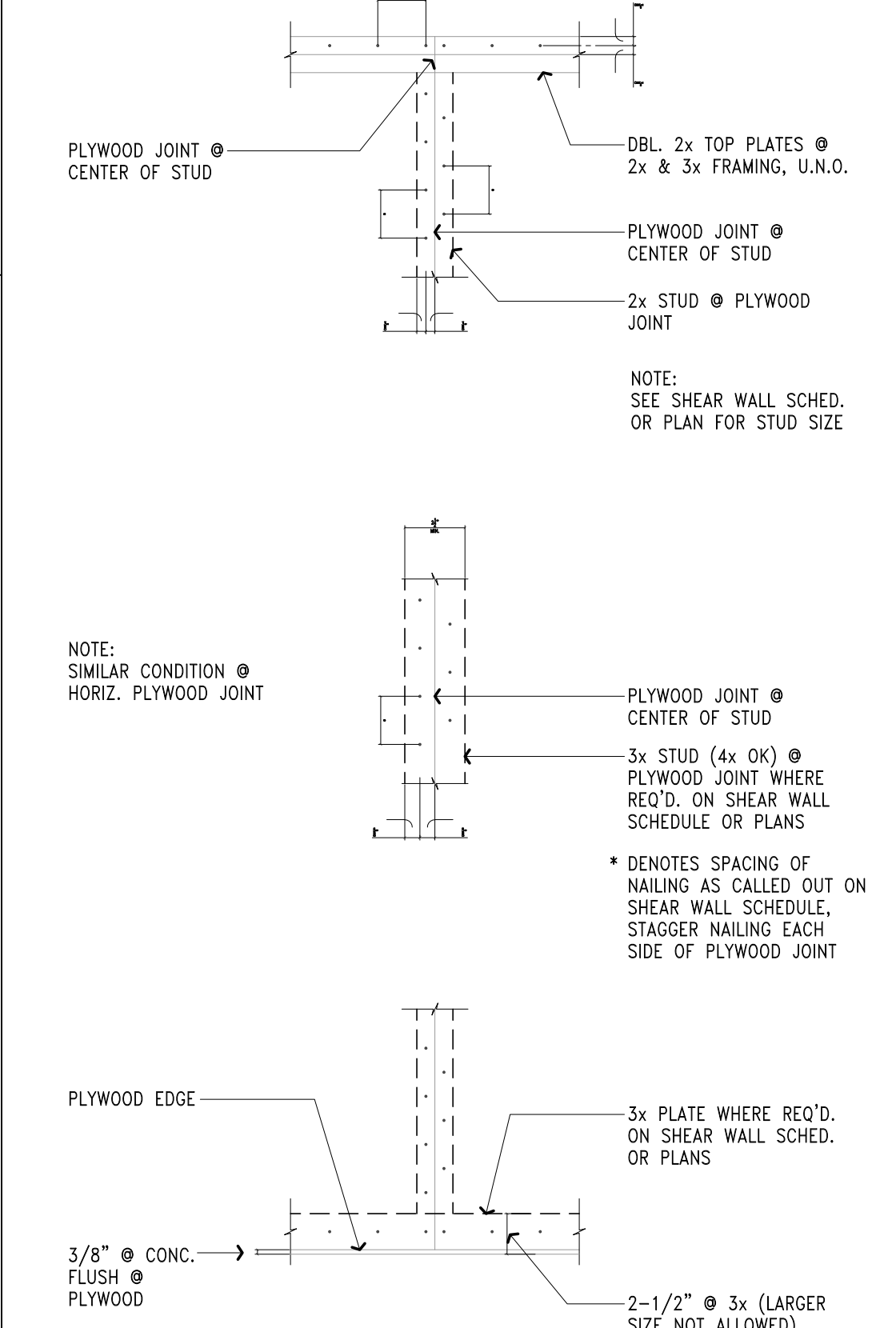
4 HOLES AND NOTCHES IN WOOD



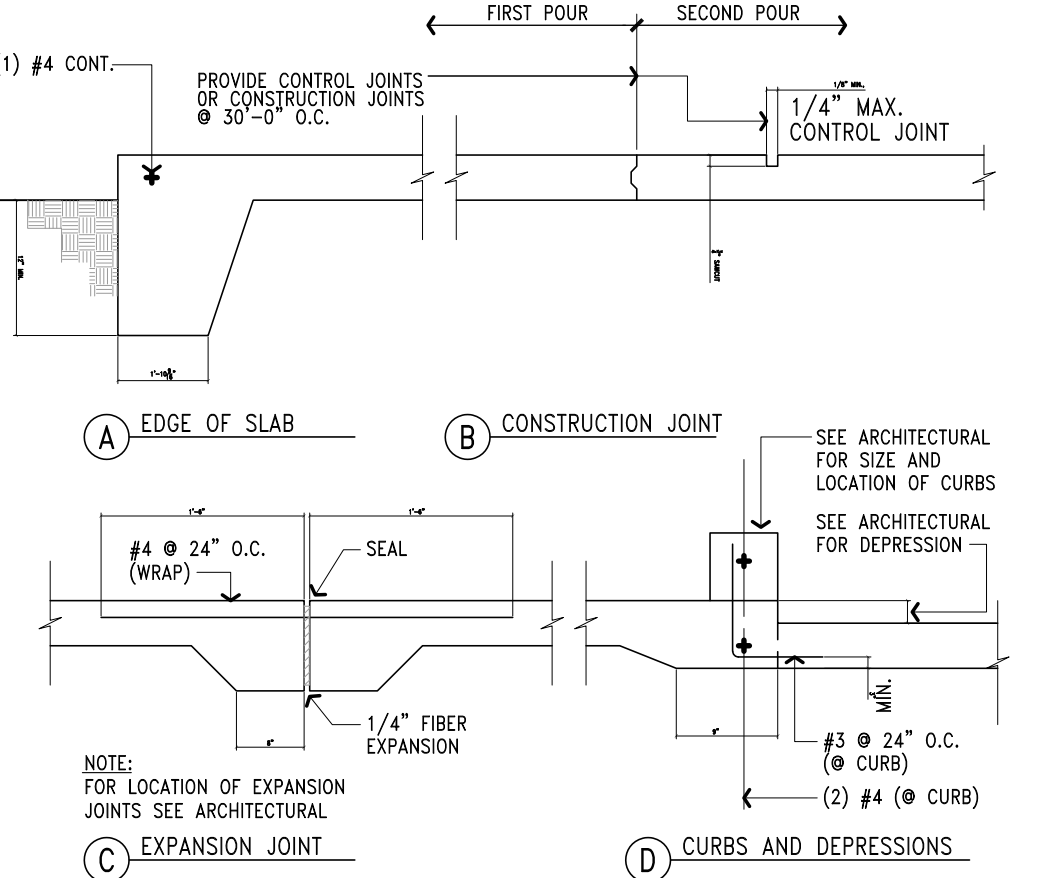
NOTES:
MIN. PLY/OSB DIMENSION SHALL BE 24" UNBLOCKED AND 12" AT BLOCKED DIAPHRAGMS.
NAILS SHALL HAVE A MIN. 3/8" EDGE DISTANCE FROM EDGE OF PLY/OSB & FRAMING MEMBERS.
PROVIDE 3x FRAMING WHERE NAIL SPACING IS LESS THAN 3" O.C. FOR 8d NAILS AND 4" O.C. FOR 10d NAILS AT PLY/OSB JOINTS.
PROVIDE 3/4" NAIL EDGE DISTANCE AT 3x MEMBER.
BOUNDARY NAIL AT DIAPHRAGM BOUNDARY, CORDS, DRAG TIES AND WHERE CALLED OUT ON PLANS.
ALL DIAPHRAGM NAILINGS SHALL BE INSPECTED PRIOR TO COVERING.

5 TYP. ROOF OR FLOOR DIAPHRAGM

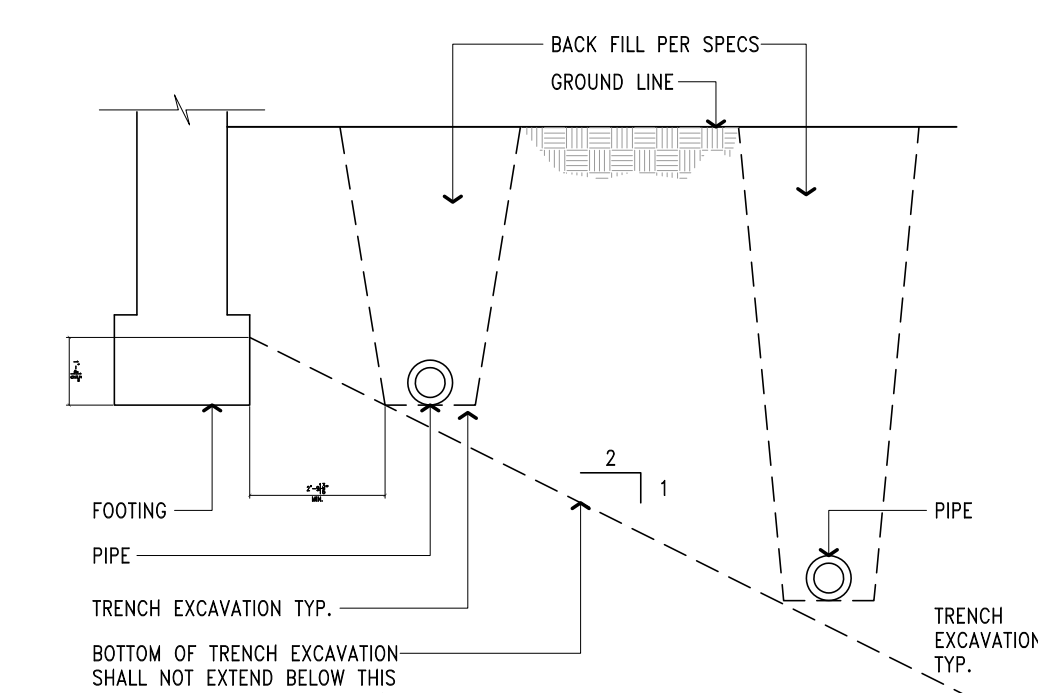
3 PLY NAILING @ EDGES



13 TYP. SLAB ON GRADE DETAIL



9 PIPES PARALLEL TO FOOTINGS



NOTES:
1. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.

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ARTESIA CA 90701

TYPICAL DETAILS

DESIGNED: MRR	PROJECT NUMBER:
DRAWN:	SCALE: NOTED
CHECKED:	DRAWING NUMBER:
DATE: 9-7-23	SD





PLANNING COMMISSION AGENDA REPORT

MEETING DATE: May 19, 2026

ITEM NO: 6B.

TO: Honorable Chairperson and Members of the Planning Commission

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

FROM: Steven Valdez, Planning Manager
Paul Bollier, Community Development Director

REVIEWED AND APPROVED BY:
Paul Bollier, Community Development Director
Nick Papajohn, Deputy City Attorney

RECOMMENDATION:

Staff recommends that the Planning Commission do the following:

1. Adopt Resolution No. 2026-11P recommending that the City Council approve a site-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(c)(7) to Article 48 (Mixed-Use Overlay Zone) of Chapter 2 (Zoning) of Title 9 of the Artesia Municipal Code;
2. Adopt Resolution No. 2026-12P approving Design Review for the demolition of an existing 21-unit multifamily residential development and construction of a new two-story, 22-unit residential redevelopment project; and
3. 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.

BACKGROUND:

The subject site is located within the boundaries of the Artesia Downtown Specific Plan (ADSP) and the Mixed-Use Overlay Zone (MU-O). The ADSP was adopted to facilitate transit-oriented development, encourage residential infill, and promote cohesive neighborhood-scale development patterns in proximity to the Pioneer Boulevard corridor and future transit infrastructure. The intent of the Mixed-Use Overlay Zone is to encourage a complementary mix of residential and commercial uses, while also allowing standalone residential development that contributes to the City's housing supply.

The site is currently developed with a 21-unit multifamily residential complex built in 1953 and 1958. The existing development consists of older multifamily structures originally constructed in 1953 and 1958 and exhibits characteristics typical of aging housing stock in need of redevelopment. Similar to other redevelopment projects within the City, the proposal replaces outdated housing stock with a modern development that improves site design, livability, and architectural quality.

The applicant, as part of this request, is proposing to demolish an existing 21-unit apartment complex and construct a new two-story, 22-unit residential development with twenty-two (22) garages. The project includes multiple residential buildings, internal circulation, and amenities including a pool, recreation room, and landscaped open space. The development represents reinvestment in an existing multifamily site and results in a net increase of one dwelling unit.

Project Location

The subject property is located at 18601 and 18615 Arline Avenue within the Artesia Downtown Specific Plan area and is identified as Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008. The approximately 39,845-square-foot (0.915-acre) site is located at the northeast corner of Arline Avenue and 183rd Street.

Figures 1 and 2 below identify the project site and surrounding zoning designations.

FIGURE 1

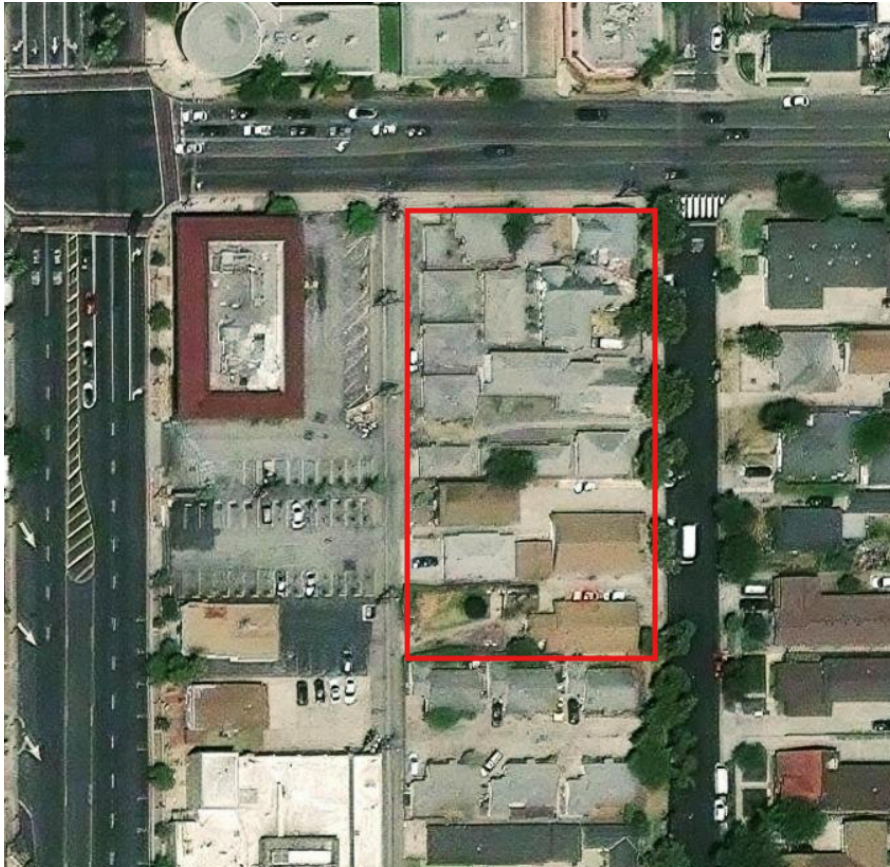


FIGURE 2

ADJACENT DEVELOPMENT/ ZONING/GENERAL PLAN	NORTH: Commercial / Artesia Downtown Specific Plan
	SOUTH: Residential / Artesia Downtown Specific Plan
	EAST: Residential / Multiple Family (MF) Zone
	WEST: Commercial / Artesia Downtown Specific Plan

Proposed Project

The project is designed as a contemporary townhouse-style residential community consisting of four separate residential buildings (A-D) organized around a central recreational courtyard and internal driveway circulation system.

The proposed architectural design incorporates contemporary residential elements to create a cohesive and modern residential appearance compatible with surrounding development. The buildings feature articulated façades, varied rooflines, recessed entries, integrated balconies, decorative metal railings, and a combination of horizontal and vertical massing elements intended to reduce perceived bulk and provide visual interest along the street frontages.

Exterior finish materials include a combination of smooth stucco finishes, decorative stone veneer accents, fiber cement siding panels, painted metal railings, sectional garage doors with window panels, and decorative architectural projections. The material palette utilizes contrasting textures and colors to provide articulation and pedestrian-scale detailing commonly found in newer multifamily residential developments throughout Southern California.

The site design incorporates enhanced landscaping and recreational amenities intended to improve the overall residential environment. Common open space amenities include a centrally located swimming pool, recreation room, fitness room, landscaped paseo areas, decorative paving materials, and perimeter landscaping throughout the development. The landscape plan includes queen palm trees, ornamental shrubs, lily turf groundcover, decorative paving accents, and landscaped buffers adjacent to the street frontage and internal common areas.

The project consists entirely of three-bedroom residential units designed in a townhouse-style configuration with attached private garages. The development includes four unit plan types ranging from approximately 1,270 square feet to 1,405 square feet in size. The proposed unit mix is as follows:

Unit Type	Bedroom Count	Approximate Unit Size	Number of Units
Type A	Three Bedroom / Two and One-Half Bathroom	1,363 square feet	6 Units
Type B	Three Bedroom / Two and One-Half Bathroom	1,353 square feet	12 Units
Type C	Three Bedroom / Three Bathroom	1,270 square feet	2 Units
Type D	Three Bedroom / Three Bathroom	1,405 square feet	2 Units

The proposed residential units are substantially larger than the existing units on-site and are designed to accommodate larger household sizes consistent with regional housing demand for family-oriented housing. Each unit includes private living areas, attached garages, private balconies or patios, upgraded kitchen layouts, and integrated storage areas.

The overall site layout is designed to create a cohesive residential environment while maintaining compatibility with surrounding development through enhanced landscaping, upgraded architectural design, pedestrian-oriented improvements, and improved circulation throughout the property.

Project Data

The following table provides data relative to various development standards of the proposed project and in comparison to the previously approved development project/current Artesia Live Specific Plan.

Category	Proposed Project (22 Units)	Existing Project (21 Units)
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Project Type	Multifamily residential redevelopment	Multifamily residential
Unit Count	22 units	21 units
Net Change	+1 unit	—
Unit Mix	20 three-bedroom (2.5 bath) 2 three-bedroom (3 bath)	Unknown
Density (du/ac)	24.0 du/ac	23 du/ac
MU-O Density Compliance	Below 40 du/ac (ZMA required)	Below 40 du/ac
Unit Size	1,270–1,405 sf range	Smaller older units
Parking Required	50 spaces	N/A
Parking Provided	51 spaces	Existing surface parking
Bike Parking Required	6 spaces	None
Bike Parking Provided	8 spaces	None
Amenities	Pool, recreation, landscaping	None
Building Height	2 stories	2 stories
Landscaping	Enhanced landscaping provided (13.9%)	Minimal

ANALYSIS:

The intent of the Mixed-Use Overlay Zone is to encourage a complementary mix of residential and commercial uses, while also allowing standalone residential development that contributes to the City's housing supply. The overlay provides an opportunity to reinvest in underutilized or aging properties, promote economic vitality, and support the development of a more cohesive and active urban environment. When a property is located within both the Artesia Downtown Specific Plan and the Mixed Use Overlay Zone, an applicant can choose to use the MU-O standards, or those within the ADSP. In this case the applicant chose to use the MU-O standards, which requires a minimum density of 40 units per acre.

The proposed project complies with all applicable development standards related to height, parking, landscaping, site design, circulation, and architectural requirements as shown above, but does not comply with the minimum residential density requirement of the Mixed-Use Overlay Zone. Under the existing Mixed-Use Overlay Zone standards, residential projects utilizing the MU-O standards are required to provide a minimum residential density of 40 dwelling units per acre. The subject property is currently developed with a 21-unit multifamily residential development at an approximate density of 23 dwelling units per acre. The applicant is proposing redevelopment of the site with a new two-story, 22-unit residential development at an approximate density of 24 dwelling units per acre. As such, the applicant has submitted a request for a site-specific amendment to the Mixed-Use Overlay Zone applicable to Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 to reduce the minimum density from 40 dwelling units per acre to 23 dwelling units per acre. The applicant is proposing redevelopment of the site with a new two-story, 22-unit residential development at an approximate density of 24 dwelling units per acre. The proposed amendment is intended to recognize the existing development pattern on the site and allow redevelopment of the property with a modern residential project that is compatible with surrounding uses while maintaining consistency with the goals and policies of the General Plan and Artesia Downtown Specific Plan.

The proposed amendment is limited to the subject property and does not modify the overall development standards applicable to other properties within the Mixed-Use Overlay Zone. The amendment also does not reduce the City's overall residential development capacity and is consistent with Government Code Section 65863 (No Net Loss Law).

The following demonstrates that the proposed 22-unit residential redevelopment project and associated Mixed-Use Overlay Zone amendment are consistent with the purpose, standards of the Artesia Downtown Specific Plan and Mixed-Use Overlay Zone.

Mixed Use Overlay Amendment

The applicant has submitted a request for a site-specific amendment to the Mixed-Use Overlay Zone (MU-O) ordinance applicable to Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008.

The existing MU-O standards require a minimum residential density of 40 dwelling units per acre for residential projects utilizing the overlay standards. As noted above, the applicant is requesting approval of a site-specific amendment establishing a residential density standard of 24 dwelling units per acre for the subject property.

The proposed amendment to the Mixed-Use Overlay Zone ordinance is necessary because the proposed 22-unit residential redevelopment project results in a density below the minimum residential density requirement established by the Mixed-Use Overlay Zone. Projects with a residential density of less than 40 dwelling units per acre require legislative approval pursuant to Section 9-2.4807(c)(2) of the Artesia Municipal Code.

The proposed amendment recognizes the existing residential development pattern on the site and surrounding neighborhood while allowing redevelopment of an aging multifamily residential property with a modern residential development that substantially improves site conditions, building quality, parking, circulation, landscaping, and residential amenities.

While the proposed amendment reduces the allowable residential development capacity applicable to the subject property by approximately 15 units, the amendment is limited to approximately 0.915 acres and does not materially impair the City's ability to accommodate its Regional Housing Needs Allocation (RHNA). The amendment affects approximately 1.4 percent of the City's 6th Cycle RHNA obligation and does not materially affect the City's overall Housing Element inventory capacity.

Pursuant to Government Code section 65863(b), the approval of the project at a density lower than that assumed in the City of Artesia 2021–2029 Housing Element will not result in an unmet need for sites to accommodate the City's remaining Regional Housing Needs Allocation ("RHNA") for the current planning period. The Housing Element shows a site capacity for the project site as follows: 17 lower income units, 5 moderate income units, and 16 above moderate income units (37 units total). This approval results in 22 market rate units. Nonetheless, as reflected in the Table below, the remaining Housing Element inventory continues to provide sufficient realistic development capacity to satisfy the City's remaining RHNA obligations, even accounting for approval of the project at a reduced density. Therefore, the remaining sites identified in the Housing Element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's RHNA for the 2021–2029 planning period pursuant to Government Code section 65584.

Income Category	Remaining RHNA	Remaining Capacity Before Project	Net Loss	Remaining Capacity After Project
Low	480	1,553	-17	+1,536
Moderate	128	435	-5	+430
Above Moderate	461	1,687	N/a	+1,687
Total	1,069	3,675	-22	+3,653

The project's reduced density is being effectuated with a legislative approval (i.e., a rezone). Pursuant to Government Code section 65863(b)(1)(A), the rezone is consistent with the City's General Plan, including the Housing Element, because it will facilitate the development of a net increase of residential units on the property (21 existing vs. 22 proposed) that will be developed in the project). Additionally, the foregoing is consistent with, among other things, Housing Element Policies 2.1 (Maintain and improve housing stock), 3.1 (Identify properties within the City that are suitable for housing development), and 5.5 (Provide efficient development permit processing), Land Use Sub-Element Policy Action LU 1.5.1 (Encourage infill development that provides community amenities and uses that serve priority community needs), and Circulation and Mobility Sub-Element Policy Action CIR 4.1.2 (Encourage infill development projects that create or support job centers and transportation nodes).

The proposed amendment is consistent with the General Plan and Artesia Downtown Specific Plan because it facilitates reinvestment in an existing multifamily residential site, supports housing production, promotes neighborhood-compatible infill development, and improves the overall quality of development within the Artesia Downtown Specific Plan area.

Findings supporting approval of the proposed amendment pursuant to Government Code Section 65860 are provided in the attached Planning Commission Resolution and City Council Ordinance.

Design Review

The applicant has submitted an application for Design Review approval in compliance with Section 9-2.2002(a)(1) of the Artesia Municipal Code. Section 9-2.2002(a)(1) of the Artesia Municipal Code provides that any building or structure requiring a building permit that is located on a site in any zone other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1), or Medium Density Residential (M-D-R) Zones, or the Multiple Family Residential (M-R) Zone only if the building or structure is a one-family dwelling unit, shall be subject to the Design Review process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code.

Section 9-2.2005 of the Artesia Municipal Code establishes the findings required for approval of a Design Review application by the Planning Commission.

The proposed development has been designed in accordance with the standards of the amended Mixed-Use Overlay Zone and Artesia Downtown Specific Plan by incorporating contemporary architectural design elements, and providing upgraded building materials, enhanced landscaping, pedestrian-oriented design features, and improved site circulation intended to create a cohesive and high-quality residential environment.

Based on the evidence in the record and all other applicable information presented, Planning Staff recommends that the Planning Commission approve the Design Review application based on the findings provided in the attached resolution.

ENVIRONMENTAL ASSESSMENT:

The proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA).

The proposed Project is consistent with the land use designation, density framework, and development standards established in the City's General Plan, Artesia Downtown Specific Plan, and amended Mixed-Use Overlay Zone applicable to the subject property. The environmental impacts associated with residential development at the proposed density were previously evaluated in the certified City of Artesia General Plan Environmental Impact Report (EIR). The Project does not introduce any new or more severe environmental impacts.

Pursuant to CEQA Guidelines Section 15183, no additional environmental review is required because the Project is consistent with the development density and policies analyzed in the General Plan EIR and the Project would not result in any peculiar environmental impacts that were not previously analyzed or mitigated.

In addition, the Project independently qualifies for a Class 32 (Infill Development) categorical exemption pursuant to CEQA Guidelines Section 15332 based on the following findings:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value, as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply:

- a. The project site is in an urbanized area and has been previously developed;
- b. The project will not result in cumulative impacts;
- c. The project does not involve unusual circumstances and no substantial evidence supports a reasonable possibility of a significant impact due to unusual circumstances;

- d. The project is not located on a hazardous waste site; and
- e. The project will not cause a substantial adverse change to a historic resource.

CONCLUSION

The proposed project replaces an aging multifamily residential development with a modern residential community that improves site design, landscaping, circulation, and housing quality while maintaining compatibility with surrounding development. Although the project does not meet the minimum density requirement of the Mixed-Use Overlay Zone, the proposed site-specific amendment is limited in scope, does not materially impair the City's Housing Element obligations, and facilitates reinvestment in an existing multifamily residential property within the Artesia Downtown Specific Plan area. Staff therefore recommends approval of the requested entitlements subject to the attached Conditions of Approval.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission do the following:

1. Adopt Resolution No. 2026-11P recommending that the City Council approve a site-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(c)(7) to Article 48 (Mixed-Use Overlay Zone) of Chapter 2 (Zoning) of Title 9 of the Artesia Municipal Code;
2. Adopt Resolution No. 2026-12P approving a Design Review application for the construction of a new two-story, 22-unit residential redevelopment project; and
3. 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.

[PC Resolution No.2026-09P](#)

[PC Resolution \(DR\).docx](#)

[MUO Ordinance](#)

[Conditions of Approval](#)

Attachments

[PC Reso No.2026-11P.pdf](#)

[Exhibit A - Ordinance 26-988.pdf](#)

[Ordinance 26-988 Exhibit A - Conditions of Approval.pdf](#)

[PC Resolution 2026-12P.pdf](#)

[Architectural Plans.pdf](#)

[Colored Elevation.pdf](#)

[Land Use Application.pdf](#)

[Letter of Intent.pdf](#)

**CITY OF ARTESIA
PLANNING COMMISSION**

RESOLUTION NO. 2026-11P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL APPROVE A SITE-SPECIFIC AMENDMENT TO THE MIXED-USE OVERLAY ZONE (MU-O) TO ESTABLISH A RESIDENTIAL DENSITY STANDARD OF 24 DWELLING UNITS PER ACRE FOR PROPERTY LOCATED WITHIN THE ARTESIA DOWNTOWN SPECIFIC PLAN AND IDENTIFIED AS ASSESSOR PARCEL NUMBERS 7040-017-001, 7040-017-002, AND 7040-017-008 BY ADDING SECTION 9-2.4807(c)(7) TO ARTICLE 48 (MIXED-USE OVERLAY ZONE) OF CHAPTER 2 (ZONING) OF TITLE 9 OF THE ARTESIA MUNICIPAL CODE AND DETERMINING THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTIONS 15183 AND 15332.

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

WHEREAS, Venkatesh Koka (“Applicant”), submitted applications requesting approval of (1) a site-specific amendment to the Mixed-Use Overlay Zone (MU-O) applicable to Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 to establish a residential density standard of 24 dwelling units per acre; and (2) Design Review approval to demolish an existing 21-unit multifamily residential development and construct a new two-story, 22-unit residential development (the “Project”). The subject property is located within the Artesia Downtown Specific Plan and Mixed-Use Overlay Zone (MU-O). The proposed amendment would establish a site-specific residential density standard applicable only to the subject property in lieu of the otherwise applicable forty dwelling units per acre minimum density requirement established under the Mixed-Use Overlay Zone.

WHEREAS, the subject property consists of approximately 39,845 square feet (0.915 acres) and is identified as Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 (the “Project Site”).

WHEREAS, the Mixed-Use Overlay Zone currently establishes a minimum residential density requirement of forty (40) dwelling units per acre for residential projects utilizing the MU-O development standards.

WHEREAS, the Applicant proposes redevelopment of the Project Site with a new two-story, 22-unit residential development at a density of approximately twenty-four (24) dwelling units per acre;

WHEREAS, Artesia Municipal Code Section 9-2.4807(c)(2) requires legislative approval subject to discretionary review for projects with less than 40 dwelling units per acre;

WHEREAS, City staff is proposing to amend the Mixed-Use Overlay Zone by adding Section 9-2.4807(c)(7) to create a carve-out for this Project which is below the minimum residential density requirement of 40 dwelling units, pursuant to AMC Section 9-2.4807(c)(2) ("Ordinance");

WHEREAS, establishing a site-specific residential density standard of twenty-four (24) dwelling units per acre for the Project Site is appropriate due to:

- The existing development pattern on the site.
- Compatibility with surrounding residential development.
- Enhanced site design and landscaping.
- Improved parking and circulation.
- Provision of upgraded housing opportunities; and
- Consistency with the goals and policies of the General Plan and Artesia Downtown Specific Plan;
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WHEREAS, the Ordinance does not reduce the City's overall residential development capacity and complies with Government Code Section 65863 (No Net Loss Law); and

WHEREAS, on May 19, 2026, the Planning Commission conducted a duly noticed public hearing and adopted Resolution No. 2026-11P recommending approval of the proposed Ordinance.

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby finds and determines that the foregoing recitals are true, correct, and incorporated herein by this reference.

SECTION 2. CEQA. The Planning Commission finds and recommends that the City Council find that the proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA).

The proposed Project is consistent with the land use designation, density framework, and development standards established in the City's General Plan, Artesia Downtown Specific Plan, and amended Mixed-Use Overlay Zone applicable to the subject property. The environmental impacts associated with residential development at the proposed density were previously evaluated in the certified City of Artesia General Plan Environmental Impact Report (EIR). The Project does not introduce any new or more severe environmental impacts.

Pursuant to CEQA Guidelines Section 15183, no additional environmental review is required because the Project is consistent with the development density and policies analyzed in the General Plan EIR and the Project would not result in any peculiar environmental impacts that were not previously analyzed or mitigated.

In addition, the Project independently qualifies for a Class 32 (Infill Development) categorical exemption pursuant to CEQA Guidelines Section 15332 based on the following findings:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value, as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

The Planning Commission further finds and recommends that the City Council find that none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply:

- a. The project site is in an urbanized area and has been previously developed;
- b. The project will not result in cumulative impacts;
- c. The project does not involve unusual circumstances and no substantial evidence supports a reasonable possibility of a significant impact due to unusual circumstances;
- d. The project is not located on a hazardous waste site; and
- e. The project will not cause a substantial adverse change to a historic resource.

SECTION 3. FINDINGS FOR THE SITE-SPECIFIC MIXED-USE OVERLAY ZONE AMENDMENT. Based upon the evidence in the record and all other applicable information presented, the Planning Commission recommends that the City Council approve the proposed site-specific Mixed-Use Overlay Zone amendment based upon the following findings:

A. General Plan Consistency

The proposed site-specific Mixed-Use Overlay Zone amendment is consistent with the City of Artesia General Plan and Artesia Downtown Specific Plan, as required by Government Code Section 65860.

The amendment facilitates redevelopment of an existing multifamily residential property with a modern residential development that supports the General Plan goals related to

housing production, neighborhood revitalization, reinvestment in aging properties, and compatible infill development within an urbanized area of the City.

The amendment maintains the residential land use designation applicable to the property and does not alter the overall residential character of the site. The amendment allows redevelopment of the site with a two-story, 22-unit residential development that is compatible with surrounding residential and mixed-use development patterns within the Artesia Downtown Specific Plan area.

While the amendment establishes a site-specific residential density standard of 24 dwelling units per acre in lieu of the otherwise applicable 40 dwelling units per acre minimum under the Mixed-Use Overlay Zone, the amendment is limited to approximately 0.915 acres and remains consistent with the overall land use objectives, policies, and development framework of the General Plan and Artesia Downtown Specific Plan.

B. Public Welfare and Police Power

The proposed amendment promotes public health, safety, and general welfare and represents a proper exercise of the City's police power pursuant to Article XI, Section 7 of the California Constitution.

The amendment facilitates redevelopment of an aging multifamily residential property with a modern residential development that substantially improves site design, landscaping, circulation, parking, and residential amenities. The proposed redevelopment project complies with applicable Building, Fire, Public Works, accessibility, and stormwater regulations and provides upgraded housing opportunities within an existing urbanized area.

The amendment supports orderly development and land use compatibility by recognizing the established development pattern on the site and surrounding neighborhood while allowing redevelopment with a project that is compatible in scale and intensity with adjacent residential properties.

C. Housing Element and RHNA Consistency

Pursuant to Government Code section 65863(b), the Planning Commission finds and recommends that the City Council find that approval of the project at a density lower than that assumed in the City of Artesia 2021–2029 Housing Element will not result in an unmet need for sites to accommodate the City's remaining Regional Housing Needs Allocation ("RHNA") for the current planning period. The Housing Element shows a site capacity for the project site as follows: 17 lower income units, 5 moderate income units, and 16 above moderate income units (37 units total). This approval results in 22 market rate units. Nonetheless, as reflected in the Table below, the remaining Housing Element inventory continues to provide sufficient realistic development capacity to satisfy the City's remaining RHNA obligations, even accounting for approval of the project at a reduced density. Therefore, the Planning Commission finds and recommends that the City Council

find that the remaining sites identified in the Housing Element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's RHNA for the 2021–2029 planning period pursuant to Government Code section 65584.

Income Category	Remaining RHNA	Remaining Capacity Before Project	Net Loss	Remaining Capacity After Project
Low	480	1,553	-17	+1,536
Moderate	128	435	-5	+430
Above Moderate	461	1,687	N/a	+1,687
Total	1,069	3,675	-22	+3,653

The project's reduced density is being effectuated with a legislative approval (i.e., a rezone). Pursuant to Government Code section 65863(b)(1)(A), the Planning Commission finds and recommends that the City Council find that rezone is consistent with the City's General Plan, including the Housing Element, because it will facilitate the development of a net increase of residential units on the property (21 existing vs. 22 proposed) that will be developed in the project). Additionally, the Planning Commission finds and recommends that the City Council find that the foregoing is consistent with, among other things, Housing Element Policies 2.1 (Maintain and improve housing stock), 3.1 (Identify properties within the City that are suitable for housing development), and 5.5 (Provide efficient development permit processing), Land Use Sub-Element Policy Action LU 1.5.1 (Encourage infill development that provides community amenities and uses that serve priority community needs), and Circulation and Mobility Sub-Element Policy Action CIR 4.1.2 (Encourage infill development projects that create or support job centers and transportation nodes).

SECTION 4. Based on the foregoing findings and the entire administrative record, the Planning Commission recommends that the City Council approve and adopt the proposed site-specific Mixed-Use Overlay Zone Ordinance amendment and Mixed-Use Overlay Zone Map amendment establishing a residential density standard of 24 dwelling units per acre for Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 attached as Exhibit A.

SECTION 5. The Community Development Director shall certify to the adoption of this Resolution and shall forward a copy of it to the applicant and to the City Council.

PASSED, APPROVED AND ADOPTED this 19th day of May 2026.

Victor Manalo, Chairperson

ATTEST:

Paul Bollier, Community Development Director

ROLL CALL VOTE:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

Exhibit A – Ordinance No.26-308X

ORDINANCE NO. 26-988

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA APPROVING A SITE-SPECIFIC AMENDMENT TO THE MIXED-USE OVERLAY ZONE (MU-O) TO ESTABLISH A RESIDENTIAL DENSITY OF 24 DWELLING UNITS PER ACRE FOR PROPERTY LOCATED WITHIN THE ARTESIA DOWNTOWN SPECIFIC PLAN AND IDENTIFIED AS ASSESSOR PARCEL NUMBERS 7040-017-001, 7040-017-002, AND 7040-017-008 BY ADDING SECTION 9-2.4807(c)(7) TO ARTICLE 48 (MIXED-USE OVERLAY ZONE) OF CHAPTER 2 (ZONING) OF TITLE 9 OF THE ARTESIA MUNICIPAL CODE AND DETERMINING THAT THE ORDINANCE IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTIONS 15183 AND 15332.

WHEREAS, Venkatesh Koka (“Applicant”), submitted applications requesting approval of (1) a site-specific amendment to the Mixed-Use Overlay Zone (MU-O) applicable to Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 to establish a residential density standard of 24 dwelling units per acre; and (2) Design Review approval to demolish an existing 21-unit multifamily residential development and construct a new two-story, 22-unit residential development (the “Project”). The subject property is located within the Artesia Downtown Specific Plan and Mixed-Use Overlay Zone (MU-O). The proposed amendment would establish a site-specific residential density standard applicable only to the subject property in lieu of the otherwise applicable forty dwelling units per acre minimum density requirement established under the Mixed-Use Overlay Zone.

WHEREAS, the subject property consists of approximately 39,845 square feet (0.915 acres) and is identified as Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 (the “Project Site”).

WHEREAS, the Mixed-Use Overlay Zone currently establishes a minimum residential density requirement of forty (40) dwelling units per acre for residential projects utilizing the MU-O development standards.

WHEREAS, the Applicant proposes redevelopment of the Project Site with a new two-story, 22-unit residential development at a density of approximately twenty-four (24) dwelling units per acre.

WHEREAS, Artesia Municipal Code Section 9-2.4807(c)(2) requires legislative approval subject to discretionary review for projects with less than 40 dwelling units per acre;

WHEREAS, City staff is proposing to amend the Mixed-Use Overlay Zone by adding Section 9-2.4807(c)(7) to create a carve-out for this Project which is below the minimum residential density requirement of 40 dwelling units, pursuant to AMC Section 9-2.4807(c)(2) (“Ordinance”);

WHEREAS, establishing a site-specific residential density standard of twenty-four (24) dwelling units per acre for the Project Site is appropriate due to:

- The existing development pattern on the site.
- Compatibility with surrounding residential development.
- Enhanced site design and landscaping.
- Improved parking and circulation.
- Provision of upgraded housing opportunities; and
- Consistency with the goals and policies of the General Plan and Artesia Downtown Specific Plan.; and

WHEREAS, the Ordinance does not reduce the City’s overall residential development capacity and complies with Government Code Section 65863 (No Net Loss Law).

WHEREAS, on May 19, 2026, the Planning Commission conducted a duly noticed public hearing and adopted Resolution No. 2026-09P recommending approval of the proposed Ordinance.

WHEREAS, on July 13, 2026, the City Council conducted a duly noticed public hearing in accordance with applicable law and considered all testimony and evidence presented regarding the proposed Ordinance.

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby finds and determines that the foregoing recitals are true, correct, and incorporated herein by this reference.

SECTION 2. CEQA. The City Council finds that the proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA).

The proposed Project is consistent with the land use designation, density framework, and development standards established in the City’s General Plan, Artesia

Downtown Specific Plan, and amended Mixed-Use Overlay Zone applicable to the subject property. The environmental impacts associated with residential development at the proposed density were previously evaluated in the certified City of Artesia General Plan Environmental Impact Report (EIR). The Project does not introduce any new or more severe environmental impacts.

Pursuant to CEQA Guidelines Section 15183, no additional environmental review is required because the Project is consistent with the development density and policies analyzed in the General Plan EIR and the Project would not result in any peculiar environmental impacts that were not previously analyzed or mitigated.

In addition, the Project independently qualifies for a Class 32 (Infill Development) categorical exemption pursuant to CEQA Guidelines Section 15332 based on the following findings:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value, as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

The City Council further finds that none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply:

- a. The project site is in an urbanized area and has been previously developed;
- b. The project will not result in cumulative impacts;
- c. The project does not involve unusual circumstances and no substantial evidence supports a reasonable possibility of a significant impact due to unusual circumstances;
- d. The project is not located on a hazardous waste site; and
- e. The project will not cause a substantial adverse change to a historic resource.

SECTION 3. General Plan Consistency. Based upon the entire administrative record, all written and oral testimony, and all evidence presented, the City Council finds that the amendment adopted by this Ordinance is consistent with the City's General Plan.

- A. General Plan Consistency. The proposed site-specific Mixed-Use Overlay Zone amendment is consistent with the City of Artesia General Plan and Artesia Downtown Specific Plan, as required by Government Code Section 65860.

The redevelopment of an existing multifamily residential property with a modern residential development supports the General Plan goals related to housing production, neighborhood revitalization, reinvestment in aging properties, and compatible infill development within an urbanized area of the City.

The amendment maintains the residential land use designation applicable to the property and does not alter the overall residential character of the site. The amendment allows redevelopment of the site with a two-story, 22-unit residential development that is compatible with surrounding residential and mixed-use development patterns within the Artesia Downtown Specific Plan area.

While the amendment establishes a site-specific residential density standard of 24 dwelling units per acre in lieu of the otherwise applicable 40 dwelling units per acre minimum under the Mixed-Use Overlay Zone, the amendment is limited to approximately 0.915 acres and remains consistent with the overall land use objectives, policies, and development framework of the General Plan and Artesia Downtown Specific Plan.

- B. Public Welfare and Police Power. The proposed amendment promotes public health, safety, and general welfare and represents a proper exercise of the City's police power pursuant to Article XI, Section 7 of the California Constitution.

The amendment facilitates redevelopment of an aging multifamily residential property with a modern residential development that improves site design, landscaping, circulation, parking, and residential amenities. The proposed redevelopment project complies with applicable Building, Fire, Public Works, accessibility, and stormwater regulations and provides upgraded housing opportunities within an existing urbanized area.

The amendment supports orderly development and land use compatibility by recognizing the established development pattern on the site and surrounding neighborhood while allowing redevelopment with a project that is compatible in scale and intensity with adjacent residential properties.

- C. Housing Element and RHNA Consistency. Pursuant to Government Code section 65863(b), the City Council finds that approval of the project at a density lower than that assumed in the City of Artesia 2021–2029 Housing Element will not result in an unmet need for sites to accommodate the City’s remaining Regional Housing Needs Allocation (“RHNA”) for the current planning period. The Housing Element shows a site capacity for the project site as follows: 17 lower income units, 5 moderate income units, and 16 above moderate income units (37 units total). This approval results in 22 market rate units. Nonetheless, as reflected in the Table below, the remaining Housing Element inventory continues to provide sufficient realistic development capacity to satisfy the City’s remaining RHNA obligations, even accounting for approval of the project at a reduced density. Therefore, the City Council finds that the remaining sites identified in the Housing Element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City’s RHNA for the 2021–2029 planning period pursuant to Government Code section 65584.

Income Category	Remaining RHNA	Remaining Capacity Before Project	Net Loss	Remaining Capacity After Project
Low	480	1,553	-17	+1,536
Moderate	128	435	-5	+430
Above Moderate	461	1,687	N/a	+1,687
Total	1,069	3,675	-22	+3,653

The project’s reduced density is being effectuated with a legislative approval (i.e., a rezone). Pursuant to Government Code section 65863(b)(1)(A), the City Council finds that rezone is consistent with the City’s General Plan, including the Housing Element, because it will facilitate the development of a net increase of residential units on the property (21 existing vs. 22 proposed) that will be developed in the project). Additionally, the City Council finds that the

foregoing is consistent with, among other things, Housing Element Policies 2.1 (Maintain and improve housing stock), 3.1 (Identify properties within the City that are suitable for housing development), and 5.5 (Provide efficient development permit processing), Land Use Sub-Element Policy Action LU 1.5.1 (Encourage infill development that provides community amenities and uses that serve priority community needs), and Circulation and Mobility Sub-Element Policy Action CIR 4.1.2 (Encourage infill development projects that create or support job centers and transportation nodes).

SECTION 4. Amendment to Zoning Code. Section 9-2.4807(c)(7) shall be added to Article 48 (Mixed-Use Overlay Zone) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code as follows (additions in underline, deletions in ~~strikethrough~~):

“(c) Multi-Family Developments:

(1) The Condominium Development Standards contained in Article 36 of Chapter 2 of Title 9 of the Artesia Municipal Code do not apply to multi-family developments developed under the MU-O Zone. This provision does not prohibit condominium development in the MU-O Zone.

(2) Density. Except as provided in Section 9-2.4807(c)(7) below, ~~All~~ residential uses within the MU-O Zone shall be developed at a minimum residential density of 40 dwelling units per acre. Housing developments with less than 40 dwelling units per acre require legislative approval subject to discretionary review. The maximum residential density shall be as follows:

(i) Where the maximum allowable building height is five stories or more, including applicable Artesia Density Bonus stories, the maximum density is 100 dwelling units per acre.

(ii) Where maximum allowable building height is four stories or fewer, including applicable Artesia Density Bonus stories, the maximum density is 70 dwelling units per acre.

(iii) Where the underlying zoning or Specific Plan permits a residential density greater than the maximum allowed under subsections (i) and (ii), the greater density applies.

(iv) California Density Bonus provisions for additional increased density with varying proportions of affordable units (Government Code Sections 65915 et seq.) may be applied to any proposed multi-family development.

(3) Artesia Density Bonus. The Artesia Density Bonus increases the maximum number of stories for multiple-family or mixed-use projects that incorporate a minimum percentage of affordable units. Projects are eligible for one additional story such that where the maximum building height is five stories, the Artesia Density Bonus permits six stories; where the maximum building height is four stories, the Artesia Density Bonus permits five stories; and where the maximum building height is three stories, the Artesia Density Bonus permits four stories. Projects are eligible for the Artesia Density Bonus if they incorporate low to moderate-income units as follows:

(i) 35% or greater of low to very-low income housing.

(ii) 45% or greater of moderate-income housing.

(iii) Projects proposing 100% market-rate units are not eligible for the Artesia Density Bonus.

Note: See Map A for height and density designations.

(4) Private Outdoor Living Space. Each unit shall have private outdoor living space of at least 100 square feet. The outdoor living space may include rooftop decks, balconies, or patios and shall have a minimum dimension of five feet in every direction.

(5) Communal Open Space and Recreation Facilities. A minimum of 50 square feet per dwelling unit, with a total minimum area of 600 square feet, of communal open space and recreation facilities, shall be provided for exclusive use by multi-family or mixed-use development residents and their guests. This requirement may be satisfied by various facilities in separate locations within the residential or mixed-use building (for example, gym, garden, rooftop deck, plaza, forecourt); however, no single facility may be less than 500 square feet in area with minimum dimensions of 10 feet in every direction. Non-enclosed communal open space may be provided in setback areas.

(6) Distribution/Location of Low-Income Units. Units designated as affordable shall be reasonably dispersed throughout the development, shall contain on average the same number of bedrooms as the market-rate units, and shall be comparable with the market-rate units in terms of appearance, finish quality, and materials.

(7) Decreased Minimum Density. Notwithstanding Section 9-2.4807(c)(2) above, the following site has a minimum density below 40 dwelling units per acre, as follows:

(i) The site that comprises Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008 has a minimum density of 24 dwelling units per acre."

SECTION 5. Amendments to Mixed Use Ordinance Map. Notwithstanding any contrary provision of the Artesia Municipal Code, Artesia Downtown Specific Plan, or

Mixed-Use Overlay Zone development standards, Assessor Parcel Number 7040-017-001, Assessor Parcel Number 7040-017-002, and Assessor Parcel Number 7040-017-008 shall be subject to a site-specific Mixed-Use Overlay Zone residential density standard establishing a permitted residential density of 24 dwelling units per acre for residential development projects approved on the Project Site, as reflected on the revised Mixed-Use Overlay Zone Map attached hereto as Exhibit A and incorporated herein by this reference.

Except as expressly modified herein, all other applicable provisions of the Artesia Municipal Code, Artesia Downtown Specific Plan, and Mixed-Use Overlay Zone shall remain in full force and effect.

SECTION 6. Implementation. The Community Development Director is authorized and directed to update all applicable zoning maps, overlay maps, and implementing documents necessary to reflect the site-specific Mixed-Use Overlay Zone amendment approved by this Ordinance.

SECTION 7. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 8. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this Ordinance are declared invalid.

SECTION 9. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 10. Record of Proceedings. The documents and materials associated with this Ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Avenue, Artesia, California, 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED, and ADOPTED this 13th day of July 2026.

RENE TREVINO, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:	Effective Date:	Expires:		
Conditions			Met	Permit Require
1.	Project Approved – The approved Design Review Application (Case No. 2025-18) to demolish twenty-one (21) existing residential units and construct a two-story, twenty-two (22) unit apartment building with on-site amenities and landscaping, located on Assessor Parcel Numbers (APNs) 7040-017-008 and 7040-017-002, within the Artesia Downtown Specific Plan (ADSP) area., is in compliance with the City of Artesia Municipal Code, California Building Codes (CBC), and the Los Angeles County Fire Code, and other relevant sections of the City Municipal Code.		☐	
2.	Density Bonus Compliance – If applicable, the project applicant shall submit a Density Bonus Compliance Plan pursuant to AB 1287 and Government Code §65915.		☐	
3.	Residential Use Restriction. The approved dwelling units shall be used exclusively for long-term residential occupancy. Short-term rentals, transient lodging, or hotel-type uses (less than 30 consecutive days) shall be prohibited unless otherwise expressly permitted by the City of Artesia		☐	
4.	Property Manager. The property owner/applicant shall provide and maintain a designated property manager responsible for the operation of the project. A 24-hour contact name and phone number shall be posted in a visible location on-site and provided to the City prior to issuance of a Certificate of Occupancy.		☐	
5.	Affordable Housing Regulatory Agreement. A legally binding agreement, in a form approved by the City Attorney, shall be executed and recorded against the property to ensure that the property complies with all of the requirements of state law and of this article, including, but not limited to, the requirement that affordable units be deed-restricted in accordance with state law requirements. If affordable units are not subject to a durational requirement imposed by state law, then such affordable units must be deed restricted for a period of not less than 35 years. The property owner shall record the regulatory agreement prior to recording any final map for the property, or prior to the issuance of any building permit for the project, whichever comes first. The regulatory agreement shall bind all future owners and successors in interests of the project.		☐	Prior to issuance of Certificate of Occupancy



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:		Effective Date:	Expires:		
Conditions			Met	Permit Require	
6.	Affordable Housing Trust Fund. Fees paid to fulfill the requirements of this chapter shall be placed in the City's Affordable Housing Trust Fund. The funds shall be used exclusively for projects that have a minimum of 60% of the dwelling units affordable to low-and moderate-income households, with at least 30% of the units available to low-income households. Only tax-exempt nonprofit corporations seeking to create or to preserve the housing in the city shall be eligible to apply to the Council for funding. The funds may, at the discretion of the Council, be used for pre-development costs, land or air rights acquisition, administrative costs, gap financing, or to lower the interest rate of construction loans or permanent financing. In a project that includes market rate units, trust fund monies shall only be provided to assist in the acquisition or construction of those units affordable to lower- and moderate-income households.		☐		
7.	State Housing Law Compliance – The project shall comply with all applicable State housing laws. No condition of approval shall conflict with State Housing Law, reduce allowable density, or impose infeasible development constraints.		☐		
8.	Indemnification - The applicant and property owner shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of		☐		



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:	Effective Date:	Expires:		
Conditions			Met	Permit Require
	competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that the applicant and property owner shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant and property owner of any Action brought and City shall cooperate with the applicant and property owner in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this entitlement.			
9.	Project Account: This is an actual cost project with a deposit account to which hourly charges are assessed by various agency staff (e.g., Public Works, Engineering, and Counsel). Upon notice, the developer, applicant, or owner shall deposit additional funds to maintain or return the account to a positive balance. The "applicant" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. Sufficient funds must remain in the account to cover the charges during each phase of review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.	☐		
10.	Conflicting Standards – Interpretations. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.	☐		
11.	Conformance. All structures shall conform to requirements of the City Community Development Department, City Engineer, City Public Works, the designated Water District and the Los Angeles County Fire Department (LACFD), as applicable. Notwithstanding this review, all required permits shall be secured.	☐		
12.	Nuisance - Neither the provisions of this chapter nor the granting of any variance or conditional use permit shall authorize or legalize the maintenance of a nuisance, either public or private.	☐		
Project Expiration/ Extension				



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:	Effective Date:	Expires:		
Conditions		Met	Permit Require	
13.	Design Review Expiration - Design review approvals that are not inaugurated by the issuance of a building permit and the commencement of construction in accordance with that permit shall become null and void within one year from the date the design review application was approved. This expiration date may be extended by the filing of an application for extension, which application must be filed not less than 30 days prior to the expiration of the original approval or any previously approved extension. In granting or denying the extension, the body that approved the application shall use the original criteria for the grant of the approval specified in accordance with Section 9-2.2005 of the Artesia Municipal Code and may impose additional conditions as are deemed necessary to ensure continued compliance with required criteria. The maximum time permitted for an extension shall be a cumulative period of two years, unless the project is also the subject of a subdivision map, in which case the maximum period of extension shall comply with the maximum time permitted for the extension of a tentative subdivision map	☐		
Required Fees				
14.	Development Impact Fees - Additional fees are required prior to issuance of development permits. Fees shall be paid as specified in adopted fee resolution.	☐		
15.	Payment of Development Fees. The project Applicant shall pay all applicable development fees prior to issuance of building permits. A faithful performance bond shall be posted by the project Applicant to guarantee installation of public improvements pursuant to the submitted approved plans.	☐		
16.	In-lieu Fees – Prior to the issuance of a certificate of occupancy, the applicant shall pay housing in-lieu fees.	☐		
Modifications - Revisions				



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:		Effective Date:		Expires:	
Conditions				Met	Permit Require
17.	Modifications. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Community Development Department. In the event the project plans conflict with any condition of approval, the condition shall take precedence.			☐	
18.	Design Approval and Modifications. Architectural features, structures, equipment and other items not specifically incorporated into the Precise Plan as approved, or the Conditions of Approval, shall be subject to the approval of the Community Development Department prior to installation or application. Minor modifications to the design of the project may be approved by the Community Development Department if they do not alter the overall spirit and intent of the approved precise plan.			☐	



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:	Effective Date:	Expires:		
Conditions			Met	Permit Require
19.	Ordinances, Standards and Procedures. All matters and improvements shall be consistent with the ordinances, standards and procedures of the City's Subdivision Ordinance, Development Standards, Engineering Procedures and Standards, Water Standards, Irrigation and Planting Standards. The project Applicant is required to be aware of, and comply with, all of the abovementioned standards and conditions. The project Applicant is responsible for checking with City staff for clarification of these requirements. b. The Applicant warrants that the plans submitted for plan check review in connection with the application for a building permit are complete and accurate, represent the same designs that were reviewed by the approving body, and incorporate all conditions of approval provided herein. Approval of the submitted plans is subject to the Applicant having submitted accurate dimensions and information. If, during construction, it is found that the approved plans did not have accurate dimensions and/or information, the City of Artesia may require the work to cease until revised, accurate plans are submitted to the Community Development Department for review. If the revised plans deviate from the plans reviewed by the approving body, the City of Artesia may require the project to be resubmitted to the approving body for additional review. c. All improvements shall be constructed in accordance with the approved plans. If, during construction, modifications or deviations from the approved plans are deemed necessary, any and all such modifications shall be submitted in the form of revised plans to the Community Development Department for review. No modification or deviation shall proceed without prior written approval by the Community Development Department. If this condition is violated, the City of Artesia may require the work to be completely removed and reconstructed in accordance with the approved plans. d. All plan submittals, including any drawings or reports, must be conveyed directly to the project planner for distribution to other City departments for review. Exceptions to this requirement shall be at the discretion of the Community Development Department.		☐	



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:		Effective Date:	Expires:		
Conditions				Met	Permit Require
20.	Prior to issuance of demolition permits, the Applicant shall provide documentation sufficient to determine compliance with State replacement housing requirements, including: • Number of existing units • Occupancy status • Rental rates • Any known affordability restrictions				
21.	Any displaced tenants shall be provided a right of first refusal to return to the completed project, subject to applicable affordability and occupancy requirements. The Applicant shall: • Provide written notification of this right to all displaced tenants • Maintain records demonstrating compliance				
22.	Replacement Housing (No Net Loss / Housing Element Compliance). The project shall comply with California Government Code Section 65863 (No Net Loss Law) and applicable Housing Element policies of the City of Artesia. If the project results in the demolition or removal of any existing residential units occupied by lower-income households or subject to affordability restrictions, the Applicant shall: • Replace such units on a one-for-one basis or as otherwise required by State law • Ensure replacement units are provided at equivalent or deeper affordability levels • Maintain affordability for the duration required by State law (typically 55 years rental) • Provide documentation demonstrating compliance, including a Replacement Housing Plan				



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:	Effective Date:	Expires:		
Conditions			Met	Permit Require
23.	Tenant Relocation Assistance. If the project involves the demolition or removal of occupied residential units, the Applicant shall comply with all applicable State and local tenant protection and relocation assistance requirements, including consistency with the City of Artesia Housing Element programs related to displacement. The Applicant shall: • Provide all required written notices to tenants in accordance with State law • Provide relocation assistance consistent with applicable State requirements and any City-adopted standards • Submit a Tenant Relocation Plan identifying assistance measures, timelines, and tenant coordination procedures No demolition permit shall be issued until the City verifies compliance with relocation requirements.			
24.	Existing Tenant and Rental History Documentation. Prior to issuance of demolition permits, the Applicant shall provide documentation identifying: • Number of existing units • Occupancy status • Rental rates • Tenant income levels (if available) • Any affordability restrictions This information shall be used to determine compliance with State replacement housing requirements.		☐	
25.	Right of First Refusal / Return. Any displaced tenants shall be provided the right of first refusal to return to the completed project, subject to applicable affordability and occupancy requirements. The Applicant shall provide written notification of this right and maintain records demonstrating compliance.		☐	



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:		Effective Date:	Expires:	
Conditions			Met	Permit Require
26.	Utility Will-Serve Letters. The applicant shall obtain will-serve letters from all applicable utility providers.		☐	
27.	Electric Vehicle Infrastructure. The project shall comply with California Green Building Standards Code (CALGreen) requirements for electric vehicle charging infrastructure (Title 24, Part 11).		☐	
28.	Construction Traffic Management Plan. The applicant shall submit a Construction Traffic Management Plan identifying haul routes, staging areas, and traffic control measures.		☐	
29.	Community Facilities District (CFD). If the project is located within or required to annex into a Community Facilities District, the applicant shall comply with all applicable requirements including annexation and payment of special taxes.		☐	
30.	School Impact Fees. The applicant shall pay all applicable school impact fees pursuant to California Government Code Section 65995.		☐	
31.	Parkland Dedication / In-Lieu Fees. The project shall comply with parkland dedication requirements pursuant to the California Quimby Act through land dedication or payment of in-lieu fees.		☐	
32.	MWELO Compliance. The project shall comply with the Model Water Efficient Landscape Ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7). The applicant shall submit a complete Landscape Documentation Package including water budget calculations, soil management report, irrigation design plan, and landscape design plan. Certification of installation shall be provided prior to final inspection.		☐	
Operational Conditions				



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:		Effective Date:	Expires:	
Conditions			Met	Permit Require
33.	Hours of Property Development Operations. Hours and days of all development operations for demolition, grading, construction activity and vehicular and equipment movement on site shall be as follows: a. Monday through Friday - not before 7:00 a.m. and not after 6:00 p.m. of the same day. b. Saturday - not before 10:00 a.m. and not after 5:00 p.m. of the same day. c. Sunday and City observed holidays - no work.		☐	
Maintenance				
34.	Property Maintenance. The property owner shall maintain the property, buildings, and landscaping in good condition and in compliance with the maintenance and property nuisance provisions of the Artesia Municipal Code, including but not limited to Chapters 3 (Public Nuisances) and 9 (Property Maintenance and Landscaping) . The premises shall be kept free of debris, overgrown vegetation, or any condition that would constitute a public nuisance or be detrimental to the public health, safety, or general welfare. All landscaping shall be maintained in accordance with the approved landscape plan and the City’s landscape and irrigation standards .		☐	
35.	Business License. The project Applicant must be aware that a business license is required for all contractors, subcontractors, and any other affiliated parties conducting business in the City of Artesia in association with the proposed project. No occupancy permits will be issued until the City has verified that all businesses working in association with the project have obtained the required business license.		☐	
36.	Construction and Demolition Debris Diversion Requirements. The project applicant shall comply with all applicable provisions of Chapter 6-2.201 (Recycling Requirements) of the Artesia Municipal Code, which requires the diversion of construction and demolition debris from landfills through reuse and recycling. Prior to issuance of a building permit, the applicant shall submit a Construction and Demolition Waste Management Plan to the City for approval, and shall provide appropriate documentation demonstrating compliance with the City’s minimum diversion requirements upon project completion.		☐	
37.	Encroachment Permits. The project Applicant shall obtain an encroachment permit from the Department of Public Works prior to the start of any work in the public right-of-way.		☐	



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:		Effective Date:	Expires:	
Conditions			Met	Permit Require
38.	Permit and Plan Adherence Requirements. No work of any type shall take place unless all required permits are issued. If this condition is violated, the City of Artesia may require the work to be completely removed prior to issuing the required permits.		☐	
Public Improvements				
39.	Public Improvements. The project Applicant shall install all public improvements, as required by the Department of Public Works, prior to the occupancy of this development. Public improvements may include, but shall not be limited to, paving, curbs and gutters, street lights, sanitary sewers, storm drains, water system amenities, underground utility installations and street trees.		☐	
40.	Damage to Public Improvements. All existing public improvements which are damaged as a result of demolition and/or construction activity associated with the project shall be removed and replaced in accordance with City standards and at the direction of the Department of Public Works. All costs shall be the responsibility of the project Applicant.		☐	
41.	Grading and Drainage. The project Applicant shall submit a grading and drainage plan, signed by a licensed Civil Engineer currently registered in the State of California for approval by the Department of Public Works and the Community Development Department. This plan shall include the topography of all contiguous properties and streets and shall provide for the appropriate method of drainage designed in accordance with all applicable standards and requirements. Retaining walls and other protective measures may be required. The plan must be accompanied by a geotechnical investigation report that includes an evaluation of seismic hazards.		☐	



City of Artesia

Conditions of Approval (Exhibit A)

Case No.2025-18

Approved:	Effective Date:	Expires:		
Conditions			Met	Permit Require
42.	All Utility Lines. All utility lines, including, but not limited to, electric, communications, street lighting, and cable television, shall be required to be placed underground. The subdivider shall be responsible for undergrounding utilities, and he or she shall make the necessary arrangements with the utility companies for the installation of such facilities. For the purposes of this condition, appurtenances and associated equipment, such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed aboveground. The Council may waive the requirements of this section if topographical, soil, or any other conditions make such underground installations unreasonable or impractical.		☐	Prior to issuance of Certificate of Occupancy
43.	Sanitary Sewer. The Council may require the subdivider to install sanitary sewers to serve each lot in a division of land. Such sewers shall be designed in accordance with the requirements of the City Engineer, and the outlet to be used for the sewers shall be designated by the City Engineer.		☐	Prior to issuance of Certificate of Occupancy
44.	Sewers. The project Applicant shall provide the subject property(ies) with public sewers. The design and construction of all sanitary sewers shall be approved by the Department of Public Works. The project Applicant shall be responsible for verifying the location of the sewer main and shall obtain approval for the sewer connection from the County of Los Angeles and/or the Department of Public Works prior to the design and installation of any on-site utilities.		☐	
45.	Utility Plan, Facilities, and Box Locations. a) A separate Utility Plan shall be prepared and submitted for review and approval by the City's Public Works Department. Said plan shall include locations for all of proposed existing, relocated, and new utilities including, but not limited to, sewer lines, water lines and meters, fire service, and cable television. b) The location of any above-grade water, sewer, electrical or other public utility facility to be placed at the subject property(ies) shall be subject to the approval of the Community Development Department. Prior to the issuance of grading permits, the location of all utility boxes must be indicated on the grading plans and must be completely screened and/or located within the interior of the building where possible.		☐	Prior to Grading Permit



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	c) Electrical transformers must maintain a sufficient setback distance from the frontage(s) of the property. Said transformer(s) shall be screened in a manner that blends with the architectural design of the project. The project Applicant is required to work with Community Development staff to establish acceptable locations for said equipment prior to making any arrangements with the telephone, electric, cable and any other utility companies in this regard.			
46.	Traffic Control Devices. The project Applicant shall pay the City for the installation cost of any traffic control devices and street striping necessitated as a result of this development.		☐	
47.	Sidewalks. The design, configuration and location of sidewalks shall be subject to the approval of the Department of Public Works and the Community Development Department. A concrete sidewalk measuring no less than 4 feet wide shall be installed along the frontage(s) of the subject property(ies) as approved by the Department of Public Works and the Community Development Department. Facilities to accommodate physically handicapped persons shall be provided both on-site and off-site as required by State and local regulations. In the event a curvilinear sidewalk shall be required to be provided which extends within the setback area along the street frontages of the Site, the property owner shall grant to the City a public sidewalk easement.		☐	
48.	Sidewalks Installation. Council may require the subdivider to install concrete sidewalks not less than four feet wide when adjacent to the property line or not less than five feet, including the curb, when adjacent to the curb along both sides of all streets and highways. Sidewalks shall be installed adjacent to the curb only if the Council so specifies.		☐	Prior to issuance of Certificate of Occupancy



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49.	Concrete Score Lines and Expansion Joints for Pedestrian Areas. To effectively reduce the number of cracks found within large spans of concrete used to form pedestrian spaces, including, but not limited to sidewalks, plazas and courtyards, the project Applicant shall be required to install score lines and/or expansion joints to form concrete areas of no greater than 25 square feet in area. The project Applicant shall be required to submit a hardscape plan with details delineating the precise location of any and all score lines and/or expansion joints for review and approval by the Community Development Department.	☐		
50.	Driveway Approach. Decorative hardscape such as, but not limited to, concrete, pavers, brick and/or stone shall be required to be installed at and/or around each on-site driveway approach subject to the review and approval of the Community Development Department. In instances where the subject property is located within 300 lineal feet from residential land uses, the decorative hardscape used by the project Applicant shall be limited to broom-finished colored concrete in order to reduce potential noise impacts to a level of insignificance.	☐		
Performance Standards – Best Practices				
51.	Performance Standards - The approved land uses shall operate in compliance with the general performance standards listed in the City Municipal Code regarding air quality, electrical disturbance, fire hazards storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste).	☐		
52.	Vents. All vents, including dryer and water heater vents, must be located at least 6 inches above the adjacent finish grade. Said vents shall be shielded from view or flush-mounted and painted to match the adjacent stucco.	☐		
53.	Smoke and Carbon Monoxide Detectors. The property owner/developer shall install smoke and carbon monoxide detection devices, as approved by the Community Development Department, in accordance with applicable Building Code requirements. The quantity, type, design and location shall be reviewed and approved prior to the issuance of building permits.	☐		



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54.	Telephone and Television Antennae Jacks/Cables. All habitable rooms including, but not limited to, rooms suitable for eating and sleeping, shall be provided with the latest and most technologically advanced telephone and digital cable television jacks available. All television antenna cables shall be of the 75- ohm type or better. All television cable conduits shall be routed through the interior of building walls, and all cable conduit systems shall be installed in accordance with the specifications approved by the Department of Public Works and the Community Development Department.		☐	
55.	Soil Stabilization. All soil stabilization methodologies proposed for construction of the project including, but not limited to, pile and column installation, shall be subject to a comprehensive review to address potential impacts generated by the proposed soil stabilization methodology. A pile and/or column installation plan shall be required and approved by the Community Development Department. Said pile and/or column installation plan shall establish maximum noise and vibration thresholds for both human/building exposure and include measures for reducing said impacts to a reasonably acceptable level. City approval of the required pile and/or column installation plan shall be obtained by the Applicant prior to the issuance of grading/building permits. In instances where City permits have been issued and the soil stabilization activity has resulted in the generation of impacts not previously anticipated by the environmental analysis and/or required plan, the Applicant/contractor shall be required to halt said activity immediately and until the matter is resolved to the satisfaction of the City of Artesia. The Applicant shall incur all costs associated with the preparation and review of the required pile/column installation plan.		☐	
56.	Electrical Panels. The electrical panels and wiring of the subject residence(s) shall be sufficiently sized to accommodate upgrades to appliances and amenities including, but not limited to, burglar alarms, lighting and heating and cooling systems.		☐	



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57.	Energy Conservation. The project shall comply with all applicable provisions of the California Building Standards Code (Title 24, Part 6 – California Energy Code) and any related provisions of the Artesia Municipal Code as enforced by the City’s Building & Safety Division. Energy efficiency measures, including insulation, duct wrapping, and hot-water piping insulation, shall be installed in accordance with approved building plans and manufacturer specifications. Verification of compliance shall occur during building plan review and field inspection by the Building & Safety Division.		☐	
58.	Dust Control and Pedestrian Safety. Prior to the issuance of demolition or grading permits, the project Applicant shall: a) Submit a pedestrian safety plan indicating safety methods to be provided for pedestrian access around all areas of construction. This may require proper and adequate signs, fences, barricades or other approved control devices as required by the Department of Public Works and the Community Development Department. b) Secure a bond and/or cash deposit with the City in an amount sufficient to ensure that effective dust mitigation measures are implemented throughout project development from demolition through completion. Said dust mitigation measures shall be determined by the Community Development Department.		☐	
59.	Project Site Perimeter Fence. In instances where a perimeter fence is not present, a 4-foot-high chain-link fence shall be installed around the property prior to the issuance of any building permits. The perimeter chain link fence shall include green tarps to effectively screen the construction site from view subject to the approval of the Community Development Department. One gated entrance shall be permitted along the perimeter for grading and construction vehicles to gain access to the project site		☐	



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60.	Parking Lot Construction Requirements. All parking areas, drive aisles, and accessways shall be designed and constructed in accordance with the City of Artesia Public Works Department's Standard Plans and Specifications and applicable provisions of the California Building Code. The structural section of all paved areas shall be designed by a registered civil engineer based on a geotechnical (soils) report prepared by a licensed geotechnical engineer, and shall be reviewed and approved by the City Engineer or designee prior to issuance of grading or building permits. As a guideline, the minimum pavement section should consist of 2½ inches of asphalt concrete over 4 inches of approved aggregate base, unless a greater section is required based on the project's soils report or City Engineer's determination.		☐	
61.	Lights. The style and location of all exterior lighting on the property shall be subject to the review and approval of the Community Development Department. No lights shall be permitted which may create any glare or have a negative impact on adjoining properties. To ensure that proposed lights do not generate adverse impacts to adjacent land uses, the Community Development Department reserves the right to request that the project Applicant prepare and submit a photometric study/plan to the Community Development Department for review and approval.		☐	
62.	Trash Enclosures. A trash enclosure with solid metal, self-closing and self-latching gates shall be provided in accordance with the Artesia Downtown Specific Plan (ADSP). The size and location of said enclosure and the type of screening to be used shall be subject to the approval of the Community Development Department. Gates shall be maintained in a closed position at all times except during trash collection.		☐	
63.	Walls and Fences. The design, height, material, texture and color of walls and fences shall be subject to the approval of the Community Development Department.		☐	



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64.	Windows. a. Windows and glass doors shall be provided with dual pane glass whenever feasible; b. Window treatments, including but not limited to, border/trim measuring 6 inches in width and constructed of either wood or raised stucco, or other such similar treatment subject to the approval of the Community Development Department, shall be provided around all windows; c. All bathroom windows shall be provided with obscured glass and shall either have a minimum sill height of 5'-0" or be fixed (non-operable) up to 5'-0" as measured from the adjacent finished floor; and, d. All windows that are located on the same building elevation shall be consistent in design, style and material in order to establish and/or maintain a uniform architectural appearance.		☐	



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65.	Enhanced Four-Sided Architectural Treatment. a. The property owner/developer shall be required to incorporate enhanced architectural detailing on all building elevations. Architectural detailing may include, but shall not be limited to, the use of enhanced building materials such as stone, brick and wood siding. In addition, the incorporation of building projections and offsets along the subject building elevation may also be used to assist in creating visual interest and depth. The design, materials and treatments to be applied to each building elevation shall be subject to the review and approval of the Community Development Department. b. Roof parapets, tower elements, and other vertical projections shall be designed to exhibit full architectural treatment on all four sides. Any interior-facing portions of such projections that are visible from other properties or streets shall exhibit complete architectural treatment consistent with the remainder of the building, subject to the review and approval of the Community Development Department. c. The project Applicant is required to submit samples of all exterior materials and colors for approval prior to the issuance of building permits. Larger colored samples of exterior building materials may be required to be placed on the property for review by the Community Development Department. d. No exterior equipment and/or utilities including, but not limited to, gas, water and electrical lines shall be permitted on any facade on the subject building(s). Said equipment, utilities and/or building features shall be completely hidden from view within the confines of the building, thereby rendering said items as an integral part of the architectural design of the building(s).		☐	



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66.	Landscaped Areas. The property owner/developer shall be responsible for installation and maintenance of all landscaping on the property. Said responsibility shall extend to the curb line of adjoining street(s). The property owner/developer is responsible for coordinating the landscaping and irrigation plans for the landscaped areas of the subject development. Such coordination will require obtaining approval of both the Department of Public Works and the Community Development Department of all landscaping plans applicable to this development. For any required landscaping on public and private property, the project Applicant shall submit three complete sets of landscape architectural drawings, including but not limited to, a planting plan, an irrigation plan and a lighting plan prepared by a professional Landscape Architect currently registered in the State of California. Said plans shall be prepared in accordance with the standards of the City of Artesia and shall be subject to the approval of the Community Development Department and the Department of Public Works. All landscaping shall be in accordance with the following: a. A complete, permanent, automatic remote control irrigation system must be provided for all landscaped areas shown on the approved Precise Plan. b. A complete, permanent, automatic landscape lighting system must be provided for all landscaped areas shown on the approved Precise Plan. c. The perimeter of all landscaped areas shall be bordered by a concrete curb of a minimum height of 6 inches, except for necessary openings for drainage, where a wall is required or as directed by the Community Development Department. d. Earth mounding is essential and must be provided to applicable heights whenever it is possible. e. Unless otherwise specified, all required trees shall be a minimum 15 gallons in size and of a variety approved by the Community Development Department. f. The project Applicant is required to contact the City of Artesia Community Development prior to the construction/installation of the irrigation system to schedule all necessary inspections of the irrigation system. g. All landscape plant material shall be subject to the inspection and approval of the City of Artesia Community Development Department prior to installation. h. If applicable, the developer shall pay the cost of installation of parkway trees. Parkway trees shall be installed on all streets including the boundary arterial streets, if necessary. All street trees shall be maintained by the property owner or homeowners association.		☐	



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	i. Decorative landscape lights in the common areas, pedestrian lights at the main entrance, and street light standards within the development shall be provided. Prior to installation, all site lighting locations and fixtures shall be approved by the Community Development Department as a part of an overall lighting design theme.			
67.	Fire Ant Abatement. The project Applicant shall be responsible for coordination with the State of California Department of Food and Agriculture (CDFA) personnel for all activity that is regulated under the Red Imported Fire Ant (RIFA) Quarantine protocol. This includes, but is not limited to, soil and earth moving activity, the import of soil, landscaping material, and/or other related materials into an area located within the quarantine boundaries, and the exporting of soil, landscaping materials, and/or other related materials from a location within the quarantine boundaries.	☐		
68.	Rodent Abatement. The project Applicant shall request a site inspection by the Los Angeles County Department of Health Services Vector Control Division Inspector at (626) 430-5461 at least 45 days prior to the expected issuance of demolition or grading permits. If an eradication plan is necessary it must be implemented and completed prior to the issuance of demolition or grading permits.	☐		
69.	Mechanical and Electrical Equipment. All mechanical and electrical fixtures and equipment shall be effectively screened. Said screening shall blend with the architectural design of the building(s) and shall be subject to the review and approval of the Community Development Department. The exterior elevations of the building(s) shall indicate any fixtures or equipment to be located on the roof of the building, screening and parapet heights and the type of screening to be used. The top of all parapets or screens shall be at least 6 inches above the equipment for the purpose of screening.	☐		
70.	Outside Sirens and Paging Systems. With the exception of approved security and/or fire alarm systems, no sirens, outside paging or any other type of audible signaling systems shall be permitted.	☐		
71.	Outside Storage. No storage of any kind shall be permitted outside the structures shown on the Precise Plan, including the balconies and patios, unless authorized by the Community Development Department. It	☐		



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	shall be the responsibility of the property owner, property manager, and/or homeowners association to inform occupants/tenants that outside storage is prohibited.			
72.	On-Site Parking Standards. Vehicles associated with the operation of the proposed project shall not be permitted to park off-site and subsequently shall be required to park on-site within designated parking stalls.	☐		
73.	Americans with Disabilities Act (ADA) Compliance. The project applicant shall design and construct all site improvements and buildings in compliance with the Americans with Disabilities Act (ADA), the California Building Standards Code (Title 24, including Chapter 11B – Accessibility Standards), and all applicable provisions of the Artesia Municipal Code. All required accessible parking spaces, paths of travel, entrances, and facilities shall be shown on building plans and reviewed for compliance during plan check by the Building & Safety Division. Building permits shall not be issued until the plans demonstrate full compliance with accessibility standards, and final occupancy shall not be granted until the Building Official verifies compliance through field inspection.	☐		
74.	Los Angeles County Sheriff's Department Recommendations. In order to comply with the recommendations of the Los Angeles County Sheriff Department, the following items are required to be incorporated in the subject development. a. Sufficient decorative lights shall be provided to illuminate all areas within the development. b. The project Applicant is encouraged to contact the Lakewood Sheriff's Station to obtain information regarding proper securing of doors and windows and internal security measures. c. All of the above items shall be subject to the approval of the Community Development Department.	☐		
Mitigation Measures				



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75.	GPPEIR AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others: • Minimizing simultaneous operation of multiple construction equipment units; • Implementation of SCAQMD Rule 403, Fugitive Dust Control Measures; • Watering the construction area to minimize fugitive dust; • Require that off-road diesel-powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and • Minimizing idling time by construction vehicles.		☐	
76.	SEIR Mitigation Measure AQ-1 below requires that the MU-O ordinance include a requirement for evaluating a project's air quality impacts and requiring measures to reduce those impacts if projected unmitigated construction or operational emissions exceed then-applicable SCAQMD thresholds. Even with this mitigation for individual projects, however, cumulative impacts are anticipated to remain significant and unavoidable.		☐	
77.	GPPEIR CR-2 In the event that archeological resources are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earthdisturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately mitigated, work in the area may resume. GPPEIR CR-3 In the event that human remains are unearthed during exaction and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed		☐	



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	with the remains.			
78.	GPPEIR HAZ-2 Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements: • Excavation and disposal at a permitted, off-site facility; • On-site remediation, if necessary; or • Other measures as deemed appropriate by the County of Los Angeles Fire Department Health Hazardous Materials Division.		☐	
79.	GPPEIR HAZ-5 Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others: • At least one unobstructed lane shall be maintained in both directions on surrounding roadways. • At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions. • If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.			



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80.	SEIR GHG-1 All projects proposed under the MU-O zone requiring structural building permits shall demonstrate in their Title 24 energy calculations that Title 24 minimum requirements will be exceeded by 10%. Projects incorporating 100% affordable residential units are exempt from this requirement. SEIR GHG-2 All development projects proposed under the MU-O zone requiring building permits for new mixed-use, multi-family residential, commercial-retail, office, and restaurant uses shall estimate construction and operational GHG emissions using the CalEEMod Emissions Estimator or equivalent emissions modeling software, and adopt model-defined measures that reduce the project's GHG emissions by a minimum of 20% from unmitigated construction and operation. Projects incorporating 100% affordable residential units are exempt from this requirement.		☐		
81.	GPPEIR NOI-4: All new development shall include noise-reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.		☐		
82.	CUL-2 Avoidance or Minimization of Effects on Identified Historic Resources. If it is determined that the subject property contains a historic resource the project proponent shall consult with City staff to determine whether a project can be feasibly redesigned or modified to avoid significant adverse impacts on listed and identified eligible historic resource(s), including historic districts. If avoidance of historic resource(s) is not feasible, where feasibility is defined as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors," the project proponent shall seek to reduce the effect on historic resource(s) to a less-than significant level pursuant to CEQA Guidelines Section 15364. Projects that conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties are considered to have a less-than-significant effect on historic architectural resources		☐		



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83.	CUL-4 All Projects. If cultural resources are discovered during ground-disturbing activities, all ground-disturbing activities within 50 feet of the find shall be halted until a meeting is convened between the developer, archaeologist, tribal representatives, and the Director of the Community Development Department. At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representatives, developer, and archaeologist, a decision shall be made, with the concurrence of the Director of the Community Development Department, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.		☐	
84.	GEO-1 Low-to-High Sensitivity. For discretionary projects that involve ground-disturbing activities during construction on areas within the Artesia Downtown Specific Plan area where no previous ground disturbance or excavation has occurred, or grounddisturbing activities would occur in native soil, the project applicant shall consult with a geologist or paleontologist to confirm the level of sensitivity for paleontological resources. If confirmed that underlying sediments may have moderate to high sensitivity, a qualified paleontologist shall be retained to develop and implement a Paleontological Resources Impact Mitigation Plan. The paleontologist shall have the authority to halt construction during ground disturbing activities as outlined in Mitigation Measure GEO-2		☐	
85.	GEO-2 All Projects. In the event of any fossil discovery, regardless of depth or geologic formation, ground disturbing activities shall halt within a 50-foot radius of the find until its significance can be determined by a qualified paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology. The most likely repository is the Natural History Museum of Los Angeles County. The repository shall be identified, and a curatorial arrangement shall be signed as part of the Paleontological Impact Mitigation Plan (GEO-1) and prior to collection of the fossils.		☐	



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86.	GHG-1 New development within the Artesia Downtown Specific Plan shall implement the following, voluntary provisions of the California Green Building Standards Code (CALGreen). The project applicant/developer(s) shall provide documentation (e.g., building plans) of implementation of the applicable voluntary measures to the City of Artesia Building and Safety Department prior to the issuance of building permits. Residential Structures with Three or Fewer Stories. For residential land uses with three or fewer stories, the project developer(s) shall: • Design and build condominium/townhouses dwellings that have an attached private garage to have a dedicated electric circuit to support electric vehicle charging, as outlined in the Residential Voluntary Measures of CALGreen, Division A4.1, Planning and Design, as outlined under Section A4.106.8.1. • Design and build residential buildings to, at a minimum, meet the Tier 2 electric vehicle parking standards of the Residential Voluntary Measures of CALGreen, Division A4.1, Planning and Design, as outlined under Section A4.106.8.2.1. • Design and build residential buildings to meet the short- and longterm bicycle parking standards of the Residential Voluntary Measures of CALGreen, Division A4.1, Planning and Design, as outlined under Section A4.106.9. • Design and build residential buildings to meet energy efficiency requirements of the Residential Voluntary Measures of CALGreen, Division A4.2, Energy Efficiency, as outlined under Section A4.203.1. Nonresidential Structures and Residential Structures with Four or More Stories. For nonresidential land uses and residential land uses that are four or more stories, the applicant/developer shall: • Design and build structures to, at a minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of CALGreen, Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2. • For projects with off-street parking, design the proposed parking to provide parking for low-emitting, fuel-efficient, and carpool/van vehicles. At minimum, the number of preferential parking spaces shall equal the Tier 2 Nonresidential Voluntary Measures of CALGreen, Division A5.1, Planning and Design, Section A5.106.5.1.2. • For projects with off-street parking, design the proposed parking to provide electric vehicle (EV) charging stations. At minimum, the number of EV charging stations shall comply with the Tier 2 Nonresidential Voluntary Measures of CALGreen, Division A5.1, Planning and Design, Section A5.106.5.3.3 or Section A5.106.5.3.4.		☐	



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87.	GHG-2 For residential and nonresidential land use development projects, the project applicant/developer shall comply with the following: • All major appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, and water heaters) provided/installed shall be Energy Star certified or of equivalent energy efficiency where applicable. • Installed water heaters shall meet a zero NOX emissions standard. • Installed central furnaces with a Rated Heat Input Capacity less than or equal to 2,000,000 British thermal units (Btu) per hour shall meet a zero NOX emissions standard. • Installed fireplaces shall be electric-powered only. Prior to the issuance of the certificate of occupancy, the City of Artesia Building and Safety Department shall verify implementation of these requirements.		☐	
88.	N-1 Prior to any construction activity such as grading, site prep or issuance of building permits, a note shall be provided on construction plans indicating that during construction activities and phasing the project applicant shall be responsible for requiring contractors to implement the following measures to limit construction-related noise to a performance standard of 80 dBA Leq at the property line of the nearest sensitive receptor: • Per Section 5-2.06 of the Artesia Municipal Code, construction activity is limited to the daytime hours 7:00 a.m. and 7:00 p.m. on weekdays or at any time on Sunday or Federal holiday. If construction outside of these hours is necessary for construction of a project under the Specific Plan, construction noise shall be limited to the City of Artesia nighttime exterior and interior noise standards for residential uses of 50 dBA and 45 dBA, respectively. • During the entire active construction period, equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Require that impact tools (e.g., jack hammers and hoe rams) be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment such as generators, air compressors shall be located as far as feasible from nearby noise-sensitive uses. • Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. • Construction traffic shall be limited—to the extent feasible—to approved haul routes established by the City. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's		☐	



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Conditions			Met	Permit Require
	representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition o unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart backup alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. • Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the noise standards after other measures have been considered, would occur at nighttime, or when the anticipated construction duration is greater than is typical (e.g., two years or greater).			
89.	T-2: At the time of project operation, the developer shall and City shall continue to enforce California Air Pollution Control Officer’s Association (CAPCOA) 2021 Handbook Transportation Demand Management (TDM) Program T-24. • T-24. Implement Market Price Public Parking (On-Street) According to the CAPCOA 2021 Handbook, “this measure will price all on-street parking in a given community. Increasing the costs of parking increases the total coast of driving to a location, incentivizing shifts to other modes and thus decreasing total VMT to and from the priced areas.” The City of Artesia currently provides priced on-street parking within the Specific Plan area, primarily along Pioneer Boulevard, 186th Street, and 187th Street. The City of Artesia should continue to implement the priced on-street parking which currently exists within the Specific Plan area.		☐	
Water Quality Management				
90.	Storm Water and Runoff Control Requirements. The project shall comply with all applicable requirements of the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit and the City of Artesia’s Standard Urban Stormwater Mitigation Plan (SUSMP) and Low Impact Development (LID) Ordinance. a. Pre-Construction and Construction Requirements: Prior to grading permit issuance, the applicant shall prepare and submit an Erosion and Sediment Control Plan (ESCP) identifying all temporary Best Management Practices (BMPs) to prevent erosion, sedimentation, and discharge of construction wastes.		☐	



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	If the project involves one (1) acre or more of soil disturbance, the applicant shall obtain coverage under the State Water Resources Control Board Construction General Permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). Proof of coverage (WDID number) shall be provided to the City prior to the start of construction. b. Post-Construction Requirements: The applicant shall prepare and submit a Water Quality Management Plan (WQMP) or LID Plan, as applicable, for review and approval by the City Engineer. The plan shall identify site design, source control, and treatment control BMPs to minimize storm water pollutants and maintain post-construction runoff at or below pre-development levels. c. The property owner shall be responsible for the ongoing maintenance, operation, and inspection of all approved BMPs for the life of the project. A Maintenance Agreement shall be recorded with the Los Angeles County Recorder's Office prior to the issuance of a Certificate of Occupancy.			
91.	Existing Municipal Code Violations. The Applicant shall correct all existing property maintenance and development code violations on the property prior to obtaining certificate of occupancy, and said corrections shall be subject to the review and approval of the Community Development Department.	☐		
92.	Occupancy Permit. No final occupancy shall be granted unless all applicable conditions of approval are met.	☐		
93.	Site Amenities. The proposed exterior light fixtures, mailboxes, and related site amenities shall be submitted for review and approval by the Community Development Department. After approval, said site amenities shall not be removed or replaced without written approval by the Community Development Department. Site amenities shall be routinely maintained and/or replaced with new site amenities to match the originally approved amenities subject to the review and approval of the Community Development Department.	☐		
94.	Architectural Detailing and Front Yard Landscaping. The architectural detailing and front yard landscaping reflected in the elevation drawings, and conceptual landscape plans provided by the project architect and attached to the agenda report, and, front yard landscape plans shall be incorporated into the final working drawings, subject to the review and approval of the Community Development Department.	☐		
Utilities				



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107.	Underground Utilities - No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128 and avoids disturbing any existing/natural vegetation or the site appearance.		☐	Encroachmen t Permit: Building Permit:
108.	Electric Meter Locations. Separate electrical meters shall be installed for each building or tenant space, and additional meters shall be provided as required for exterior lighting, irrigation, or other common-area electrical service. The location of all electrical meters shall be shown on the electrical plans and shall comply with California Building Code, California Electrical Code, and Southern California Edison (SCE) service requirements. Meter locations shall be reviewed and approved by the Building & Safety Division prior to permit issuance.		☐	
109.	Design of Electric Meters, Gas Meters and Mailboxes. All electrical and gas meters shall be located to minimize visual impacts and, where feasible, shall be screened from public view or incorporated into the building design subject to review and approval by the Community Development Department. Meter cabinets or screening elements shall be compatible with the building architecture and materials. Mailboxes shall comply with U.S. Postal Service standards and be reviewed by the Community Development Department to ensure they are conveniently located and integrated into the overall site design.		☐	
110.	Construction Noise - The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with the manufacturer’s specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the City prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site		☐	
111.	GHG Operational Standards - The project shall comply with applicable state-level CALGreen Tier 2 standards, CAPCOA TDM measures, and AB 1317 for parking unbundling, in addition to all City of Artesia regulations. Documentation shall be provided to the City for verification.		☐	

GRADING AND CULTURAL RESOURCE CONDITIONS



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Approved:		Effective Date:	Expires:	
Conditions			Met	Permit Require
CULTURAL RESOURCE CONDITIONS			MET	
112.	Cultural Resources - During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, a qualified archaeologist per CEQA Guidelines shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum		☐	Contact County Coroner
113.	Discovery of Human Bones. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the State Native American Heritage Commission by phone within 24 hours. Following notification of the State Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.		☐	
PRIOR TO ISSUANCE OF A BUILDING PERMIT			MET	
114.	Prior to demolition activities, the applicant shall receive Community Development Department approval for compliance with conditions of approval.		☐	• Building Permit • Construction and Demolition Permit
115.	C&D. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.		☐	• Construction and Demolition Permit
116.	Demolition. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Deputy Building Official.		☐	



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Conditions			Met	Permit Require
117.	Demolition Timing. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.		☐	
118.	Noise and Vibration Analysis. Prior to issuance of building permits for any proposed construction activity requiring a building permit where pile drivers, pavement breakers, jack-hammers, compaction equipment such as vibratory rollers, or other equipment typically causing ground-borne vibration will be used, applicants shall evaluate the potential of construction equipment to cause vibration that would adversely affect people or structures. If the anticipated vibration would exceed 0.5 PPV, then vibration-dampening measures are required to reduce vibration to less than 0.5 PPV.		☐	
119.	Energy Efficiency. Prior to issuance of building permits, project applicants shall demonstrate in their Title 24 energy calculations that Title 24 minimum requirements will be exceeded by 10%. Projects incorporating 100% affordable residential units are exempt from this requirement.		☐	
120.	Emissions Analysis. Prior to issuance of building permits, project applicants shall estimate development projects' construction and operational emissions using the CalEEMod® Emissions Estimator or equivalent modeling tool and shall incorporate emissions-reduction measures so that estimated construction and operational emissions do not exceed applicable regional and localized thresholds.		☐	
121.	Lighting. All outdoor parking lot, security, and ornamental landscape lighting, except for ornamental landscape uplights designed to illuminate tree canopies, shall be shielded and directed downwards. Lamps shall be shielded such that their illumination does not exceed 0.5 foot-candle at any property boundary.		☐	
122.	Trash Containers. Trash enclosures shall comply with the trash enclosure standards applicable to the underlying zone or Specific Plan.		☐	



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Conditions			Met	Permit Require
123.	Landscaping. Except as modified by this article, landscaping shall comply with Article 15.5 of this Artesia Municipal Code. (1) Landscaping other than turfgrass (lawns) may be provided in any manner, including, but not limited to, ornamental planting at grade, including trees, shrubs, annual plants, decorative groundcover, etc., and ornamental planting in raised planters. Turfgrass shall not be used as a decorative groundcover or other non-functional application. Turfgrass may be used in common areas, but shall be subject to City or State water-conservation regulations. Landscaping may be included in rear and side setback areas. (2) Article 15, Section 9-2.1502, Required Area, does not apply to properties developed according to the Mixed-Use Overlay.			
124.	Signs. All signage shall comply with Title 9, Ch. 2 of Article 12 of the Artesia Municipal Code.			
GEOLOGY			MET	
125.	All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City Engineer shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City Engineer prior to the issuance of a grading permit.		☐	
126.	Final plans approved by the City Engineer shall be in substantial conformance with the approved Planning Entitlement relative to construction, grading, sewage disposal and drainage, as applicable. Any substantial changes may require a Planning Entitlement modification or a new Planning Entitlement.		☐	
127.	If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Community Development Department;		☐	
WATER QUALITY			MET	
128.	A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.		☐	



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Conditions			Met	Permit Require
129.	Prior to the issuance of a building permit, the applicant shall submit an updated Will Serve letter from the designated Water Department to the Community Development Department indicating the ability of the property to receive adequate water service.		☐	
CONSTRUCTION HOURS AND MANAGEMENT			MET	
130.	Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.		☐	
131.	Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.		☐	
132.	A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.		☐	
COLORS AND MATERIALS			MET	
133.	Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.		☐	
134.	The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.		☐	
135.	Facade Articulation. The facade of any building shall not have a single, unarticulated plane of more than 30 linear feet. Articulation of the facade shall be of a depth not less than two feet		☐	
LIGHTING			MET	
136.	Exterior light fixtures shall utilize light sources with a color temperature that does not exceed three thousand (3000) Kelvin		☐	



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Conditions			Met	Permit Require
137.	Individual exterior luminaires shall be shielded to direct light downward and shall not exceed one thousand two hundred sixty (1,260) lumens. A luminaire is considered to be fully shielded if it is constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire’s lowest light-emitting part.	☐		
138.	All lighting shall be directed, oriented, and shielded to prevent light trespassing or glaring onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.	☐		
139.	Outdoor lights shall not blink, flash, flicker, or change intensity (excluding motion detecting lights).	☐		
140.	Parking lots, pedestrian paths, outdoor gathering spaces, building entries, and any other pedestrian-accessible areas shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions.	☐		
141.	No up-lighting of trees is permitted.	☐		
142.	No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot candle.	☐		
143.	Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.	☐		
144.	Freestanding outdoor light fixtures shall not exceed fifteen (15) feet in height. High intensity lighting is prohibited.	☐		
145.	Adhere to the recommendations in the City’s Pavement Management Program (PMP) and the City’s Standard Plans for asphalt rehabilitation. In situations where recommendations are not specific in the PMP, then rehabilitation shall be in accordance with the City Engineer’s requirements. Limits of rehabilitation shall be the full width of the street it is fronting.	☐		
146.	Driveway aprons shall be updated per City of Artesia’s Standard Plans.	☐		



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Conditions			Met	Permit Require
147.	Sidewalks shall be per the City of Artesia's Standard Plans. Sidewalks along Pioneer Boulevard shall be consistent with the existing Downtown sidewalk		☐	
148.	Curbs, curbs and gutters, and curb ramps shall be per SPPWC latest edition.		☐	
149.	Install light posts consistent with existing style at every 50 feet.		☐	
150.	Have infrastructure ready to support future broadband.		☐	
Biology / Landscaping			MET	
151.	Invasive plant species, as determined by the City of Artesia, are prohibited.		☐	
152.	The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.		☐	
153.	Construction fencing shall be placed within five (5) feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.		☐	
154.	All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan, with native plant species, to the satisfaction of the Community Development Director.		☐	
155.	No planting or irrigation is permitted within public easements. Any new structure, plant or irrigation system occurring in the public easement shall be removed at the owner's expense.		☐	
Swimming Pool / Spa / Water Feature			MET	
156.	Onsite noise, including that which emanates from swimming pool and air conditioning equipment shall be limited as described in A.M.C. Chapter 5-2.03 (Noise).		☐	
157.	All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.		☐	
158.	Pursuant to the Clean Water Act and the Water Quality Ordinance, discharge of water from a pool / spa is prohibited. Provide information on the plans regarding the type of sanitation proposed for pool.		☐	



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Conditions			Met	Permit Require
	a. Ozonization systems are an acceptable alternative to chlorine. The discharge of clear water from ozonization systems is not permitted to the street; b. Salt water sanitation is an acceptable alternative to chlorine. The discharge of salt water is not permitted to the street; and c. Chlorinated water from pools or spas shall be trucked to a publicly-owned treatment works facility for discharge.			
159.	Ozonization systems are an acceptable alternative to chlorine. The discharge of clear water from ozonization systems is not permitted to the street;		☐	
160.	Salt water sanitation is an acceptable alternative to chlorine. The discharge of salt water is not permitted to the street; and		☐	
161.	Chlorinated water from pools or spas shall be trucked to a publicly-owned treatment works facility for discharge.		☐	
162.	The discharge of chlorinated and non-chlorinated pool / spa water into streets, storm drains, creeks, canyons, drainage channels, or other locations where it could enter receiving waters is prohibited.		☐	
Fencing and Walls			MET	
163.	The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in Artesia Municipal Code.		☐	
164.	The height of fences and walls shall comply with Artesia Downtown Specific Plan or the Artesia Municipal Code Section 9-2.1401.		☐	
Site/Project Specific Conditions			MET	
165.	This project proposes to construct improvements within the public right-of-way. The applicant shall obtain encroachment permits from the City Public Works Department prior to the commencement of any work within the public right-of-way.		☐	



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Approved:	Effective Date:	Expires:		
Conditions			Met	Permit Require
166.	The property owner shall complete the following prior to final Planning approval: a. the property owner shall execute and record a deed restriction acknowledging that the property is subject to. a. The deed restriction shall also state that the property owner assumes said risks, waives any future claims of damage or liability against the City of Artesia, and agrees to indemnify the City of Artesia against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to Community Development Department staff prior to final planning approval.		☐	
167.	Private streets shall have a sidewalk with a minimum width of (4) four feet on at least one side of the street. The sidewalk must provide pedestrian streetlights, street trees, and curbs. Parallel parking is permitted along private streets.		☐	
168.	Alleys. a. Alleys shall be 20 feet in width (10 feet on either side of the alley centerline). b. Alleys shall include a concrete ribbon gutter in the center of the alley. The concrete ribbon gutter shall be 4 feet wide (2 feet on either side of the alley centerline). c. Alleys shall drain toward the centerline. A maximum 2 percent grade shall be provided within the public alley to ensure proper drainage. d. Alleys shall include a 16-foot wide segment (8 feet on either side of the alley center line) constructed of concrete. The pavement is to be installed on either side of the 4-foot -ide concrete ribbon gutter. e. There shall be no above-ground utilities permitted to be located within the 20-foot public alleyway.		☐	
169.	All windows shall be offset at least twelve (12) inches from any windows in adjacent buildings within twenty (20) linear feet to avoid direct line-of-sight.		☐	
170.	All windows facing a public street shall feature at least two of the following: a. Variation in window types and/or sizes; or b. Decorative architectural brackets; or c. Trim; or d. Shutters; or e. Awnings and/or trellises.		☐	
171.	All windows between the ground floor and fifty (50) feet above grade shall either be recessed at least three (3) inches from the plane of the surrounding exterior wall or shall have a trim or windowsill at least one (1) inch in depth. a. When trim is used, a minimum of one (1) inch by four (4) inch trim is required. b. With stucco walls, a minimum of one (1) inch deep, raised relief around the window is required. c. With brick, a		☐	



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Conditions			Met	Permit Require
	minimum two (2) inch wide brickmold is required around windows.			
172.	All mechanical equipment, including electrical and gas meters, shall be screened through at least one of the following standards: a. Landscaping; or b. Minimum three (3)-foot tall architectural features that: i. Belong to the same architectural idea and style of the development and utilize the same materials, colors, and lighting fixtures; or ii. Are covered with landscaping or public art for a minimum percentage of the total length along public open spaces and public streets; or iii. Fences that use durable and weather-resistant material, such as block and vinyl, are four (4) to five (5) feet in height, and do not interrupt the line-of-sight of drivers entering or exiting the site. Chain link and slats are not allowed.		☐	
173.	Electrical transformers shall be located so that access is achieved from the alley, where feasible. If located adjacent to a public sidewalk, they shall be screened and incorporated into the building to provide the visual appearance of a storefront. Utilities shall not protrude into the public right-of-way.		☐	
174.	Rooftop equipment including roof access, mechanical equipment, and other features needed for the function of the building shall comply with the following. Mechanical equipment less than two (2) feet in height, solar panels, wind generators, or green roof features are exempt from these requirements. a. Roof-mounted equipment and screening of roof-mounted equipment shall be stepped back from top of parapet a minimum of ten (10) feet from the parapet or roof edge. b. Roof-mounted equipment greater in height than the parapet wall shall be screened to a height equal to the height of the equipment.		☐	

Prior to Occupancy		MET	
175.	Prior to final landscape inspection by the City Community Development Department, the applicant shall provide a copy of the Certificate of Completion, certifying the irrigation installation and operational efficiency is consistent with the approved landscaping plan.	☐	



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Approved:		Effective Date:		Expires:	
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176.	The applicant shall request a final planning inspection prior to final building inspection by the City Building Safety Division. A Certificate of Occupancy shall not be issued until the Community Development Department has determined that the project complies with the approved Planning Entitlement. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.			☐	
177.	Any construction trailer, storage equipment, portable restroom or similar temporary equipment / structures not permitted as part of the approved scope of work shall be removed			☐	

**CITY OF ARTESIA
PLANNING COMMISSION**

RESOLUTION NO. 2026-12P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA CONTINGENTLY APPROVING A DESIGN REVIEW APPLICATION TO CONSTRUCT A TWO-STORY, 22-UNIT RESIDENTIAL DEVELOPMENT ON PROPERTY LOCATED WITHIN THE MIXED-USE OVERLAY ZONE (MU-O) (ASSESSOR PARCEL NUMBERS 7040-017-001, 7040-017-002, AND 7040-017-008) AND DETERMINE THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO CEQA GUIDELINES SECTIONS 15183 AND 15332.

WHEREAS, Venkatesh Koka (“Applicant”), submitted an application requesting Design Review approval to demolish an existing 21-unit multifamily residential development and construct a new two-story, 22-unit residential development (the “Project”) on property identified as Assessor Parcel Numbers 7040-017-001, 7040-017-002, and 7040-017-008;

WHEREAS, the proposed Project is subject to Design Review pursuant to Article 20 (Section 9-2.2001 et seq.) of Chapter 2 of Title 9 of the Artesia Municipal Code because it involves construction of a new multifamily residential development requiring building permits and discretionary review within the Mixed-Use Overlay Zone;

WHEREAS, on May 19, the Planning Commission conducted a duly noticed public hearing to consider Applicant’s request for Design Review of the Project and considered all written and oral testimony and evidence presented;

WHEREAS, due to the proposed density of the Project, Planning Commission’s approval of the Design Review is contingent upon City Council’s adoption of an amendment to the City’s Mixed-Use Overlay Zone ordinance and map (“Ordinance”) and would not be effective until the Ordinance takes effect.

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true, correct, and incorporated herein by reference.

SECTION 2. CEQA. The Planning Commission finds that the proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA).

The proposed Project is consistent with the land use designation, density framework, and development standards established in the City's General Plan, Artesia Downtown Specific Plan, and amended Mixed-Use Overlay Zone applicable to the subject property. The environmental impacts associated with residential development at the proposed density were previously evaluated in the certified City of Artesia General Plan Environmental Impact Report (EIR). The Project does not introduce any new or more severe environmental impacts.

Pursuant to CEQA Guidelines Section 15183, no additional environmental review is required because the Project is consistent with the development density and policies analyzed in the General Plan EIR and the Project would not result in any peculiar environmental impacts that were not previously analyzed or mitigated.

In addition, the Project independently qualifies for a Class 32 (Infill Development) categorical exemption pursuant to CEQA Guidelines Section 15332 based on the following findings:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- c. The project site has no value, as habitat for endangered, rare or threatened species;
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e. The site can be adequately served by all required utilities and public services.

The Planning Commission further finds that none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply:

- a. The project site is in an urbanized area and has been previously developed;
- b. The project will not result in cumulative impacts;
- c. The project does not involve unusual circumstances and no substantial evidence supports a reasonable possibility of a significant impact due to unusual circumstances;
- d. The project is not located on a hazardous waste site; and
- e. The project will not cause a substantial adverse change to a historic resource.

SECTION 3. Design Review Findings. Based on the evidence in the record, the Planning Commission finds that approval of the Design Review application to the construction of the Project is appropriate for the following reasons:

- A. **Consistency with the City's General Plan, Design Guidelines, and Applicable Development Standards**

The proposed 22-unit residential redevelopment project is consistent with the City of Artesia General Plan, the Artesia Downtown Specific Plan (ADSP), the amended Mixed-Use Overlay Zone (MU-O), and applicable City design guidelines.

The Project supports the goals and policies of the General Plan related to neighborhood revitalization, reinvestment in aging residential properties, housing production, and high-quality infill development within existing urbanized areas of the City. The proposed redevelopment replaces an aging multifamily residential development with a modern residential community that substantially improves site planning, circulation, landscaping, architectural quality, and residential amenities.

The proposed Project is also consistent with the intent and purpose of the Artesia Downtown Specific Plan, which encourages coordinated reinvestment, improved urban design, upgraded housing opportunities, enhanced pedestrian environments, and compatible infill development within the downtown area. The Project introduces contemporary architectural design elements, pedestrian-oriented site planning, upgraded landscaping, and improved streetscape conditions that contribute positively to the visual quality and overall character of the Artesia Downtown Specific Plan area.

The proposed development is consistent with the amended Mixed-Use Overlay Zone applicable to the subject property. The Project complies with the applicable development standards related to height, parking, landscaping, circulation, open space, and architectural design. The site-specific MU-O amendment establishing a residential density standard of 24 dwelling units per acre ensures consistency between the proposed Project and applicable zoning standards governing the site.

The Project further supports Community Planning Principle LU1 of the General Plan by encouraging high-quality residential development and reinvestment within the City while improving the functionality and appearance of an existing multifamily residential property.

The proposed Project is further consistent with the urban design objectives and development framework established by the Artesia Downtown Specific Plan and amended Mixed-Use Overlay Zone, which encourage coordinated reinvestment, upgraded architectural quality, enhanced landscaping, pedestrian-oriented improvements, and compatible infill residential development within the downtown area.

B. Design is Appropriate to the Size and Shape of the Lot and is Compatible and Harmonious with Adjacent Development

The design of the proposed Project, including the layout, size, shape, massing, height, architectural elements, circulation design, and site organization, is appropriate to the size and configuration of the subject property and is compatible and harmonious with surrounding residential and mixed-use development.

The approximately 39,845-square-foot (0.915-acre) site is adequate in size and shape to accommodate the proposed two-story residential development, including residential buildings, private garages, guest parking, landscaped open space, recreation amenities, pedestrian walkways, and internal circulation improvements.

The Project has been designed to maintain compatibility with surrounding residential uses through the use of articulated building elevations, varied rooflines, landscaped setbacks, pedestrian-oriented improvements, and enhanced architectural detailing intended to reduce perceived mass and scale. The proposed two-story building height and residential character are compatible with surrounding development patterns within the Artesia Downtown Specific Plan area.

The site plan incorporates coordinated building placement, landscaped paseo areas, upgraded circulation improvements, and enhanced common open space areas that improve overall site functionality and residential livability. The Project replaces an older residential development with a more cohesive and visually integrated residential community while maintaining compatibility with adjacent properties.

The proposed architectural design, landscaping, and site improvements are consistent with the desired development character established by the Artesia Downtown Specific Plan and Mixed-Use Overlay Zone.

C. Design Incorporates High Quality Building Materials, Architectural Elements, Colors, and Textures

The proposed Project incorporates high-quality building materials, architectural elements, colors, textures, and landscaping features intended to create a cohesive and visually attractive residential environment.

The architectural design utilizes a contemporary residential architectural style incorporating articulated façades, decorative architectural projections, varied wall planes, recessed entries, integrated balconies, decorative metal railings, and upgraded garage door treatments intended to create visual interest and reduce monotony.

Exterior finish materials include smooth stucco finishes, decorative stone veneer accents, fiber cement siding panels, painted metal railings, glass accents, decorative awnings, and architectural trim features. The combination of materials and textures provides architectural articulation and enhances the overall visual quality of the development.

The Project also incorporates enhanced landscaping throughout the site, including perimeter landscaping, decorative paving, landscaped common areas, ornamental shrubs, trees, and groundcover intended to soften hardscape areas, improve visual screening, and create a more pedestrian-friendly residential environment.

The landscaping and architectural design elements contribute to a cohesive site design consistent with the urban design objectives of the Artesia Downtown Specific Plan and Mixed-Use Overlay Zone.

The proposed Project will also comply with all applicable Building & Safety, Engineering/Public Works, stormwater, accessibility, and Los Angeles County Fire Department requirements through the building permit and plan check process.

D. Durable Building Materials and Long-Term Design Quality

The proposed Project incorporates durable building materials and design features intended to maintain long-term architectural quality and functionality without requiring excessive maintenance or premature replacement.

The redevelopment of the site will substantially improve the existing property through upgraded residential units, enhanced landscaping, improved circulation, recreational amenities, and modern architectural design. The Project includes contemporary residential design features and durable construction materials intended to provide long-term visual quality and contribute positively to the surrounding neighborhood.

The proposed development includes 22 residential units consisting primarily of larger three-bedroom floor plans intended to accommodate family-oriented housing needs. The Project also includes common open space amenities, landscaped recreation areas, and pedestrian-oriented site improvements that enhance the overall residential environment and improve the streetscape along 183rd Street and Arline Avenue.

The redevelopment project will improve the overall appearance, functionality, and residential quality of the site while supporting continued reinvestment and neighborhood enhancement within the Artesia Downtown Specific Plan area.

SECTION 4. Based on the foregoing findings and the entire administrative record, the Planning Commission hereby contingently approves the Design Review application in Case No. 2026-18, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 5. Planning Commission approval of the Design Review per Section 4 above is contingent on City Council approval and adoption of the amendment to the City's Mixed-Use Overlay Zone ordinance and map and shall not be effective until the Ordinance takes effect.

SECTION 6. Certify. The Community Development Director shall certify to the adoption of this Resolution and shall forward a copy of it to the applicant and to the City Council.

PASSED, APPROVED AND ADOPTED this 19th day of May 2026.

Victor Manalo, Chairperson

ATTEST:

Paul Bollier, Community Development Director

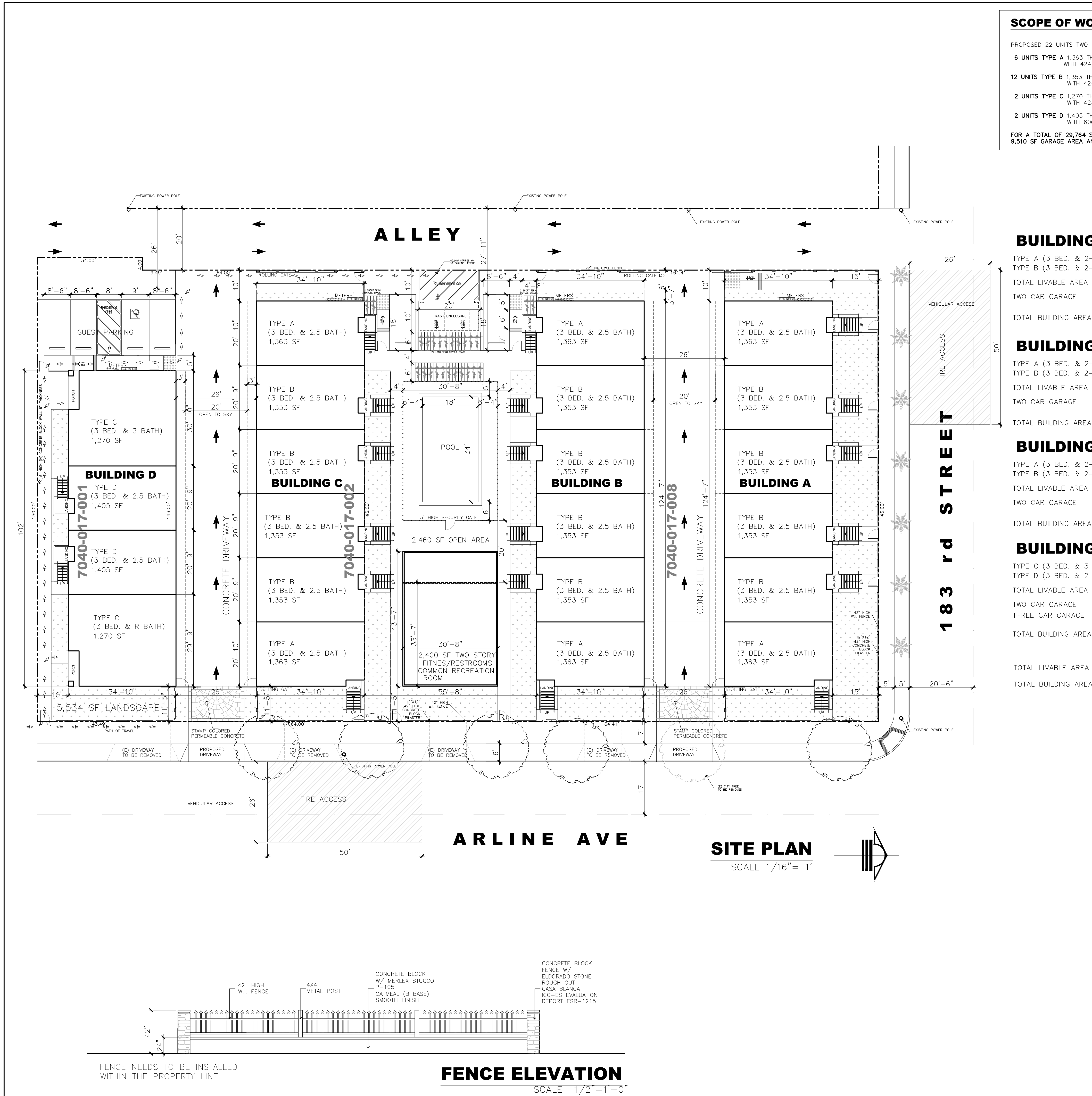
ROLL CALL VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



SCOPE OF WORK

PROPOSED 22 UNITS TWO STORY BUILDING AS FOLLOWING

6 UNITS TYPE A 1,363 THREE BEDROOMS AND TWO AND A HALF BATHROOMS WITH 424 SF TWO CAR GARAGE AND 100 SF OPEN TERRACE

12 UNITS TYPE B 1,353 THREE BEDROOMS AND TWO AND A HALF BATHROOMS WITH 424 SF TWO CAR GARAGE AND 100 SF OPEN TERRACE

2 UNITS TYPE C 1,270 THREE BEDROOMS AND THREE BATHROOMS WITH 424 SF TWO CAR GARAGE AND 100 SF OPEN TERRACE

2 UNITS TYPE D 1,405 THREE BEDROOMS AND TWO AND A HALF BATHROOMS WITH 606 SF TWO CAR GARAGE AND 100 SF OPEN TERRACE

FOR A TOTAL OF 29,764 SF LIVABLE AREA
9,510 SF GARAGE AREA AND 2,200 SF OPEN TERRACE AREA

BUILDING A

TYPE A (3 BED. & 2-1/2 BATH) (2) 1,363 SF = 2,726 SF
TYPE B (3 BED. & 2-1/2 BATH) (4) 1,353 SF = 5,412 SF
TOTAL LIVABLE AREA 8,138 SF
TWO CAR GARAGE (6) 424 SF = 2,544 SF
TOTAL BUILDING AREA 10,682 SF

BUILDING B

TYPE A (3 BED. & 2-1/2 BATH) (2) 1,363 SF = 2,726 SF
TYPE B (3 BED. & 2-1/2 BATH) (4) 1,353 SF = 5,412 SF
TOTAL LIVABLE AREA 8,138 SF
TWO CAR GARAGE (6) 424 SF = 2,544 SF
TOTAL BUILDING AREA 10,682 SF

BUILDING C

TYPE A (3 BED. & 2-1/2 BATH) (2) 1,363 SF = 2,726 SF
TYPE B (3 BED. & 2-1/2 BATH) (4) 1,353 SF = 5,412 SF
TOTAL LIVABLE AREA 8,138 SF
TWO CAR GARAGE (6) 424 SF = 2,544 SF
TOTAL BUILDING AREA 10,682 SF

BUILDING D

TYPE C (3 BED. & 3 BATH) (2) 1,270 SF = 2,540 SF
TYPE D (3 BED. & 2-1/2 BATH) (2) 1,405 SF = 2,810 SF
TOTAL LIVABLE AREA 5,350 SF
TWO CAR GARAGE (3) 424 SF = 1,454 SF
THREE CAR GARAGE (1) 606 SF = 606 SF
TOTAL BUILDING AREA 6,562 SF

TOTAL LIVABLE AREA 29,764 SF
TOTAL BUILDING AREA 38,608 SF

22 APARTMENTS

183 RD & ARLINE AVE

ARTESIA, CA 90701

VICINITY MAP

4

ZONE : M-R

SITE AREA: 39,848 SF

ALLOWED DENSITY: 39,848 / 1,800 = 22.13

PROPOSED DENSITY: 22 UNITS

FOOTPRINT: 16,532 SF

LOT COVERAGE: 41.48 %

OUTDOOR AREA REQUIRED: 200 SF/UNIT = 4,400 SF

OUTDOOR AREA PROVIDED: 2,460 SF

COMMON RECREATION BUILDING: 2,400 SF

TOTAL OUTDOOR AREA: 4,860 SF

LANDSCAPE PROVIDED: 5,534 SF

OCCUPANCY: R3/U

TYPE OF CONSTRUCTION: V-B SPRINKLERED

ASSESSORS PARCEL NUMBER: 7040-017-008
7040-017-002
7040-017-001

20 UNITS THREE BEDROOM AND TWO 1/2 BATHROOM EACH
2 UNITS THREE BEDROOM AND THREE BATHROOM EACH

UNIT SIZE:

TYPE A	(6)	1,363 SF	=	8,178 SF
TYPE B	(12)	1,353 SF	=	16,236 SF
TYPE C	(2)	1,270 SF	=	2,540 SF
TYPE D	(2)	1,405 SF	=	2,810 SF

TOTAL LIVABLE AREA 29,764 SF

GARAGE AREA

(21) TWO CAR GARAGE	424 SF EACH	8,904 SF
(1) THREE CAR GARAGE	606 SF EACH	606 SF

TOTAL GARAGE AREA 9,510 SF

PARKING REQUIRED

2 SPACES / 3 BEDROOMS UNIT	44 SPACES
GUEST PARKING 1 PER 4 UNITS	6 SPACES
TOTAL PARKING REQUIRED	50 SPACES

PARKING PROVIDED

(21) 20' X 20' TWO CAR GARAGE	42 SPACES
(1) 30' X 20' THREE CAR GARAGE	3 SPACES
(5) 18' X 8'-6" OPEN SPACE	5 SPACES
(1) 18' X 9' HDOP SPACE	1 SPACES
TOTAL PARKING PROVIDED	51 SPACES

BICYCLE PARKING REQUIRED

2' X 6' BICYCLE SPACE -SHORT TERM	4 SPACES
2' X 6' BICYCLE SPACE -LONG TERM	2 SPACES

BICYCLE PARKING PROVIDED

2' X 6' BICYCLE SPACE -SHORT TERM	4 SPACES
2' X 6' BICYCLE SPACE -LONG TERM	4 SPACES

GONZALO HERRERA

CONCEPTS

245 COUNTRY CLUB RD
GLENDALE, CA 91741
TEL: 626.533.8120
gconcepts@gmail.com

DESIGN STUDIO

22 APARTMENTS

183 RD & ARLINE BLVD
ARTESIA, CA 90701

SHEET TITLE

SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN G. H.

CHK.

APP.

SCALE AS SHOWN

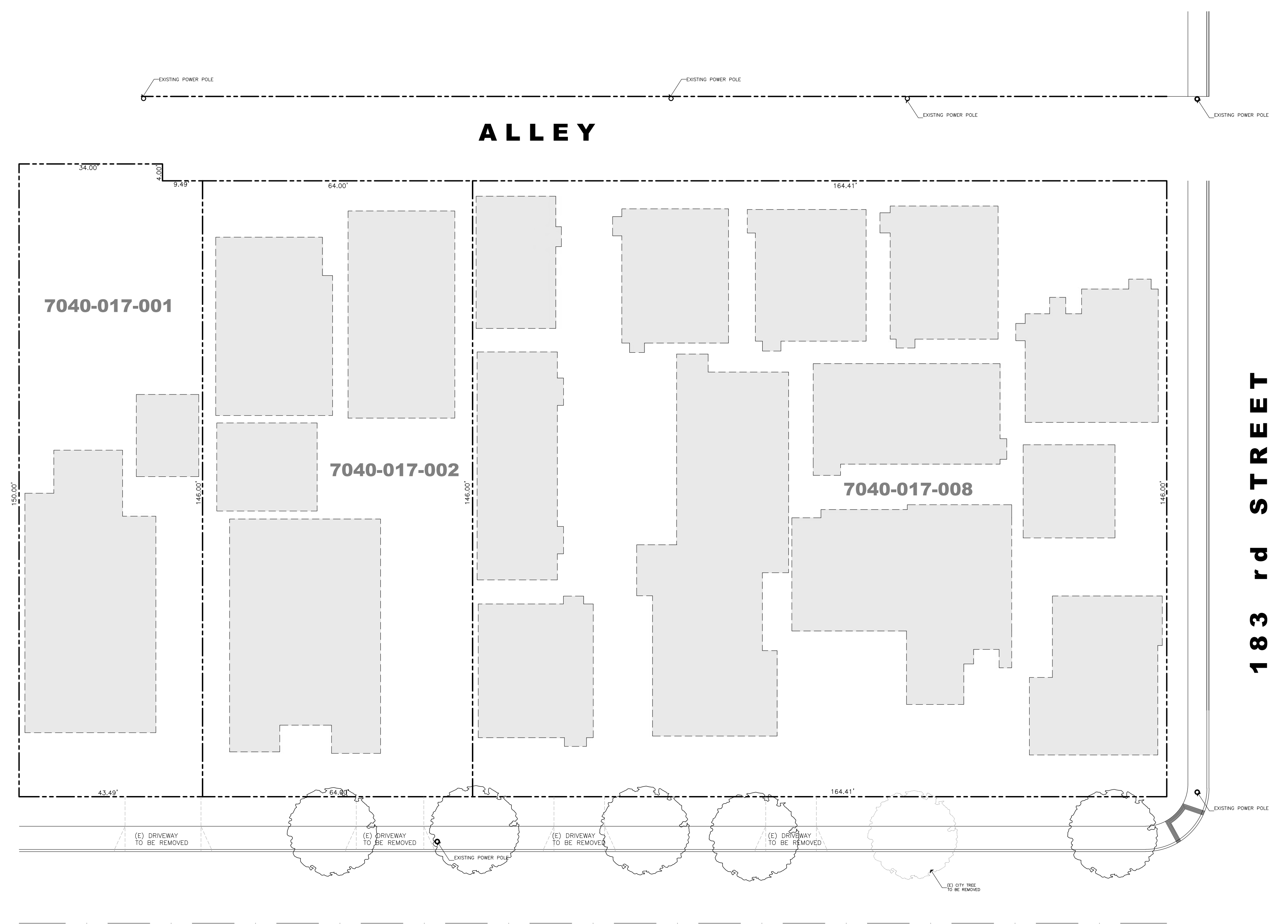
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DATE 3/30/26

SHEET NO.

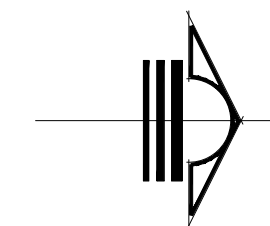
T-1

OF



ARLINE AVE

DEMOLITION PLAN
SCALE 1/16" = 1'



SHEET TITLE

DEMOLITION PLAN

REVISIONS

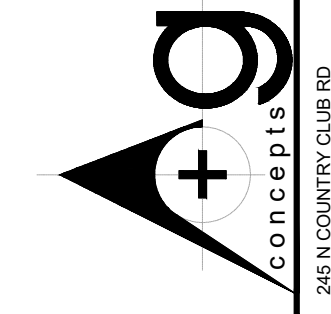
NO.	DATE	DESCRIPTION
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DRAWN	G. H.
CHK.	
APP.	
SCALE	AS SHOWN
JOB NO.	
DATE	2/18/26
SHEET NO.	

T-3

OF

GONZALO HERRERA



245 N COUNTRY CLUB RD
GLENDALE, CA 91741
TEL: 626.533.8120
agconceptsd@gmail.com

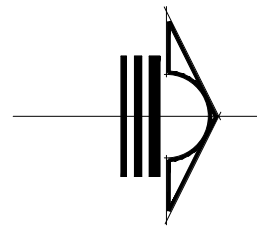
D E S I G N S T U D I O

22 APARTMENTS

**183 RD & ARLINE BLVD
ARTESIA, CA 90701**



SITE PLAN
SCALE 1/16" = 1'



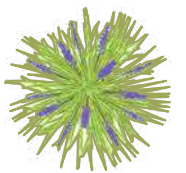
PLANTING LEGEND



(4) 15 gal. QUEEN PALM TREE
(syagrus romanzoffiana)



(52) 5 gal. STICKS ON FIRE
(Euphorbia Tirucalli)



(102) 5 gal. LILY TURF
(liriope muscari)

SURFACE MATERIAL LEGEND



OLSEN PAVING STONE
(Infinity Flat Top)
COLOR "Natural grey"



CONCRETE DRIVEWAY
NATURAL GREY



CONCRETE SIDEWALK
COLOR NATURAL



MARATHON SOD

ACCESSIBILITY—MULTI—FAMILY RESIDENTIAL ACCESSIBILITY NOTES —

DIVISION I – APPLICATION
APPLICATION

- Housing accessibility shall apply to the following: (1101A.1)
1. All newly—constructed covered multifamily dwellings. See all covered units under section 1102A.
 2. Common use areas serving covered multifamily dwelling>

DIVISION II – EXTERIOR FACILITIES
SITE DEVELOPMENT AND ROUTE OF TRAVEL

3. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way. (1110A.1)
4. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site. (1110A.1)
5. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. (1110A.1.2)
6. At every primary public entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the International Symbol of Accessibility. Signs shall indicate the direction to accessible building entrances and facilities. (1110A.2)

ACCESSIBLE PARKING

7. Unassigned and Visitor Parking Spaces. When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents, at least 5 percent of the parking spaces shall be accessible and provide access to grade—level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings. Accessible parking spaces shall be provided with signage as required by Section 1109A.8.8. Such signage shall not be blocked from view by a vehicle parked in the space. (1109A.5)
8. Location of Accessible Parking Spaces. The location of accessible parking spaces shall comply with the following:
 - a. When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route
9. Design and Construction. Required accessible parking shall be designed and constructed in accordance with Section 1109A. (1109A.8)
 - a. Van Accessible Parking Space. One in every eight accessible spaces, but not less than one, shall be van accessible and shall be constructed in accordance with the following: (1109A.8.6)
 1. Each space shall be served by a loading and unloading access aisle at least 8 feet wide, placed on the passenger side with the vehicle parked in the forward position.
 2. Each space shall be designated "van accessible" as required by 1109A.8.8.
10. Parking Signage. Each accessible parking space reserved for persons with disabilities shall be identified by a reflective sign permanently posted immediately adjacent to and visible from each stall or space, consisting of the "International Symbol of Accessibility" in white on a dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. Spaces complying with Section 1109A.8.6 shall have an additional sign stating "Van—Accessible" below the symbol of accessibility. (1109A.8.8)

Note: When assigned resident parking is provided, signage is not required except for unassigned or visitor parking spaces.

An additional sign shall also be posted in a conspicuous place at each entrance to off—street parking facilities or immediately adjacent to and visible from each accessible stall or space. The sign shall not be less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, and shall clearly and conspicuously state the following:

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____." Blank spaces are to be filled in with appropriate information as a permanent part of the sign. In addition to the above requirements, the surface of each accessible parking space shall have a surface identification duplicating either of the following schemes: (1109A.8.8)

- a. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color the "International Symbol of Accessibility"; or,
- b. By outlining the "International Symbol of Accessibility" in white on blue background. The "International Symbol of Accessibility" shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide. (Fig. 11A—2A, 11A—2B, and 11A—2C.)

WALKS AND SIDEWALKS

11. Sidewalks serving individual dwelling units in covered multifamily building shall be 36" minimum in clear width. All other sidewalks shall be 48" minimum in clear width. (1113A.1.1)

CURB RAMPS

12. For detectable warning requirements, see chapter 11B, Section1127B.5, Item 7. (1112A.9)

STAIRWAYS (INTERIOR AND EXTERIOR)

13. Handrails shall be 34" to 38" above the nosing of the treads. (1123A.6.2.1, 1115A.6.2.1)
14. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing and ends shall be returned or terminate in newel posts or safety terminals. (1123A.6.2.3, 1115A.6.2.3)
15. Where the extension of the handrail in the direction of the stair run would create a hazard, the termination of the extension shall be made either rounded or returned smoothly to the floor, wall, or post. Where the stairs are continuous from landing to landing, the inner rail shall be continuous and need not extend out into the landing. (1123A.6.2.3, 1115A.6.2.3)
16. The handgrip portion of handrails shall be not less than 1 1/4" nor more than 2" in cross—sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8". (1123A.6.2.5, 1115A.6.2.5, 1123A.6.2.4, 1115A.6.2.4, Fig.11A—6B)
17. Handrails projecting from a wall shall have a space of 1 1/2" between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. Handrails shall not rotate within their fitting. (1115A.6.2.4, 1123A.6.2.4 Fig.11A—6B)
18. The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least All tread surfaces shall be slip—resistant. Treads shall have smooth, 2" wide to a max. of 4" wide placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. (1123A.5, 1115A.5)
19. All tread surfaces shall be slip resistant. treads shall have smooth Rounded, or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge). (1123A.3, 1115A.3)
20. The nosing shall not project more than 1—1/2" past the face of the riser below. Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal. (Fig. 11A— 6A 1123A.4, 1115A.4)
21. Where stairways occur outside a building, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2 inches wide to a maximum of 4 inches wide and placed parallel to and not more than 1 inch from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable. (1115A.5)

DIVISION III – BUILDING FEATURES, COMMON USE AREAS
DOORS

22. Every primary entrance to a dwelling unit required to be accessible shall be provided with a door buzzer, bell, chime or equivalent installations mounted a maximum of 48 inches above the floor connected to permanent wiring. (1132A.10)
23. The floor or landing at each side of an exit door shall be level and having a length in the direction of the door swing of at least 60 inches and the length opposite the direction of the door swing of 44 inches as measured at right angles to the plane of the door in its closed position. (1126A.3.1)
24. Maximum effort to operate doors shall not exceed 8—1/2 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. (1126A.4)
25. The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (1126A.7, Fig. 11A—8J)

TOILET ROOM FIXTURES AND ACCESSORIES

26. Toilet tissue dispensers shall be located on the wall within 12 inches of the front edge of the toilet seat. Dispensers that control delivery or that do not permit continuous paper flow shall not be used. (Fig. 11A—9B, 1127A.8.2)

FIXED OR BUILT—IN SEATING, TABLES, AND
COUNTERS

27. Height of Work Surfaces. The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground. (1127A.12.4)

DIVISION IV – DWELLING UNIT FEATURES
DOORS

28. MANEUVERING CLEARANCES AT DOORS
Strike edge maneuvering space at doors. The width of the level area on the side to which the door swings shall extend 18 inches past the strike edge for all doors. The width of the level area at the exterior side of the primary entry door and any required exit doors shall comply with Section 1126A. (1132A.5.2, 1134A)
29. The type of latch and lock required for all doors shall be in accordance with Section 1003.3.1.8. (1132A.7)
30. Hand—Activated Door Hardware. Hand—activated door latching, locking, and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand—activated and on an accessible route shall be operable with a single effort by lever—type hardware, panic bars, push—pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1132A.6, in the direction of egress. (1132A.8)
31. Lever Type Hardware. The lever or lever of actuated latches or locks shall be curved with a return to within 1/2 inch of the door to prevent catching on the clothing of persons during egress in Group R and U Occupancies with an occupant load greater than 10. (1132A.8.1)
32. Smooth Surface. The bottom 10 inches of all doors shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10 inch high smooth panel shall be installed on the push side of the door which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (Fig. 11A—8J, 1132A.9)
33. Door Signal Devices. Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. (1132A.10)

KITCHENS

34. Clear Floor Space. A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop.
35. A clear floor space at least 30 inches by 48 inches that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor.
36. Clear Width. Kitchens shall have a minimum clear width measured between any cabinet, countertop, or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance, or wall as follows: (1133A.2.1)
 - a. U—shaped kitchens, designed with parallel approach at a range or cooktop located at the base of the U, shall have a minimum clear width of at least 60 inches. See Figure11A—10A.
 - b. U—Shaped kitchens, designed with a cooktop or sink located at the base of the U which provides a 30 inch wide knee space to a height of 27 inches above the floor to allow for a forward approach, shall have a clear width of at least 48 inches. See Figure 11A—10A.
 - c. All other kitchen designs shall provide a minimum clear width of at least 48 inches. See Figure 11A— 10A.
37. Countertops. Kitchen countertops shall comply with this section and shall be provided with the following: (1133A.4)
 - a. A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation.
 - b. A minimum linear length of 30 inches of countertop shall be provided for a work surface.
 - c. The sink and work surface may be a single integral unit a minimum of 60 inches in length, or be separate components. Exception: Two 15—inch minimum width breadboards may be provided in lieu of the required 30 inches of countertop work surface.
38. Repositionable countertops shall be provided in a minimum of five percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following: (1133A.4.1)
 - a. The kitchen sink and work surface space required by 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches.
 - b. Base cabinets directly under the kitchen sink and work surface shall be removable to provide clearance for a wheelchair.
 - c. The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
 - d. Finished flooring shall be extended to the wall beneath the sink and work surface. Exceptions:1. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements. 2. Two 15—inch minimum width breadboards may be provided in lieu of the required 30 inches of countertop work surface.
39. Lower Shelving. Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor. (1133A.5)
40. Kitchen Sink Faucet Controls. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound force. Lever—operated, push—type and electronically controlled mechanisms are examples of acceptable designs. Self—closing valves are allowed if the faucet remains open for at least 10 seconds. (1133A.6)

WATER CLOSETS

41. Reinforced Walls for Grab Bars. Where the water closet is not placed adjacent to a side wall, the bathroom shall have provisions for installation of floor—mounted, foldaway or similar alternative grab bars, where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed at the back, it shall be installed between 32" and 38" above the floor. The grab bar reinforcement shall be a min. of 6" nominal in height. The backing shall be a min. of 40" in length. Reinforcement installed at the side of the water closet shall be installed 32" to 38" above the floor. The reinforcement shall be installed a max. of 12" from the rear wall and shall extend a min. of 26" in front of the water closet. The grab bar reinforcement shall be a min. of 6" nominal height.

LAUNDRY ROOMS

42. If clothes washing machines and clothes dryers are provided in covered multifamily dwelling units, one of each type of appliance shall be provided. Where front loading clothes washers are not provided, management shall provide assistive devices, on request of the occupant, to permit the use of toploading clothes washers. (1135A.1)

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

43. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box or receptacle housing no less than 15 inches measured from the bottom of the receptacle outlet box or receptacle housing to the level of the finished floor or working platform. If the reach is over an obstruction (for example, a kitchen base cabinet) between 20 and 25 inches in depth, the maximum height measured at the box is reduced to 44 inches for forward approach, or 46 inches for side approach, provided the obstruction is no more than 24 inches in depth. Obstructions shall not extend more than 25 inches from the wall beneath the receptacle. Outlets that do not satisfy these specifications are acceptable provided that comparable outlets, that perform the same functions, are provided within the same area and are accessible. (1136A.1)
Exceptions:1. Receptacle outlets installed as part of permanently installed baseboard heaters are exempt. 2. Required receptacle outlets shall be permitted in floors when adjacent to sliding panels or walls. 3. Baseboard electrical outlets used in moveable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements. 4. This section shall not apply to existing buildings when the enforcing agency determines that compliance with these standards would create an unreasonable hardship. Note: The intent of the measurement is to ensure that receptacles fall within the reach range of 15 inches to 48 inches.
44. Switch and Control Heights. Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms, or cooling, heating and ventilating equipment, shall be located no more than 48 inches measured from the top of the outlet box nor less than 15 inches measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) between 20 and 25 inches in depth, the maximum height is reduced to 44 inches for forward approach, or 46 inches for side approach, provided the obstruction is no more than 24 inches in depth. Physical barriers or obstructions shall not extend more than 25 inches from the wall beneath a control. Controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible. (1136A.2)
Exception: Appliances (e.g. kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.

PROJECT TITLE

22 APARTMENTS

18601 / 18615 ARLINE AVE
ARTESIA, CA 90701

SHEET TITLE
ADA NOTES

REVISIONS

NO. DATE DESCRIPTION

DRAWN G. H.

CHK.

APP.

SCALE AS SHOWN

JOB NO.

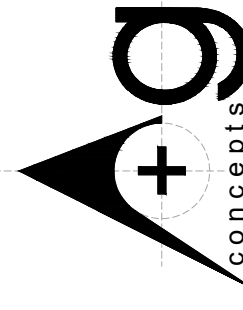
DATE 2/18/26

SHEET NO.

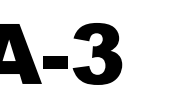
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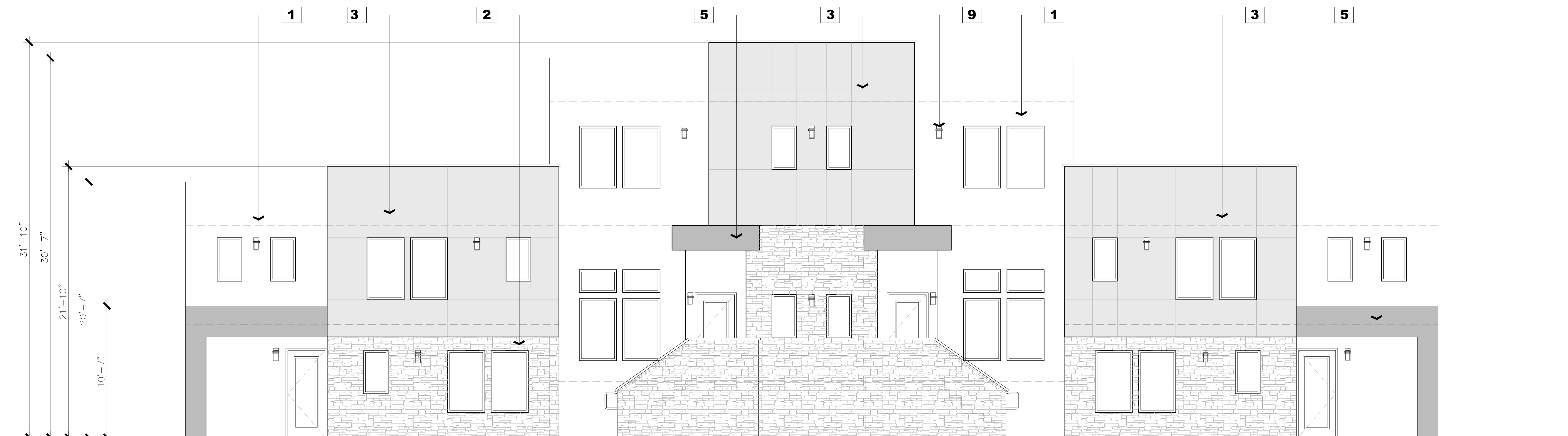
OF

GONZALO HERRERA



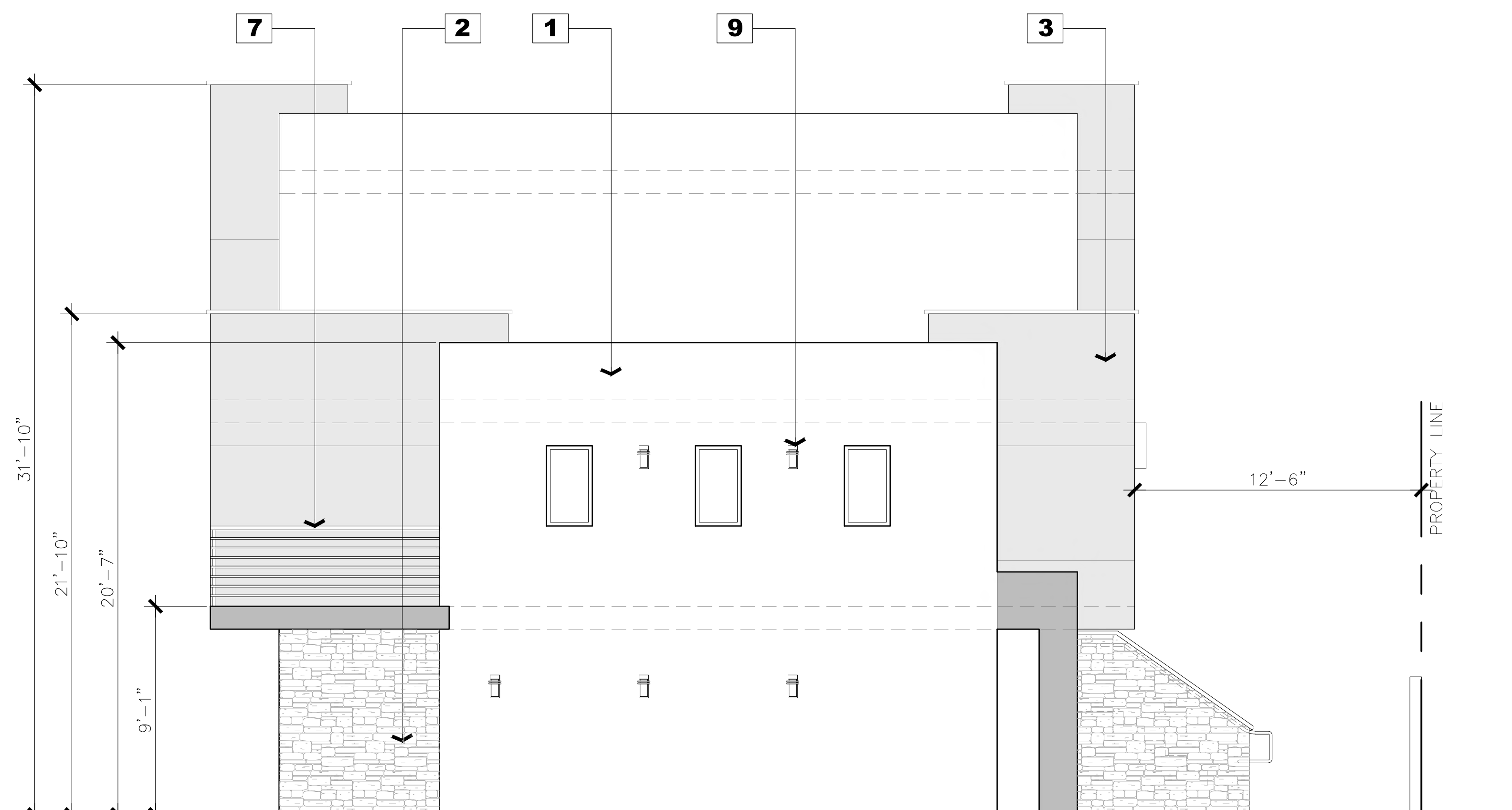
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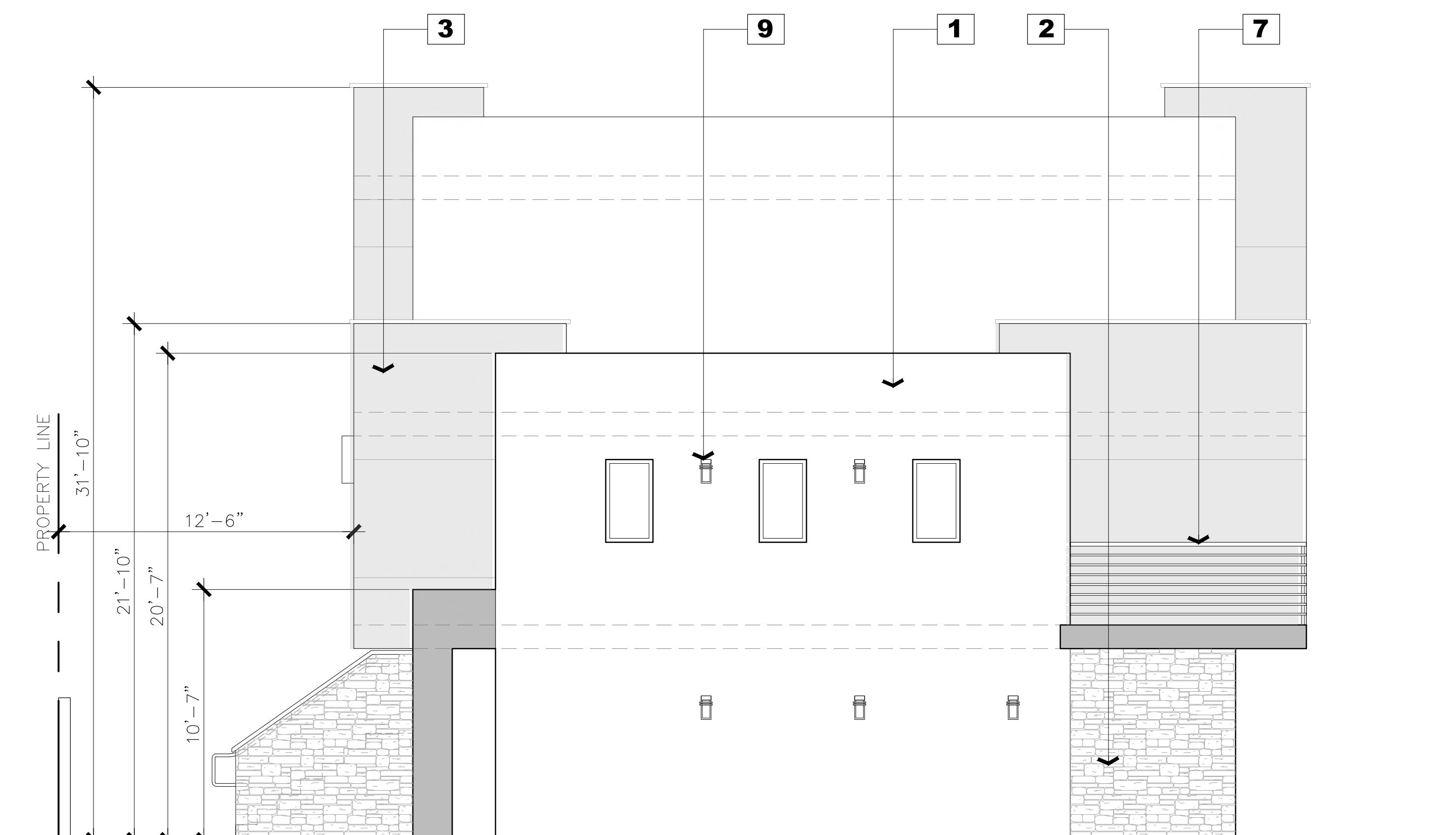
SOUTH ELEVATION - BUILDING D

SCALE 1/4" = 1'-0"



EAST ELEVATION - BUILDING D

SCALE 1/4" = 1'-0"



WEST ELEVATION - BUILDING D

SCALE 1/4" = 1'-0"



GONZALO HERRERA

PROJECT TITLE

22 APARTMENTS

**183 RD & ARLINE BLVD
ARTESIA, CA 90701**

PROJECT TITLE

SHEET TITLE

ELEVATIONS

BUILDING D

	REVISIONS	
	NO.	DATE DESCRIPTION
	DRAWN	G. H.
	CHEK.	
	APP.	
	SCALE	AS SHOWN
	JOB NO.	
	DATE	3/30/26
	SHEET NO.	

DRAWN G. H.

CHK.

SCALE

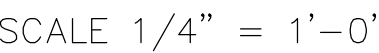
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JOB NO.

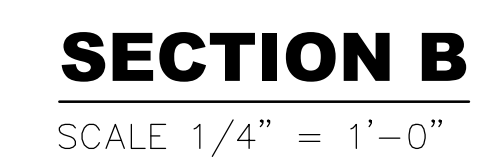
DATE 3/30/

SHEET NO.

A-5



A-6

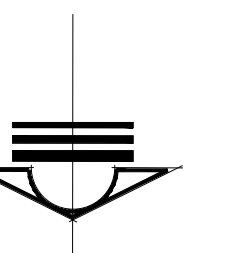


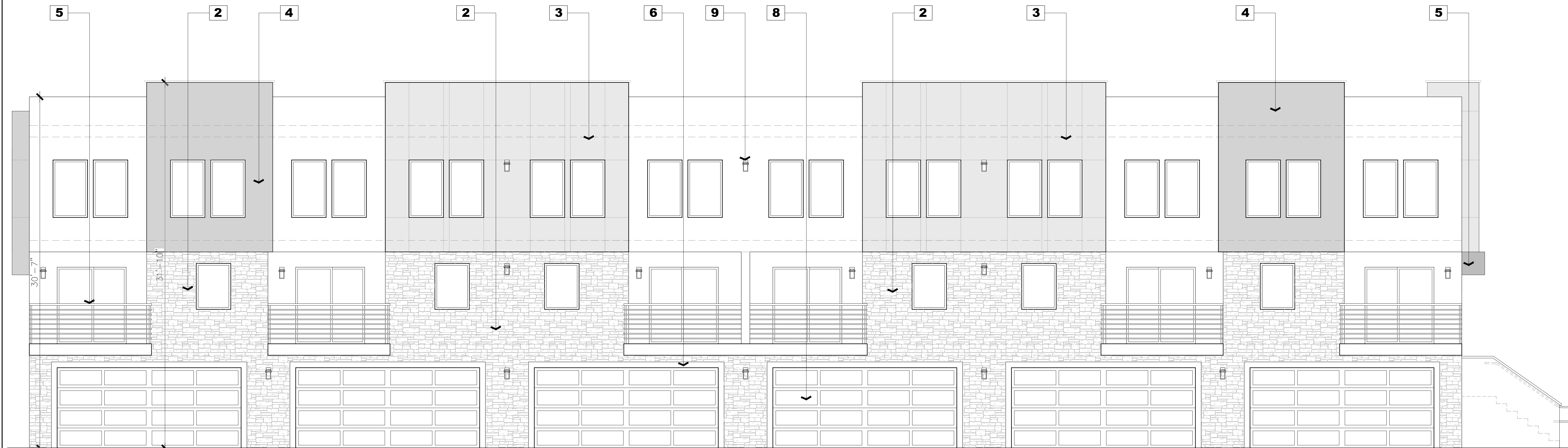
REVISIONS	
NO.	DATE DESCRIPTION
DRAWN	G. H.
CHK.	
APP.	
SCALE	AS SHOWN
JOB NO.	
DATE	2/18/26
SHEET NO.	



- ## **BUILDING B REVERSE PLAN - BUILDING C&A**

SCALE 1/4" = 1'-0"

[illegible]



EXTERIOR FINISH MATERIALS:

- 1 MERLEX STUCCO P-105
OATMEAL (B BASE)
SMOOTH FINISH
- 2 ELDERADO STONE
ROUGH CUT
CASA BLANCA
ICC-ES EVALUATION REPORT ESR-1215
- 3 SHERWIN-WILLIAMS
SW-7017
DORIAN GRAY
OVER SMOOTH STUCCO
- 4 SHERWIN-WILLIAMS
SW-7018
DOVE TAIL
OVER SMOOTH STUCCO
- 5 SHERWIN-WILLIAMS
SW-7020
BLACK FOX
OVER SMOOTH STUCCO
- 6 STUCCO TRIM
- 7 42" HIGH METAL GUARDRAIL
- 8 CLASSIC STEEL LONG PANEL
INSULATED 6.5 R-VALUE BRONZE
GARAGE DOOR WITH WINDOWS
- 9 FRANKLIN IRON BERNADINE 12"
BRONZE AND AMBER GLASS
OUTDOOR WALL LIGHT

NORTH ELEVATION

SCALE 1/4" = 1'-0"



GONZALO HERRERA

PROJECT TITLE

22 APARTMENTS

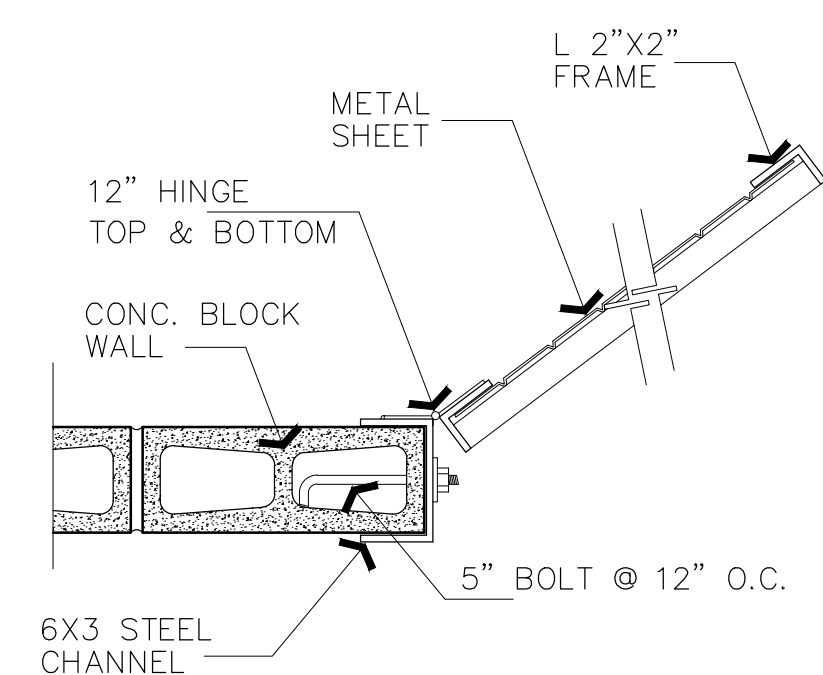
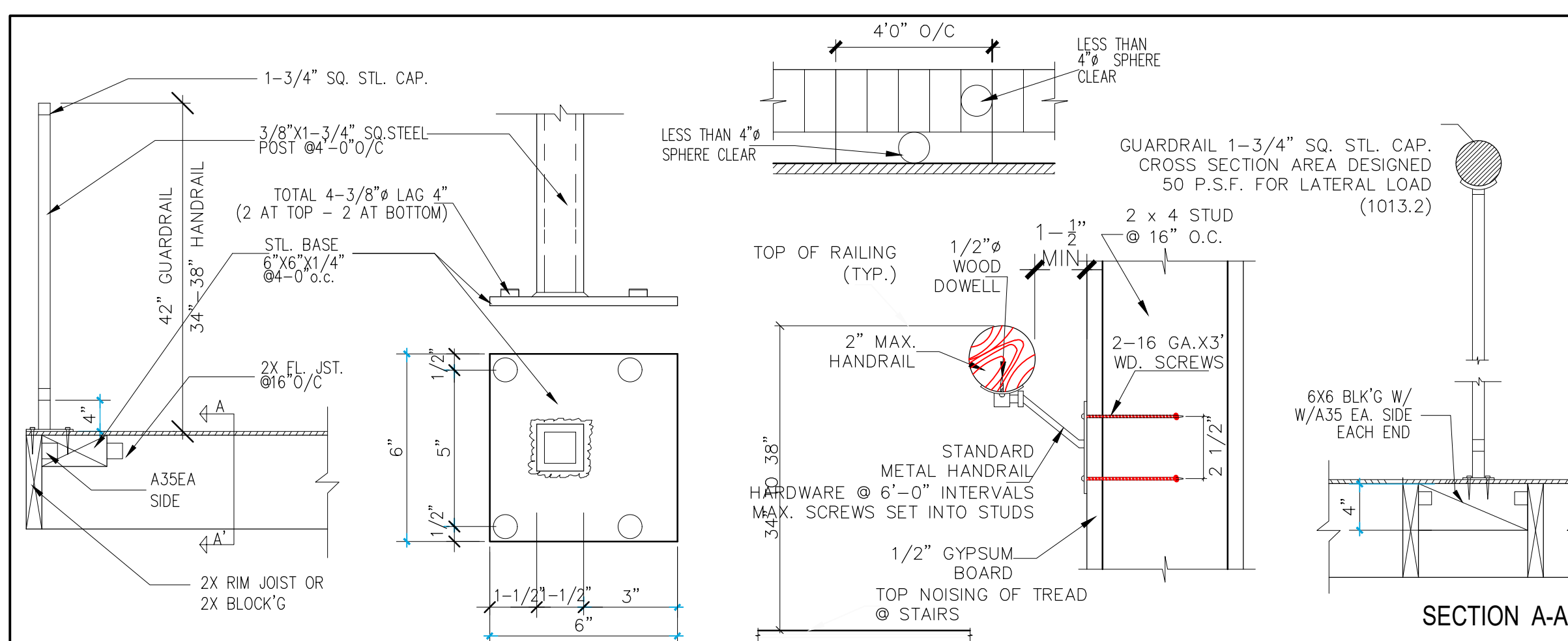
**183 RD & ARLINE BLVD
ARTESIA, CA 90701**

SHEET TITLE

ELEVATIONS BUILDING A,B,C

REVISIONS	
NO.	DATE DESCRIPTION
DRAWN	G. H.
CHEK.	
APP.	
SCALE	AS SHOWN
JOB NO.	
DATE	3/30/26
SHEET NO.	

A-12



GUARDRAIL / HANDRAIL DETAIL

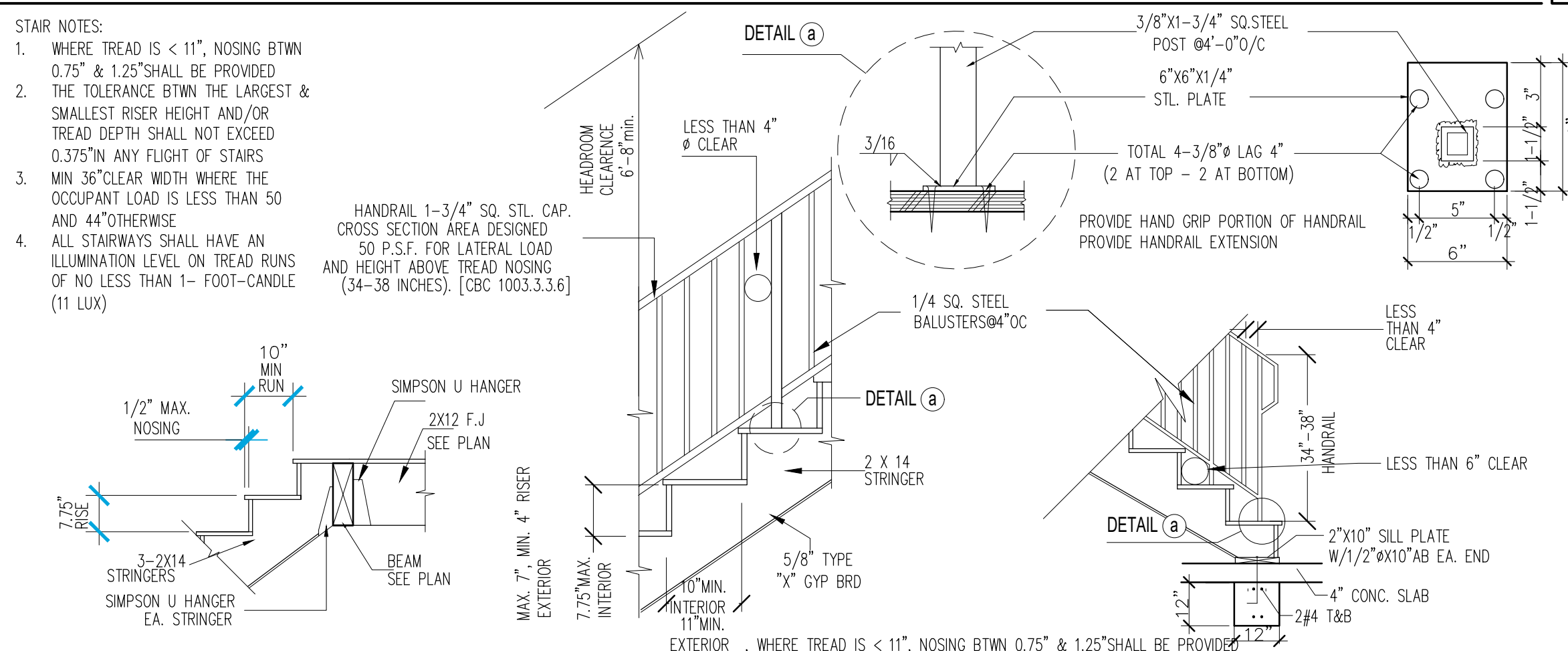
NO SCALE

6

HINGE DETAIL

3

- STAIR NOTES:
1. WHERE TREAD IS < 11", NOSING BTWN 0.75" & 1.25" SHALL BE PROVIDED
THE TOLERANCE BTWN THE LARGEST & SMALLEST RISER HEIGHT AND/OR TREAD DEPTH SHALL NOT EXCEED 0.375" IN ANY FLIGHT OF STAIRS
 3. MIN 36" CLEAR WIDTH WHERE THE OCCUPANT LOAD IS LESS THAN 50 AND 44" OTHERWISE
 4. ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NO LESS THAN 1- FOOT-CANDLE (11 LUX)



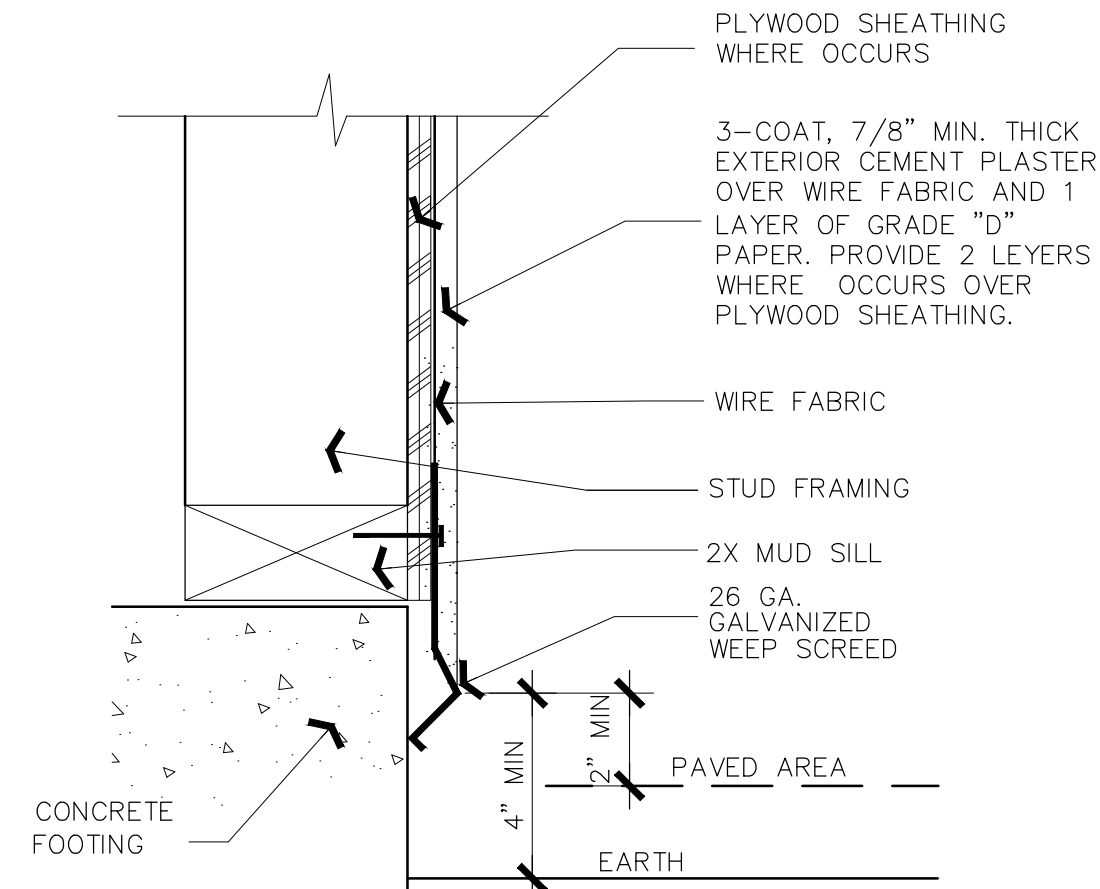
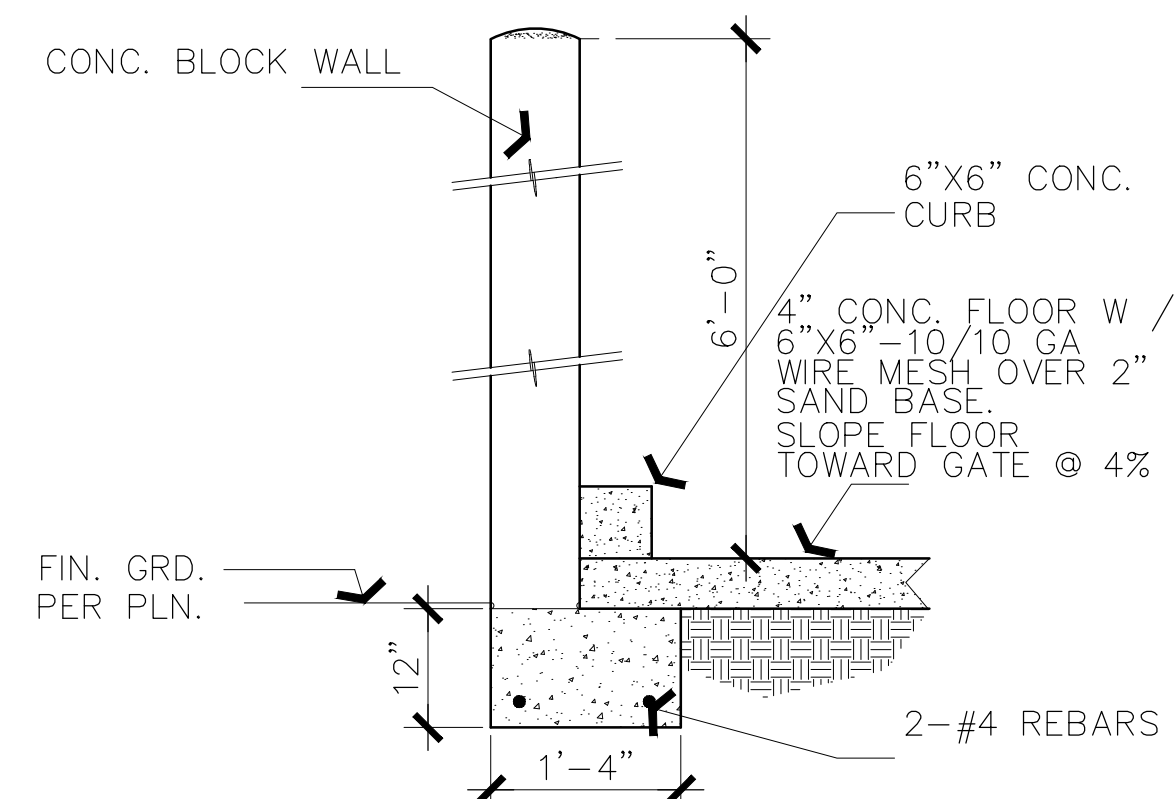
STAIR DETAIL

NO SCALE

5

TRASH ENCL.

2



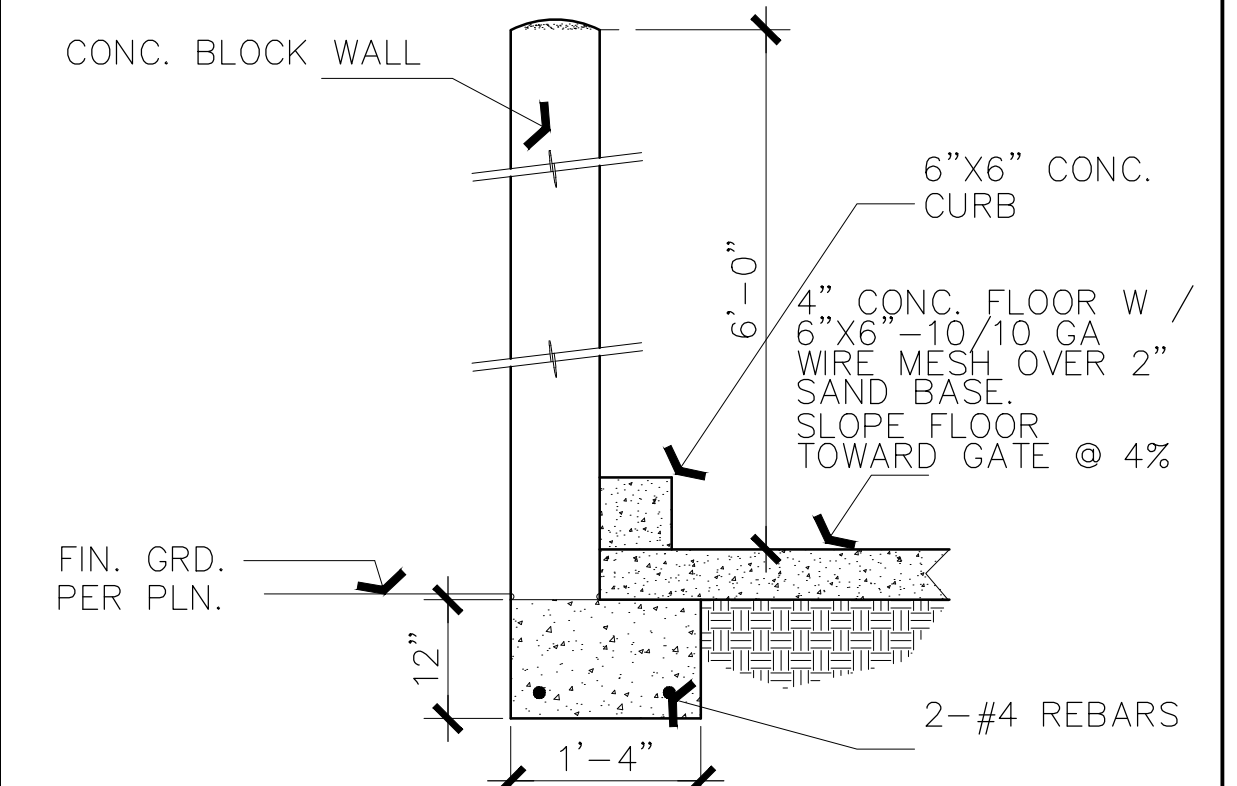
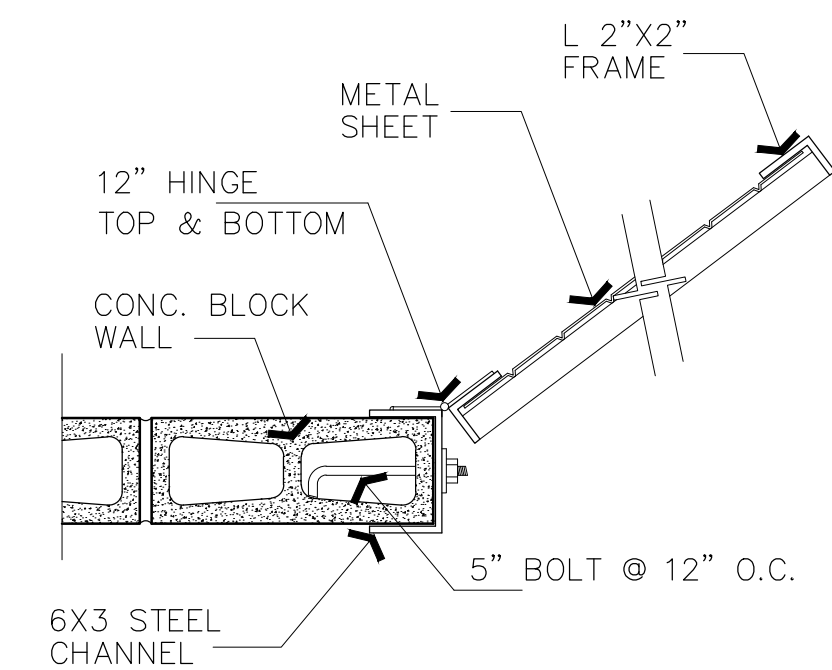
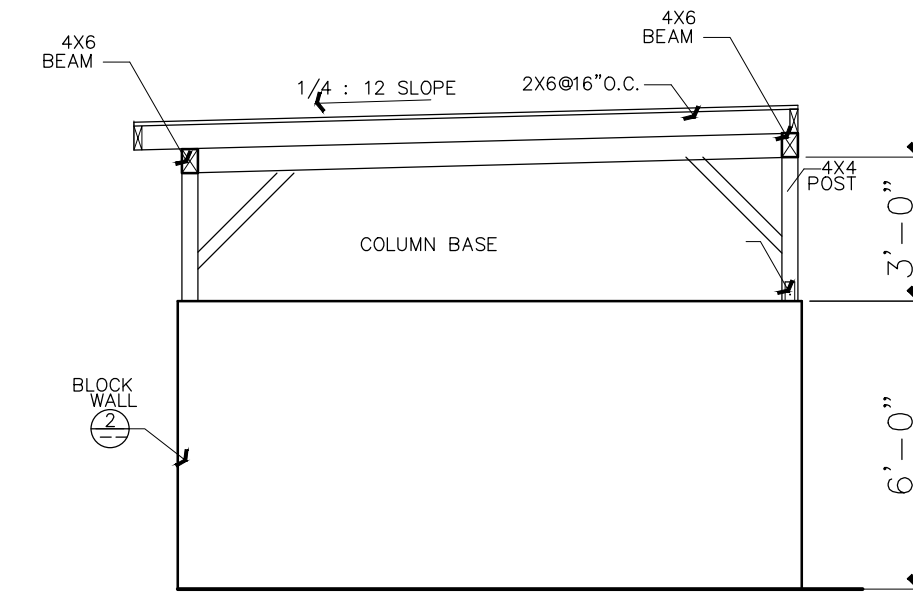
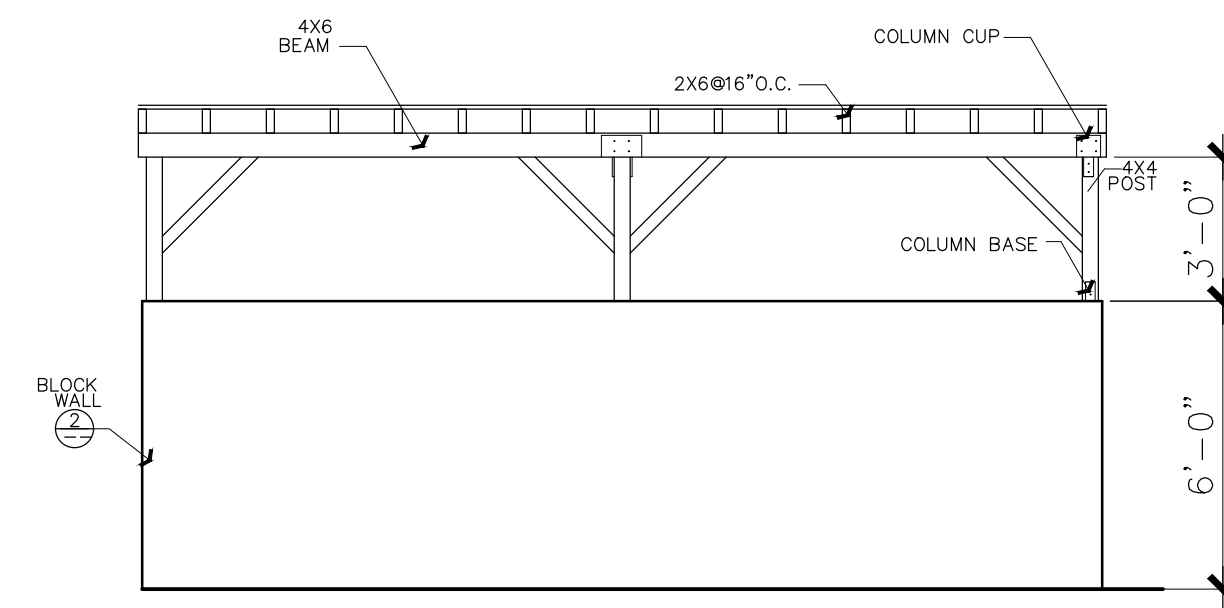
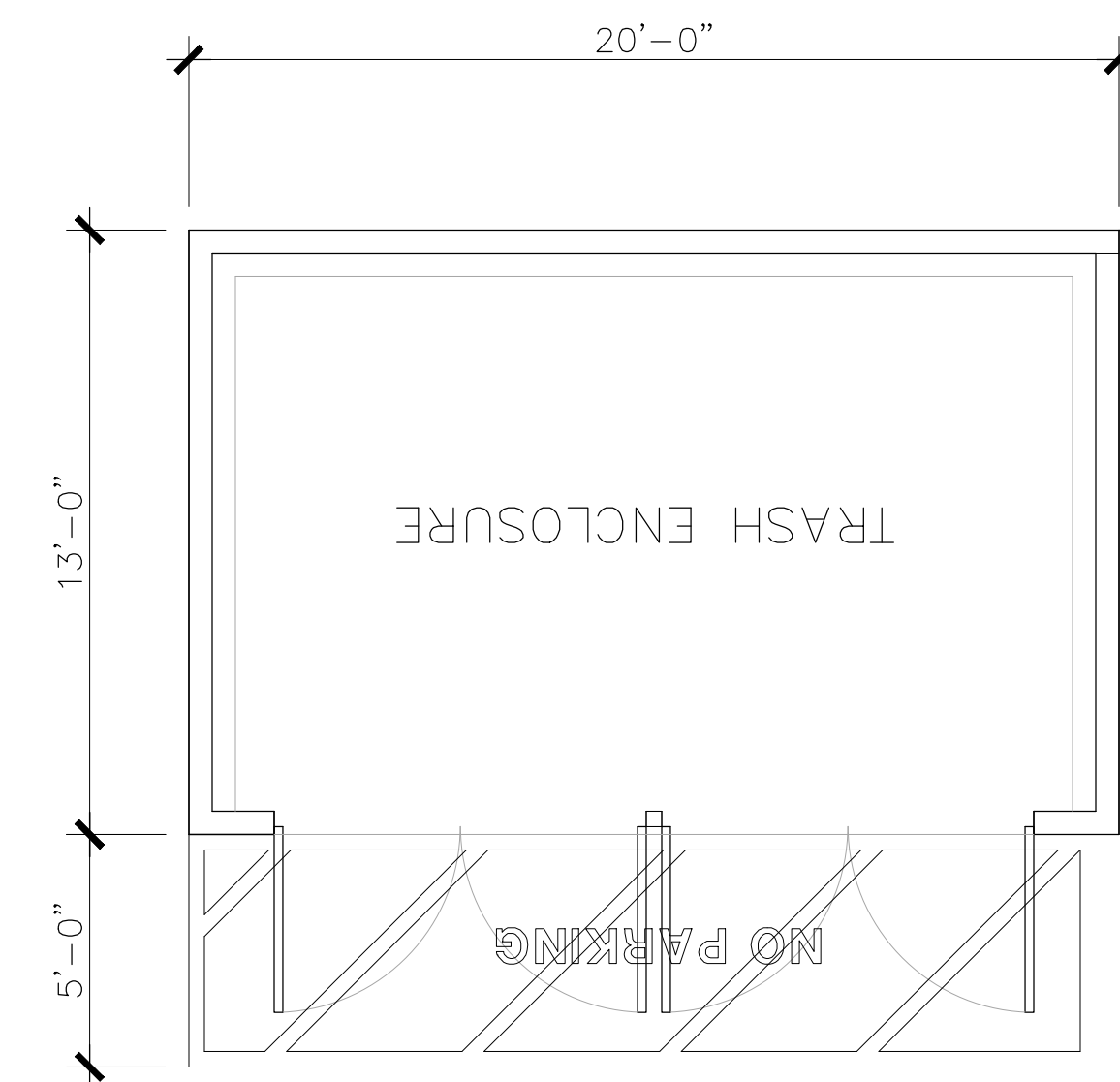
WEEP SCREED

NO SCALE

4

TRASH ENCL. ELEVATION

1



PROJECT TITLE

**183 RD & ARLINE BLVD
ARTESIA, CA 90701**

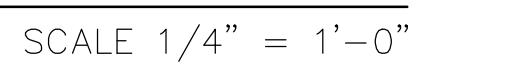
SHEET TITLE

TRASH ENCLOSURE

REVISONS		
NO.	DATE	DESCRIPTION
DRAWN	G. H.	
CHEK.		
APP.		
SCALE	AS SHOWN	
JOB NO.		
DATE	2/18/26	
SHEET NO.		

D-4

OF



SCALE 1/4" = 1'-0"



18747 Clarkdale Avenue
Artesia, CA 90701
Ph: (562) 865-6262 | Fx: (562) 865-6240

CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

APPLICATION FOR:

(check one of the following)

☒ Design Review ☐ Conditional Use Permit ☐ Determination of Unlisted Use ☐ Variance

(For Departmental Use Only)

Case No: 2025-18 Resolution No. _____ Hearing Date: _____
Fee \$: 17,179.20 Date Received 9/17 Receipt No: 18665
Received By: STEVEN VIDER

(Please Print or Type Legibly)

Name of Applicant: _____ Phone: 562-881-7777

Mailing Address: 18300 PIONEER BLVD ARTESIA CA.
(Street) (City) (State & zip code)

Legal (Property) Owner: _____ Phone: _____

Mailing Address: Same
(Street) (City) (State & zip code)

Email Address: REALTYSPECIALTIES01@GMAIL.COM

Purpose of Request: 22 UNIT APARTMENT COMPLEX
(A letter of intent may be attached)

Project Address: 11818 183rd Street Zoning: ADSP

Existing Land Use: 21 unit Apartment
(Describe Current Use of Subject Site)

Legal Description: _____
(Give exact legal description as recorded in the office of the County Recorder, may be attached separately)

Assessor's Parcel Number(s): 7040-017-008, 7040-017-001, 7040-017-002

CONDITIONAL USE PERMIT:

This Conditional Use Permit is requested for the following reasons (findings):

1) The proposed conditional use is not in substantial conflict with the General Plan as follows:

EXISTING 21 UNITS

11818 - 15 UNITS
11821 - 5 UNITS
11827 - 1 UNIT



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PLANNING DIVISION

- 2) The proposed conditional use will not adversely affect the health, safety and general welfare as follows:

Same Use

- 3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood as follows:

Yes N/A

- 4) The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate:

N/A

Does the proposed use require a Determination of Unlisted Use?

NO ☒ YES ☐ (If YES, explain the proposed use below)

VARIANCE:

This Variance is requested for the following reasons (findings):

- 1) There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone as follows:

N/A

- 2) The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone but which is denied the owner of the subject property. These circumstances are:

N/A



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- 3) The granting of this Variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity as follows:

THIRD

- 4) The granting of this Variance does not constitute a special privilege to the applicant:

THIRD

Are there any deed restrictions on the subject property that would prohibit any use permitted by said variance?

NO ☒ YES ☐ (If YES, attach data)

(Please check all that apply)

DESIGN REVIEW:

- ☒ Site Plan ☒ Signs
☐ Façade Improvements ☐ Landscape Plan

This Design Review is requested for the following reasons (findings):

- 1) The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter as follows:

NEW BUILDING

- 2) The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties as follows:

RESIDENTIAL



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CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT
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- 3) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features as follows:

EXISTING 21 UNITS

- 4) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement

PROJECT HAS BEEN ANALYZED

IMPORTANT

Any false or misleading information shall be grounds for denying this application.

Signature of Applicant: V. [Signature] D. [Signature]

Date: 9/17/25

Signature of Property Owner: V. [Signature] D. [Signature]

Date: 9/17/25

(Written authorization may be attached)

**Planning Director
City of Artesia**

Subject: Clarification Regarding MU-O Overlay Applicability, Existing Site Conditions, and Parking Compliance

Project: 22-Unit Residential Development at 183rd Street & Arline Avenue

Dear Planning Director,

At present, the three lots contain a total of 21 existing residential units, consisting of 6 one-bedroom units, 12 two-bedroom units, and 3 four-bedroom units, with 12 existing parking spaces.

Our proposed project will replace these units with 22 new residential units and provide ample on-site parking that exceeds the City's minimum parking requirements.

Under the newly adopted MU-O Overlay Zone, the site could theoretically allow development of up to 62 units. However, constructing a large, high-density development in the middle of a predominantly single-family residential neighborhood would not be compatible with the surrounding area. For this reason, we are proposing a modest 22-unit development that respects the character, scale, and context of the neighborhood.

We submitted our application on September 17, 2025, to construct the proposed 22-unit project at the corner of 183rd Street and Arline Avenue. We received the City's response on October 8, 2025, and we are prepared to provide all requested items. However, we have concerns regarding Item No. 6, which requires compliance with the MU-O Overlay provisions, including affordable housing requirements.

At the time of our submittal on September 17, 2025, the MU-O Overlay Zone had not yet been approved. Because our application was filed prior to the adoption of the overlay (and potentially prior to the conclusion of the 60-day adoption period), we respectfully believe the project should be reviewed under the regulations that were in effect at the time of submittal.

Accordingly, we request clarification on the following:

1. Can the 22-unit project proceed without providing affordable housing, since the overlay was not in effect when the application was submitted?
2. Is the project required to comply with the MU-O Overlay Zone, even though the application was filed prior to its approval?

In addition, we would like to confirm that our project meets or exceeds all City parking requirements. The ordinance requires two (2) parking spaces per unit for units with two or more bedrooms, plus one-quarter ($\frac{1}{4}$) guest parking space per multifamily unit. Based on these standards, the project is required to provide a total of 51 parking spaces, including:

- 40 spaces for the two-bedroom units

- 5 spaces for the three-bedroom units
- 6 guest spaces

The proposed development provides parking in excess of the minimum requirement and fully complies with City standards.

The architectural design is contemporary and thoughtfully developed to complement the neighborhood. Recently, the City recognized a nearby property owner for constructing a contemporary building on the same street, reflecting the City's support for modern, high-quality design. Our project will fit seamlessly into the surrounding area, as the building height is appropriate and not excessive. It will enhance the overall streetscape and contribute positively to the City of Artesia. We are proud to introduce a project that brings a fresh, modern aesthetic while remaining respectful of the neighborhood's character.

We respectfully request your review of these concerns, particularly regarding the applicability of the MU-O Overlay to a project submitted prior to its adoption, and kindly ask for guidance on how to proceed.

Thank you for your time and consideration.

Sincerely

Venkatesh Koka

Date:



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: May 19, 2026

ITEM NO: 6C.

TO: Honorable Chairperson and Members of the Planning Commission

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

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:

Nick Papajohn, Deputy City Attorney
Paul Bollier, Community Development Director

RECOMMENDATION:

Planning staff recommends that the Planning Commission continue this item to a date certain, June 16, 2026.

BACKGROUND:

This project was originally scheduled for Planning Commission consideration on May 11, 2026. The project involves amendments to the Zoning Code and Definitions, the incorporation of objective standards for mixed use and multifamily developments, revisions to the Design Review process, and amendments to the Single Family Residential (R1) zone development standards. Staff is recommending that the Planning Commission continue this item to June 16, 2026 to allow additional time for our City Attorney to review objective standards. With a continuance, no re-notice is required.