

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

**Tuesday, June 16, 2026
7:00 p.m.**

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

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

4.A. Public Comments

5. CONSENT CALENDAR

5.A. Planning Commission Minutes

- Recommendation: Approve the minutes as presented for the April 21, 2026, Regular Meeting and the May 19, 2026, Regular Meeting.

6. PUBLIC HEARING

6.A. Case No. 2026-19: Design Review Process Amendments, R-1 Zone Modernization, and Code Clean Up

- Recommendation: Adopt Planning Commission Resolution No. 2026-13P, Recommending That the City Council Adopt Ordinance No. 26-970 Amending Title 9 of the Artesia Municipal Code Relating To Streamlined Design Review Procedures, Fair Housing Consistency Revisions, R-1 Zone Modernization, Definitions Cleanup, and General Code Cleanup Amendments, Thereby Implementing Housing Element Programs Relating To Housing Opportunities for Persons With Disabilities; And
- Recommend that the City Council finds that the proposed amendments have been evaluated pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

6.B. Case No. 2026-09: Design Review for 17221 Pioneer Boulevard (The Monarch)

– Recommendation: Adopt Resolution No. 2026-10P, a Resolution Approving Application Case No. 2026-09 for a Design Review Request for a 1,087-Square-Foot Ground-Floor Addition, the Creation of a 900-Square-Foot Second-Story Outdoor Deck, and an 858-Square-Foot Rear Patio, All To Be Located at the Site of an Existing, 4,356-Square-Foot Former Restaurant, Located at 17221 Pioneer Boulevard (APN: 7035-020-083), Within the General Commercial (C-G) Zoning District; And

– Find that the proposed project is exempt from the requirements of the California Environmental Quality Act (“CEQA”), pursuant to Sections 15301 and 15303 - Existing Structures and New Construction or Conversion of Small Structures of the CEQA guidelines.

7. DISCUSSION

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

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

Date Posted: June 12, 2026



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: June 16, 2026

ITEM NO: 5A.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Planning Commission Minutes

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:

Paul Bollier, Community Development Director

RECOMMENDATION:

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

April 21, 2026 - Regular Meeting

May 19, 2026 - Regular Meeting

BACKGROUND:

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

FISCAL IMPACT:

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

Attachments

[PC MINUTES 4-21-26.pdf](#)

[PC MINUTES 5-19-26.pdf](#)

Artesia Planning Commission Meeting
Council Chambers, 18747 Clarkdale Avenue, Artesia, California
Tuesday, April 21, 2026, 7:00 P.M.

1. CALL TO ORDER

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

2. ROLL CALL

Present: Chair Manalo, Vice Chair Diaz, Commissioners Barcelos, Pantoja. Patel arrived at 7:15pm.

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

3. PLEDGE OF ALLEGIANCE

Commissioner Barcelos led the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR

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

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

Vice Chair Diaz moved, seconded by Commissioner Barcelos, approved as recommended by staff.

Motion Carried 4-0-1-0, with Commissioner Patel absent

6. PUBLIC HEARING

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

-Recommendation: Open and conduct a public hearing;

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

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

Chair Manalo recused himself. Assistant Planner Wells provided the report. Vice Chair Diaz opened public comments. The applicant, Yang Wang responded to questions and Raymond Cheng thanked staff, and responded to questions. Vice Chair Diaz closed the public hearing. Vice Chair Diaz, Commissioner Pantoja, Barcelos and Commissioner Patel asked questions and/or provided comments.

Commissioner Patel moved, seconded by Commissioner Barcelos to approve as recommended by staff

Motion Carried 4-0-0-1, with Chair Manalo recusing himself.

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

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

Planning Manager Valdez provided the report. Chair Manalo opened public comment.

The Commission continued the item to the May 19, 2026, hearing.

7. DISCUSSION - NONE

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

Paul Bollier, CD Director, provided staff updates and noted that a Community Development Update would be provided by staff at the May 19, 2026, meeting.

9. COMMISSIONER COMMENTS

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

10. ADJOURNMENT

Chair Manalo adjourned the meeting at 7:35 pm.

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

1. CALL TO ORDER

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

2. ROLL CALL

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

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

3. PLEDGE OF ALLEGIANCE

Commissioner Pantoja led the Pledge of Allegiance.

4. PUBLIC COMMENTS

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

5. CONSENT CALENDAR – NONE

6. PUBLIC HEARING

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

-Recommendation: 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.

Assistant Planner Wells provided the staff report. Chair Manalo opened Public Comments. No public comments were received. Chair Manalo closed the public hearing. Vice Chair Diaz and Commissioners Pantoja and Barcelos asked questions and/or provided comments.

Commissioner Barcelos, moved, seconded by Commissioner Pantoja, to approve as recommended by staff.

Motion Carried 5-0

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

-Recommendation: Adopt Resolution No. 2026-11P recommending that the City Council approve a 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.

Planning Manager Valdez provided the staff report. Chair Manalo opened Public Comments. No public comments were received. City Attorney Papajohn clarified staff recommendation. Public comments were provided by Venkatesh Koka. Chair Manalo closed the public hearing. Commissioners Pantoja, Barcelos asked questions and/or provided comments. Deputy City Attorney, Nick Papajohn provided comments.

Commissioner Patel moved, seconded by Commissioner Pantoja, to approve as recommended by staff.

Motion Carried 5-0

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

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

Vice Commissioner Diaz moved, seconded by Commissioner Barcelos, to approve item as recommended by staff.

Motion Carried 5-0

7. DISCUSSION- None

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

8.A. Community Development Department - Development Update

Planning Manager Valdez provided development updates.

9. COMMISSIONER COMMENTS

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

10. ADJOURNMENT

Chair Manalo adjourned the meeting at 8:48 pm.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: June 16, 2026

ITEM NO: 6A.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2026-19: Design Review Process Amendments, R-1 Zone Modernization, and Code Clean Up

FROM: Steven Valdez, Planning Manager
Devan A. Wells, Assistant Planner

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

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Open and conduct a public hearing;
2. Receive and consider all public testimony and written materials;
3. Adopt Planning Commission Resolution No. 2026-13P, recommending that the City Council adopt Ordinance No. 26-970 amending Title 9 of the Artesia Municipal Code relating to Streamlined Design Review Procedures, Fair Housing Consistency Revisions, R-1 Zone Modernization, Definitions Cleanup, and General Code Cleanup Amendments; and
4. Recommend that the City Council finds that the proposed amendments have been evaluated pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

BACKGROUND:

The City Council adopted the City's Sixth Cycle Housing Element (2021-2029) in February 2026, and the California Department of Housing and Community Development (HCD) certified the Housing Element on March 5, 2026. The Housing Element includes implementation programs requiring updates to portions of the Artesia Municipal Code to improve consistency with State housing laws and reduce constraints to housing development.

The proposed amendments include revisions to the City's Design Review procedures, updates to the Single-Family Residential (R-1) development standards, revisions to housing-related definitions contained within Title 9 of the Artesia Municipal Code, and the establishment of reasonable accommodation procedures consistent with State and Federal fair housing laws.

The proposed Design Review amendments would streamline the City's existing review process by modifying review authority thresholds, establishing a new Zoning Clearance review category for qualifying projects, and improving consistency in project review.

The proposed R-1 amendments were also included to modernize existing residential development standards, improve consistency with State housing laws, remove subjective terminology where objective standards are required, and clarify operational and development standards applicable to residential uses. The amendments also include revisions to housing-related definitions and other cleanup items intended to improve internal consistency throughout Title 9 of the Artesia Municipal Code.

ANALYSIS:

Design Review

The proposed Ordinance would amend the City's current Design Review procedures by streamlining the review process for certain types of development while maintaining Planning Commission oversight for larger and more complex projects. The proposed amendments would reduce the number of projects requiring a noticed public hearing before the Planning Commission.

Additionally, the proposed Design Review amendments establish a new Zoning Clearance review category for smaller projects and minor modifications that typically do not require extensive discretionary review or Planning Commission oversight. Collectively, these changes would provide a more predictable and transparent review process for qualifying projects within the City.

Although the number of projects reviewed by the Planning Commission would be reduced to comply with Housing Element implementation requirements, the Planning Commission review authority would be retained for larger residential, mixed-use, and nonresidential development projects, while qualifying smaller projects would be eligible for administrative review.

A Director-level review process is also proposed for projects including, but not limited to, minor exterior modifications to nonresidential or multifamily structures, minor modifications to previously approved Design Review projects, comprehensive sign programs, and projects containing exposed neon lighting.

The tables below summarize the proposed review authorities and applicable project thresholds.

TABLE 9-1
REVIEW AUTHORITY FOR DESIGN REVIEWS

<u>Type of Construction Activity</u>	<u>Role of Review Authority (1)</u>	
	<u>Planning Commission</u>	<u>City Council</u>
<u>Residential construction: 11 or more dwelling units (4)(5)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Mixed-use projects: 5 or more dwelling units and/or nonresidential construction over 1,001 square feet or more of gross floor area. (4)(5)</u>	<u>Decision</u>	<u>Appeal</u>

<u>Nonresidential construction:</u> 5,000 square feet or more of gross floor area <u>(4)(5)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Any Major Wall Sign:</u> Specified in Article 12 or 12.5 of this Chapter. <u>(4)(5)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Major wireless communications facility</u> as specified in Article <u>42.</u>	<u>Decision</u>	<u>Appeal</u>
<u>Sites: that have been zoned for commercial cannabis uses; and</u> where the property owner or tenant has been issued a valid commercial cannabis permit. <u>(4)(5)</u>	<u>Decision (2)(3).</u>	<u>Appeal</u>

TABLE 9-2
REVIEW AUTHORITY FOR DIRECTOR APPROVED DESIGN REVIEWS

<u>Type of Construction Activity</u>	<u>Role of Review Authority (1) (2)</u>	
	<u>Director</u>	<u>Planning Commission</u>
<u>Residential construction:</u> 4 to 10 dwelling units <u>(5)(6)</u>	<u>Decision (3)</u>	<u>Appeal</u>
<u>Mixed-use projects:</u> 1 to 4 dwelling units and nonresidential construction of up to a maximum 1,000 square feet of gross floor area <u>(5)(6)</u>	<u>Decision (3)</u>	<u>Appeal</u>
<u>Nonresidential construction:</u> 1,000 to 4,999 square feet of gross floor area <u>(5)(6)</u>	<u>Decision (3)</u>	<u>Appeal</u>

<u>Minor exterior modifications to nonresidential or multi-family structures (5)(6).</u>	<u>Decision</u>	<u>Appeal</u>
<u>Exterior color of an existing structure or element thereof any building or structure (4)(5)(6).</u>	<u>Decision</u>	<u>Appeal</u>
<u>Minor modifications to previously approved Design Review projects (5)(6).</u>	<u>Decision</u>	<u>Appeal</u>
<u>Exposed neon lighting for signs and architectural accents</u>	<u>Decision</u>	<u>Appeal</u>
<u>Comprehensive Sign Programs</u>	<u>Decision</u>	<u>Appeal</u>

The construction activities identified in Tables 9-1 and 9-2 are not intended to include every type of development project. Projects that are not subject to Design Review, including certain residential projects consisting of one to three dwelling units, would be reviewed through a Zoning Clearance process under new Article 20.1 to ensure compliance with the City's development standards.

The proposed amendments also include a provision allowing the Director to defer action and refer a request to the Planning Commission for final decision. This process would allow project applications to be elevated to the Planning Commission where additional review is determined to be appropriate and authorize the Community Development Director to refer projects otherwise eligible for administrative review to the Planning Commission where additional review is determined to be appropriate due to project complexity, unique site conditions, operational characteristics, and/or potential public interest considerations.

R-1 Zone Modernization and Definitions Cleanup

The proposed amendments to the Single-Family Residential (R-1) Zone are intended to modernize development standards, clarify permitted uses, and improve consistency with current State housing laws. Collectively, these amendments provide updated and objective standards applicable to residential development within the City's largest zoning district.

As proposed, the amendments revise several residential operational and development standards to replace subjective terminology with objective language where appropriate. Areas proposed for revision include standards related to rear yard setbacks abutting a street or alley, second-story vertical fencing, lighting, screening, parking, accessory uses, and operational requirements. A key modification to permitted accessory uses would allow cottage food operations (CFOs) to operate consistent with the Los Angeles County Department of Public Health permitting framework.

Additional amendments revise definitions relating to emergency shelters and low-barrier housing to improve consistency with State housing laws, Housing First principles, and guidance issued by the California Department of Housing and Community Development. The proposed amendments also include terminology updates, cross-reference corrections, formatting revisions, and internal consistency modifications throughout Title 9 of the Artesia Municipal Code.

The proposed amendments are also intended to modernize portions of the City's zoning regulations, improve consistency with fair housing requirements, and improve administrative consistency and enforceability within the Artesia Municipal Code.

FISCAL IMPACT:

Implementation of the proposed ordinance is not anticipated to result in a significant fiscal impact to the City. The proposed amendments primarily consist of updates to existing development review procedures, revisions to residential development standards, code consistency amendments, and the establishment of reasonable accommodation procedures required by State and Federal law.

Staff time necessary to prepare and implement these amendments has been budgeted through the Community Development Department as part of ongoing Housing Element implementation activities. Therefore, no additional General Fund appropriations are requested as part of this action.

PUBLIC NOTICE

Notice of the public hearing was published in the *Los Cerritos Community News* in accordance with AMC Section 9-2.2301(b).

ENVIRONMENTAL:

The City of Artesia previously certified a Program Environmental Impact Report (Program EIR) for the 2030 General Plan (State Clearinghouse No. 2008011004) in 2010. To evaluate the environmental impacts associated with Housing Element implementation measures, the City subsequently prepared a Supplemental Environmental Impact Report (SEIR) to the General Plan Program EIR in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

The SEIR was prepared pursuant to CEQA Guidelines Sections 15162 and 15163 and analyzed the potential environmental impacts associated with the proposed Housing Element implementation measures, including the proposed zoning code amendments. An Initial Study and Environmental Checklist were also prepared in support of the SEIR to evaluate whether the proposed amendments would result in new significant impacts or a substantial increase in the severity of previously identified impacts.

Based upon the analysis contained in the Program EIR, SEIR, Initial Study, and Environmental Checklist, the City has determined that the proposed ordinance would not result in any new significant environmental effects or substantially more severe impacts beyond those previously analyzed. Accordingly, pursuant to CEQA Guidelines Sections 15162 and 15163, no subsequent or supplemental environmental review is required.

RECOMMENDED PLANNING COMMISSION ACTION:

1. Adopt Planning Commission Resolution No. 2026-13P, recommending that the City Council adopt Ordinance No. 26-970 amending Title 9 of the Artesia Municipal Code relating to Streamlined Design Review Procedures, Fair Housing Consistency Revisions, R-1 Zone Modernization, Definitions Cleanup, and General Code Cleanup Amendments, thereby implementing Housing Element programs relating to housing opportunities for persons with disabilities; and
2. Recommend that the City Council finds that the proposed amendments have been evaluated pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

Attachments

[PC Resolution 2026-011P.pdf](#)

[Ordinance No 26-989.pdf](#)

[Exhibit A - R1 Code Cleanup.pdf](#)

[Exhibit B - Revised Definitions.pdf](#)

[Exhibit C - Design Review Standards.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 AMEND VARIOUS SECTIONS OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE RELATING TO STREAMLINED DESIGN REVIEW PROCEDURES, FAIR HOUSING CONSISTENCY REVISIONS, DEFINITIONS CLEANUP, R-1 ZONE MODERNIZATION, AND GENERAL CODE CLEANUP AMENDMENTS; AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

SECTION 1. Article 16 of Title 9 of the Artesia Municipal Code authorizes City Staff, the Planning Commission, and City Council to initiate code amendments.

SECTION 2. California Government Code Section 65580 et seq. ("State Housing Element Law") requires each city and county adopt a housing element that identifies and analyzes existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs, and quantified objectives to further the development, improvement, and preservation of housing.

SECTION 3. The City of Artesia updated its Housing Element accordingly, which was adopted by the City Council on February 9, 2026, and certified by the state Department of Housing and Community Development on March 5, 2026.

SECTION 4. The housing element's Housing Plan includes a list of goals, policies, and program objectives for the 2021-2029 Planning Period that the City must implement, including the adoption of a Mixed-Use Overlay Zone, new ministerial review procedures for certain housing projects, the streamlining of the Design Review procedures, and the adoption of Objective Development Standards (ODS).

SECTION 5. On June 16, 2026, the Planning Commission conducted a duly noticed public hearing to consider the proposed amendments to Article 20 (Design Review), Article 28 (Single Family Residential Zone (R-1)), and Article 4 (Definitions) of Title 9 (Planning and Zoning) of the Artesia Municipal Code and closed the public hearing.

SECTION 6. CEQA. The Planning Commission finds and recommends that the City Council find that the proposed amendments have been evaluated pursuant to the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). The City previously certified the 2030 General Plan Program Environmental Impact Report (State Clearinghouse No. 2008011004), which analyzed anticipated residential and mixed-use development within the City. The proposed amendments implement programs contained within the City’s certified Housing Element and are consistent with the development density and land use intensity previously analyzed in the General Plan environmental review. The Planning Commission finds and recommends that the City Council find that the Ordinance is exempt from further environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15183. The City Council further finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment because the amendments primarily establish objective standards, clarify existing regulations, streamline review procedures, and implement Housing Element programs.

SECTION 7. General Plan Consistency. Based upon the entire administrative record, all written and oral testimony, and all evidence presented, the Planning Commission finds and recommends that the City Council find that the amendments adopted by this Ordinance are consistent with the City’s General Plan and certified Housing Element. The amendments implement Housing Element programs intended to:

- (a) Reduce governmental constraints to housing production;
- (b) Establish objective development standards;
- (c) Streamline housing review procedures;
- (d) Promote fair housing consistency;
- (e) Modernize zoning regulations; and
- (f) Improve consistency with State housing laws.

SECTION 8. Ordinance. Based on the findings contained in Sections 1 through 7 above, and all other evidence in the record, the Planning Commission hereby recommends that the City Council adopt Ordinance No. 26-988 (attached hereto as Exhibit “A” and incorporated herein by reference).

SECTION 9. The Community Development Director shall certify to the adoption of this Resolution and shall forward a copy of it to the City Clerk and to the City Council.

PASSED, APPROVED AND ADOPTED this 16th day of June 2026.

Victor Manalo, Chairperson

ATTEST:

Paul Bollier, Community Development Director

ROLL CALL VOTE:

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

EXHIBIT "A"

AMENDMENTS TO TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE

Key:

Normal Text = Existing unmodified language in the Code

~~Strikethrough Text~~ = Existing language proposed to be removed from the Code

Underlined Text = Proposed language to be added to the Code

ORDINANCE NO. 26-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING VARIOUS SECTIONS OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE RELATING TO STREAMLINED DESIGN REVIEW PROCEDURES, FAIR HOUSING CONSISTENCY REVISIONS, DEFINITIONS CLEANUP, R-1 ZONE MODERNIZATION, AND GENERAL CODE CLEANUP AMENDMENTS; AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the City of Artesia (“City”) desires to amend various provisions of Title 9 of the Artesia Municipal Code (“AMC”) relating to Housing Element implementation, objective development standards, zoning consistency revisions, and general code cleanup amendments; and

WHEREAS, the City Council adopted the City’s 2021-2029 Housing Element and the California Department of Housing and Community Development certified the Housing Element; and

WHEREAS, the Housing Element includes implementation programs intended to reduce constraints to housing production, establish objective development standards, streamline housing approvals, modernize residential zoning regulations, and improve consistency with State housing laws; and

WHEREAS, the City desires to amend portions of the R-1 Single-Family Residential Zone regulations to modernize development standards, remove subjective terminology where objective standards are required, and improve consistency with State housing laws and fair housing requirements; and

WHEREAS, the City desires to amend definitions contained within Article 4 of Chapter 2 of Title 9 to modernize occupancy-related definitions, improve consistency with fair housing laws, and clarify existing development terminology; and

WHEREAS, the City desires to amend the Design Review process contained within Article 20 of Chapter 2 of Title 9 to further streamline the process; and

WHEREAS, the proposed amendments are intended to refine, clarify, correct, modernize, and improve consistency within the Artesia Municipal Code; and

WHEREAS, the City is authorized pursuant to its police power authority to adopt zoning and land use regulations to protect the public health, safety, and welfare; and

WHEREAS, on June 16, 2026, the Planning Commission conducted a duly noticed public hearing regarding the proposed amendments and adopted Resolution No. 2026-11PP recommending approval of the proposed amendments; and

WHEREAS, on July 8, 2026, the City Council conducted a duly noticed public hearing regarding the proposed amendments at which all interested persons were afforded the opportunity to be heard; and

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 and correct and incorporated herein by this reference.

SECTION 2. CEQA. The City Council finds that the proposed amendments have been evaluated pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). The City previously certified the 2030 General Plan Program Environmental Impact Report (State Clearinghouse No. 2008011004), which analyzed anticipated residential and mixed-use development within the City. The proposed amendments implement programs contained within the City's certified Housing Element and are consistent with the development density and land use intensity previously analyzed in the General Plan environmental review. The City Council further finds that the Ordinance is exempt from further environmental review pursuant to CEQA Guidelines Sections 15061(b)(3) and 15183. The City Council further finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment because the amendments primarily establish objective standards, clarify existing regulations, streamline review procedures, and implement Housing Element programs. The City Clerk is directed to file all appropriate notices required under CEQA.

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 amendments adopted by this Ordinance are consistent with the City's General Plan and certified Housing Element. The amendments implement Housing Element programs intended to:

- (a) Reduce governmental constraints to housing production;
- (b) Establish objective development standards;
- (c) Streamline housing review procedures;
- (d) Promote fair housing consistency;
- (e) Modernize zoning regulations; and

(f) Improve consistency with State housing laws.

SECTION 4. Objective Standards. The City Council finds that the objective development standards adopted pursuant to this Ordinance are objective, measurable, and uniformly verifiable standards that do not require personal or subjective judgment by City officials. The City Council further finds that the amendments remove or revise subjective terminology where objective standards are required by State housing law.

SECTION 5. Fair Housing Findings. The City Council finds that the amendments adopted pursuant to this Ordinance promote equal treatment of households and consistency with State and Federal fair housing laws. The City Council further finds that occupancy standards shall be regulated through applicable building, fire, housing, and health regulations rather than the relationship of occupants.

SECTION 6. Amendments to Article 4 – Definitions. Article 4 of Chapter 2 of Title 9 of the Artesia Municipal Code is hereby amended as set forth in attached Exhibit “A” (additions underlined and deletions in ~~strike through~~).

SECTION 7. Amendments to Article 28 — Single Family Residential Zone (R-1). Article 28 of Chapter 2 of Title 9 of the Artesia Municipal Code is hereby amended as set forth in the attached Exhibit “B” (additions underlined and deletions in ~~strike through~~).

SECTION 8. Amendments to Article 20 – Design Review Cleanup. Article 20 of Chapter 2 of Title 9 is hereby amended as set forth in the attached Exhibit “C” (additions underlined and deletions in ~~strike through~~) to streamline Design Review procedures and remove discretionary review requirements where ministerial review is required by State law.

SECTION 9. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 10. 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 11. 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 12. 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 8th day of July 2026.

RENE TREVINO, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

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Revisions to R1 Standards

~~Strikethrough~~ = deletion

Underline = Addition

§ 9-2.2801. Intent and Purpose (R-1).

The Single-Family Residential (R-1) Zone is established to provide residential areas to be developed exclusively for one-family dwellings. Additional uses necessary and incidental to single-family development shall also be permitted.

(Ord. 159, § 32.01)

§ 9-2.2802. Principal Uses Permitted (R-1).

The following uses are allowed in the Single-Family Residential (R-1) Zone as principally permitted uses:

- (a) Detached one-family dwellings containing not more than four bedrooms or rooms that may be used as bedrooms.
- (b) *Small Family Day Care Home.* A small family day care home is a home that provides family day care for six (6) children or fewer children, including children under the age of ten (10) years of age who reside at the home. A small family day care home may provide care for more than six and up to eight children, without an additional adult attendant, if all of the following conditions are met:
 - (1) At least two of the children are at least six years of age;
 - (2) No more than two (2) infants are cared for during any time when more than six (6) children are cared for; and
 - (3) The licensee notifies each parent that the facility cares for two additional school age children and that there may be up to seven or eight children in the home at one time.
- (c) Community halls, churches or other places of religious worship, and civic and public buildings, no greater than 30,000 square feet, and in existence prior to the date of the City's incorporation (May 29, 1959). These uses shall not be subject to the development standards contained in Subsections (e), (g), and (i) of Section 9-2.2805 and Article 11 of the Municipal Code. However, all uses within the scope of this Subsection (c) shall be subject to Design Review Approval pursuant to Section 9-2.2002(b) for any exterior modifications to the structure housing the said use.
- (d) Two (2) or more legal nonconforming dwelling units on one (1) lot, parcel or Assessor's parcel that satisfy the criteria in Subsection (c) of Section 9-2.2102 of Article 21 of this chapter.

§ 9-2.2803. Accessory Uses Permitted (R-1).

Premises in the Single-Family Residential (R-1) Zone may be used for, but shall not be limited to, the following accessory uses provided such uses are established on the same lot or parcel of land and are incidental to, and do not substantially alter the character of any permitted principal use:

- (a) Accessory buildings and structures, including private garages.
 - (i) Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), as defined in, and in accordance with, Title 9, Chapter 2, Article 45.
- (b) Household pets, not to exceed three (3) pets over three months old. Pygmy pigs are not to exceed one (1) per household.
- (c) *Home Occupations.*

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- (1) Small and unobtrusive businesses may be conducted in any primary dwelling unit upon any lot or parcel located within the R-1 Zone, provided that the following standards are met and complied with:
 - (i) The person conducting the business shall obtain from the City and maintain a valid City of Artesia business license.
 - (ii) There shall be no signs, displays, or advertisements on the premises.
 - (iii) There shall be no outside storage on the premises of merchandise, supplies, ~~or~~ materials, or other items associated with the operation of the business.
 - (iv) The home occupation shall not encroach into any required parking, setbacks, or open space areas.
 - (v) There shall be no excessive deliveries to or from the premises by commercial delivery vehicles.
 - (vi) There is no stock in trade or display maintained or otherwise stored on the premises.
 - (vii) The home occupation does not generate vehicular or pedestrian traffic which interfere with the use of neighboring properties or with the character of the zone.
 - (viii) The home occupation shall be conducted wholly within the primary dwelling, and shall be limited to 25% of the gross floor area thereof, The floor area shall not to exceed 400 square feet.
 - (ix) No employees shall be permitted, other than the members of the immediate family who are residing at the said premises.
 - (x) There shall be no use of utilities or equipment beyond that which is reasonable to the use of the premises for residential purposes.
 - (xi) The permitted activity shall not injure or interfere with the use of neighboring properties by reason of noise, dust, lighting, vibrations, odor, smoke, glare, radio/electrical interference, or other hazards or nuisances. Noise levels at the property lines of the premises shall not exceed 45 decibels.
 - (xii) There shall be complete compliance with all applicable State and City statutes and ordinances, including, but not limited to, fire, building, plumbing, electrical and health code.
 - (xiii) No exterior or interior alteration to the residence shall be undertaken to accommodate the home occupation including, but not limited to, the creation of a separate entrance or the installation of commercial plumbing or electrical fixtures.
 - (xiv) No explosive, radioactive, flammable, corrosive, or other such hazardous materials shall be used in conjunction with the home occupation or stored on the premises.
 - (xv) No firearms or ammunition shall be purchased, sold, repaired, or traded as part of a home occupation.
 - (xvi) No automotive repair (body or mechanical), automotive upholstery, or painting work.
 - (xvii) No barber or beauty shops.

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(xviii) No carpentry or cabinet manufacturing.

(xix) No medical offices, clinics, or laboratories.

(xx) No commercial storage.

(xxi) No garment manufacturing.

(xxii) Cottage Food Operations (CFO). Assembly Bill 1616, the California Homemade Food Act, was signed into law by Governor Brown on September 21, 2012, and became effective on January 1, 2013. This law allows certain foods, known as Cottage Foods, to be made in private homes and sold to the public. Individuals who own and run these homebased businesses are known as Cottage Food Operators (CFOs)

(2) No home occupation shall be permitted unless the ~~Planning~~ Director shall have first issued a permit for the specific use based upon a finding that the use will comply with the criteria set forth in Subsection (1).

(3) The ~~Planning~~ Director may impose reasonable conditions upon the issuance of a home occupation permit as deemed necessary to carry out the intent of this section. In the event the applicant is dissatisfied with the action taken by the ~~Planning~~ Director, the applicant may appeal such decision to the Commission. Decisions of the Commission may be appealed to the City Council. Such appeals shall be filed within 10 days after notification of the action taken. The decision of the Council shall be final.

(4) The applicant shall sign an affidavit of acceptance demonstrating his or her agreement to comply with the provisions of this subsection. Any violation of the provisions of this subsection immediately shall cause the business license issued by the City of Artesia to become null and void.

In the event the applicant is dissatisfied with the action taken by the ~~Planning~~ Director, the applicant may appeal such decision to the Commission. Decisions of the Commission may be appealed to the Council. Such appeals shall be filed within 10 days after notification of the action taken. The decision of the Council shall be final.

(d) *Large Family Day Care Home.* Pursuant to California Health and Safety Code Section 1597.46 a large family day care home shall be a permitted accessory use, provided that the ~~Planning~~ Director first issues a large family day care home use permit. The ~~Planning~~ Director shall issue a large family day care home use permit if it determines that the use will comply with the requirements set forth in this subsection.

(1) Definition. "Large family day care home" shall mean a home that provides family day care for seven (7) to 12 children, inclusive of and including children under the age of ten (10) years who reside at the home. A large family day care home may provide care for more than 12 children and up to and including 14 children, if all of the conditions in Subsections (A) through (C) of this Subsection (1) are met:

(A) At least two (2) of the children are six (6) years of age or older;

(B) No more than three (3) infants are cared for during any time when more than 12 children are being cared for; and

(C) The licensee notifies each parent that the facility is caring for two (2) additional school age children and that there may be up to 13 or 14 children in the home at one time.

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In addition, the definition of "large family day care home" is subject to any other definitions set forth in the California Health and Safety Code and the California Code of Regulations.

- (2) Separation Standards. The minimum distance between the boundary of the parcel or lot on which the proposed large family day care home is to be located and the boundary of the nearest parcel or lot containing an existing large family day care home shall be at least 300 feet, and if such distance is more than 300 feet but less than 500 feet, then the following additional requirements shall be met:
 - (A) The existing large family day care home is operating at full capacity as defined in Article 1 of Chapter 3 of Division 12 of Title 22 of California Code of Regulations, including but not limited to Sections 102352 and 102416.5; or
 - (B) A need exists for a particular service in the immediate vicinity of the existing large family day care home, which would be met by the proposed facility and is not provided by the existing large family day care home.
- (3) Perimeter Walls. In order to reduce noise impacts from the operation of the large family day care home, all open space areas used for child care purposes shall be located within the rear yard of the property, and shall be enclosed with a solid masonry wall. The masonry wall shall be at least six (6) feet and not more than eight (8) feet in height along the side and rear lot lines. This requirement may be waived or modified by the approving authority if the approving authority finds that the masonry wall is not necessary to reduce noise levels in a particular instance. This determination may be made due to the location, topography, or other physical characteristics or improvements of the property or adjacent properties, or due to adjacent noise receptors which are not sensitive to the levels of noise which may be expected from a large family day care home. A self-latching gate shall be installed to allow egress from the rear yard area to the front of the property. In addition, the operation of the large family day care home shall comply with all applicable noise regulations of the City.
- (4) Additional Regulations.
 - (A) The large family day care home shall provide loading and unloading facilities as necessary to avoid interference with traffic and to promote the safety of children.
 - (B) In addition to the parking otherwise required for a single-family home by Municipal Code Section 9-2.1103(a), one (1) paved parking space shall be provided for each nonresident employee and nonresident aide.
 - (C) The large family day care home shall be the principal residence of the provider, and the use shall be clearly incidental and secondary to the use of the property for residential purposes.
 - (D) No structural changes shall be undertaken which will alter the character of the single-family residence.
 - (E) The operator must obtain and comply with all applicable approvals of other agencies, including State licensing and Building, Fire and Health Codes.
 - (F) No signs advertising the day care service shall be allowed, either on or off the premises. There shall be no entrance or exits specifically marked on the dwelling or on the premises for the conduct of the day care use.

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- (G) If the large family day care home is to be conducted in a rental unit, a written statement from the property owner giving his or her permission for operation of the use on the premises shall be provided to the City.
- (H) The operator of the large family day care home shall obtain and maintain a current business license from the City. At the time of renewing of the business license, the operator shall submit evidence of the most current state license together with proof of the most recent state inspection of the facility.
- (5) Procedure. An application for permit to operate a large family day care home shall be filed with the Director ~~of Planning~~ in a form provided by the Director ~~of Planning~~. Such application shall be processed pursuant to the following procedures as required by State law:
 - (A) Notice. Not less than 20 days prior to the date the ~~Planning~~-Director will consider the application, notice of the application shall be mailed, by United States mail, postage prepaid, to all interested parties. For the purpose of this Subsection 9-2-2803(d)(5), "interested parties" shall mean owners shown on the last equalized assessment roll as owning real property within 100 feet of the exterior boundaries of the subject site area.
 - (B) Hearing. No public hearing on the application shall be held unless a hearing is requested by the applicant or an interested party on or before the thirteenth (13th) day prior to the date on which the ~~Planning~~-Director will consider the application. If neither the applicant nor any other interested party requests a hearing, then the ~~Planning~~-Director shall approve, disapprove, or conditionally approve the application without a public hearing. In the event that an applicant or an interested party requests a hearing, in a timely manner, prior to the Director's ~~of Planning's~~ decision, the Director ~~of Planning~~ will notify all interested parties, as defined above, that he or she will be conducting a public hearing in his or her offices on the specified date, and that following the close of the hearing he or she will render a decision. The Director ~~of Planning~~ shall notify all interested parties a minimum of seven days prior to the hearing.
 - (C) Appeal. In the event the applicant or any interested party is dissatisfied with the decision of the Director ~~of Planning~~, the applicant or any interested party may appeal the decision of the ~~Planning~~-Director to the Planning Commission. The decision of the Planning Commission may be appealed to the City Council pursuant to the procedures set forth in Article 19 of this chapter.
- (e) Satellite antenna and other exterior devices, equipment and fixtures pursuant to Section 9-2.903 of Article 9 of this chapter.
- (f) (Reserved)
- (g) *Mobile Vending*. Mobile vending, subject to approval of a temporary use permit pursuant to Article 40 of this chapter, may be conducted on property utilized by a public school, nonprofit organization, church or other place of religious worship, provided that the mobile vending is conducted as part of an event sponsored by the school, organization or institution.

§ 9-2.2804. Uses Permitted Subject to Conditional Use Permits (R-1).

Premises in the Single-Family Residential (R-1) Zone may be used for the following purposes provided a Conditional Use Permit (CUP) has first been obtained pursuant to the provisions of

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Article 17 of this chapter.

- (a) Ambulance stations, provided that such station is located within 750 feet of a major arterial street;
- (b) Civic and public buildings not otherwise covered by another provision of Article 28 of this Code.
- (c) Churches and other places of religious worship not otherwise covered by another provision of Article 28 of this Code, in accordance with the development standards contained in Article 41 of this Chapter.
- ~~(d)~~ One family dwellings with five or more bedrooms or rooms that may be used as bedrooms, provided that the following conditions are satisfied:
 - ~~(1)~~ The lot or parcel is adequate in size to accommodate a dwelling with five or more bedrooms and still provide open space, landscaping, and other outdoor amenities as required by this chapter.
 - ~~(2)~~ The mass and scale of the dwelling unit is harmonious with the character of the neighborhood and with the existing development pattern on abutting lots or parcels.
 - ~~(3)~~ The proposed physical orientation of the dwelling unit on the lot or parcel is appropriate for the shape of the lot, the location of outdoor living areas and the placement and orientation of surrounding homes and structures.
 - ~~(4)~~ The dwelling is designed for only single family use.
- ~~(e)~~(d) Game courts provided that the following conditions are satisfied:
 - (1) The proposed game court and fence will not encroach into a required side, front or rear yard setback, unless a variance is granted therefor;
 - (2) The proposed game court will not be visually obtrusive when viewed from surrounding residences due to proposed landscaping around the game court or the location of the proposed game court in relationship to surrounding structures;
 - (3) The proposed fencing around the court will not have a substantial adverse impact on access to light for neighboring properties and will not exceed 14 feet in height at any one point. If a variance is granted to allow the court to encroach into a required yard setback, the fence in that setback will not exceed 12 feet in height;
 - (4) The proposed game court will not be illuminated at night by lights, unless illumination is created by utilizing lights specifically designed to avoid diffusion of light onto surrounding properties;
 - (5) No playing of games shall be permitted, nor shall court lights be illuminated, between the hours of 10:00 p.m. and dawn of the following day.
- ~~(f)~~(e) Parking lots as a supplemental use on lots or parcels of land adjoining or across an alley from any commercial or manufacturing zone;
- ~~(g)~~(f) Public schools;
- ~~(h)~~(g) Utility substations and structures, including but not limited to, water pumping stations, water reservoirs, water storage tanks and other similar facilities and structures, provided that no such

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facilities shall include business offices or equipment yards;

- (+)(h) Congregate living health facilities, as defined in California Health and Safety Code Section 1250, serving more than six (6) persons or having more than six (6) beds for persons, who are terminally ill and/or who are severely disabled, provided the following requirements are satisfied:
- (1) The requirements set forth in Section 9-2.1704 of the Artesia Municipal Code applicable to the issuance of conditional use permits;
 - (2) The lot or parcel has adequate outdoor areas for all required parking, including parking required for employees and visitors while maintaining a residential appearance. In addition, an outdoor area in the rear yard shall be provided for residents and employees of the facility;
 - (3) The structure and lot to be utilized comply with any and all development standards applicable to single family dwellings except as otherwise provided in this subsection;
 - (4) The structure and lot or parcel to be utilized are physically and aesthetically compatible with surrounding structures and lots and the character of the neighborhood;
 - (5) The proposed facility will provide loading and unloading facilities as may be necessary to protect and ensure the safety of persons unloading or loading and to avoid interference with traffic;
 - (6) In addition to the parking otherwise required for single-family residences pursuant to this Code, one (1) paved parking space shall be provided for each nonresident employee or aide;
 - (7) No signage advertising the facility shall be allowed on or off the premises;
 - (8) Facilities necessary to accommodate medical waste shall be provided in a State authorized container that is secured and out of public access and public view;
 - (9) The applicant applies for and obtains ~~Development Review Board~~ Planning Commission approval of the proposed structure, site plan, landscaping, general design and development, setbacks, height, and vehicle and pedestrian ingress and egress, pursuant to Section ~~9-2.703~~ 9-2.701 of the Artesia Municipal Code;
 - (10) The applicant/operator obtains and maintains a current business license from the City. At the time of obtaining and/or renewing the required business license, the applicant/operator shall submit evidence of having obtained the necessary and current State license together with proof of the most recent inspection by the State of the facility; and
 - (11) The facility shall be operated in a manner that complies with the City of Artesia Noise Ordinance.
 - (12) The operator, as part of the application process, shall state whether the operator, or any business operating a congregate living health facility wherein the operator has or had a 10% or greater ownership interest, has had any State license or City or County approval to operate such facility suspended or revoked. This includes ~~including~~ the dates and locations of all such suspensions or revocations.

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~~(i)~~(i) Community halls not otherwise covered by another provision of Article 28 of this Code.

§ 9-2.2805. Development Standards (R-1).

Premises in the Single-Family Residential (R-1) Zone shall be subject to the following development standards in addition to those standards set forth in Article 6 through 15 of this chapter:

(a) *Lot Area.*

- (1) Except as otherwise provided in Article 8 of this Chapter, each lot or parcel of land created after March 8, 1971, shall have a minimum lot area of not less than the number following the zoning symbol. Where no number follows the zoning symbol, the required area shall be 6,000 square feet.
- (2) The lot area per dwelling unit shall be the same as the area in the lot or parcel in the same ownership.

(b) *Lot Width.* Except as otherwise provided in Article 8 of this chapter, each lot or parcel of land created after March 8, 1971, shall have a minimum average lot width of not less than 50 feet.

(c) *Yards.* Except as otherwise provided in Article 9 of this chapter, the following yard requirements shall apply:

- (1) Front Yards. Each lot or parcel of land shall have a front yard not less than 20 feet in depth.
- (2) Side Yards. Each lot or parcel of land shall have a side yard not less than 10% of the width of the lot, but which shall be a minimum of three (3) feet in width, and which need not exceed five (5) feet in width, except on the street side of a corner or reversed corner lot, which shall have a side yard of not less than ten (10) feet in width. An accessory building or detached or attached garage, constructed in the side yard, shall be located a minimum of ~~five~~ four (4) feet from the side property line and shall not project into the front yard, except that an accessory building or detached garage constructed on the rear 1/3 portion of a lot may be located a minimum of three (3) feet from the side property line. Notwithstanding the preceding sentence, on the street side of a corner or reversed corner lot, an accessory building or detached or attached garage shall be located a minimum of ten (10) feet from the side property line, and shall not project into the front yard.

The ~~Planning~~ Director may grant an administrative variance to the provisions of this subparagraph (Side Yards) to allow a detached garage or accessory building ~~which is a minimum of six feet from the primary structure~~ to be located less than ~~five~~ four (4) feet from the side property line, so long as it does not project into the front yard and the procedures and criteria for the grant of administrative variance as set forth in Section 9-2.1705 of this Chapter have been satisfied.

- (A) Reduction in Side Yards. A side yard of less than the required width but measuring not less than three (3) feet, and which was lawfully created shall be permitted to continue in the same form for the life of the existing building.

Single-story additions to a building may follow the same building line on such side, so long as the side yard adjoining the addition is not less wide than the narrowest permitted portion of the reduced side yard adjoining the original (existing) building, is not on the street side of a reversed corner lot or parcel, and the front and rear yards conform to the provisions of this section.

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- (3) **Rear Yards.** Each lot or parcel of land shall have a rear yard not less than five (5) feet in depth. ~~An accessory building or a detached or attached garage, constructed in the rear yard, shall be located a minimum of five feet from the rear property line, except that an accessory building or detached garage constructed on the rear 1/3 portion of a lot may be located a minimum of three feet from the rear property line., except as provided below:~~
- (A) Street or Alley Abutting Rear Yards. Where a rear property line abuts a public or private street or alley, the minimum rear yard setback may be reduced to four (4) feet, as measured from the rear property line.
- (B) Accessory Structures and Detached Garages. Accessory structures or a detached or attached garage, constructed in the rear yard, shall be located a minimum of four feet from the rear property line, except that an accessory building or detached garage constructed on the rear 1/3 portion of a lot may be located a minimum of three (3) feet from the rear property line.
- (C) ~~The Director of Planning~~ may grant an administrative variance to the provisions of this subparagraph (Rear Yards) to allow a detached garage or accessory building ~~which is a minimum of six feet from the primary structure~~ to be located less than ~~five~~ three (3) feet from the rear property line, so long as the procedures and criteria for the grant of administrative variances as set forth in Section **9-2.1705** of this chapter have been satisfied.
- (D) Encroachments Prohibited. Except as otherwise authorized by the owner of the easement or public agency having jurisdiction, no structure shall encroach into any required public right-of-way or easement.
- (d) *Additional Development Standards for the Location of Accessory Structures, Including Garages.*
- (1) A garage may project into the front yard five (5) feet where the garage door opens 90 degrees to the street line.
- (2) A detached or attached garage where the opening faces a street, shall be located at a minimum of 25 feet from the street line.
- (3) An accessory structure, including a garage having an opening of more than six (6) feet wide facing an alley, shall be located not less than six (6) feet from the property line of such an alley.
- ~~(4) A detached garage or accessory building shall be located a minimum of six feet from the primary structure.~~
- (e) *Height Limits.* No lot or parcel shall have a dwelling unit in excess of two (2) stories or 30 feet in height, nor an accessory structure including a garage in excess of one (1) story or 17 feet in height, whichever is lowest.
- (f) *Lot Area Building Coverage.* No more than 50% of the lot area of any lot or parcel of land shall be covered by roofed structure(s) of any kind.
- (g) *Front Yard Area Landscaping Requirements.* A minimum of 40% of the front yard area of any lot or parcel in the Single-Family (R-1) Zone shall be improved and maintained with landscaping, as such term is defined in this Code. The required landscaping shall be maintained in accordance

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with the following standards:

- (1) Landscaping shall be provided with a permanent, fixed automatic irrigation system adequate to meet the water needs of all landscape material. Irrigation systems shall be designed to minimize maintenance and water consumption, and the irrigation systems shall be properly designed and installed to ensure that overspray onto fences, walls and structures is eliminated to the maximum extent feasible.
- (2) Landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and the regular watering of all plants. Any damaged, dead, diseased, or decaying plant material shall be replaced in an expeditious manner. Plants shall be maintained free of disease and free of infestations of insects, animals, or other pests. Bare spots in lawns or planters shall be promptly revegetated. Customary maintenance shall include the provision of adequate irrigation, based on the microclimate, and regular application of fertilizer, based on the needs of the plant. Pruning and mowing shall conform to the commonly used standards for each species; however, in no case shall landscaping be allowed to become overgrown. Examples of overgrown landscape materials include:
 - (i) Lawn grass species: Lawn grass that has exceeded eight inches in height, plants that have established seed heads, lawns that have become thatched and matted, or lawns that have become infested with herbaceous weeds.
 - (ii) Shrubs and decorative grasses: Plants that have grown so large as to block natural light from entering windows, extend over property lines, extend over roof peaks or eaves, or strangle other plants.
 - (iii) Trees: Plants which display sucker growth, have grown to a height or canopy width which impairs the normal illumination of streetlights, extend over property lines, interfere with overhead lines or cause more than one inch displacement in any sidewalk pavement.
- (h) Landscape accessories, when located within the front or side yard setback, shall not exceed three feet six inches when measured from the ground level, and shall not encroach into or overhang the sidewalk or public right-of-way. Landscape accessories, when located in a front or side yard but outside of the front or side yard setback may not exceed six feet when measured from the ground level, unless reviewed and approved by the **Planning** Director or designee pursuant to administrative review and approval provisions of Section 9-2.1509 of this Code.
- (i) *Outdoor Living Space.* A minimum of 9% of the lot area of any lot or parcel of land shall be designed for and designated as outdoor living space. One dimension of the outdoor living space area shall be a minimum of 10 feet in length. Off-street parking spaces, driveways, and pedestrian accessways to buildings or front yards shall not constitute or contribute to outdoor living space calculations.
- (j) *Off-Street Parking.* Each lot or parcel shall comply with the parking requirements set forth in Article 11 of this chapter.
- (k) *Parking of Commercial Vehicles Prohibited.* On and after November 9, 1988, no vehicle which is registered for commercial purposes pursuant to the applicable provisions of the Vehicle Code of the State of California and which exceeds three tons in unladen gross weight shall be parked or left standing on any part of any R-1 zoned property in excess of 30 consecutive minutes unless actual loading or unloading of said vehicles is in progress

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on said property.

- (l) *Signs.* Each lot or parcel of land may have signs which are allowed within this zone pursuant to the provisions of Article 12 (Signs) of this chapter.

- (m) *Building Standards.*

- (1) No structure shall be constructed with a roof slope of less than 3/12 with a minimum six-inch eave, unless approved by the Director. If an existing structure has a roof with a slope or eaves that do not conform to the requirements of this Subsection (m)(1), then notwithstanding Section 9-2.2102(a)(2), an addition to the structure shall not result in termination of the nonconforming rights to the roof slope and eave dimensions of the existing structure, nor shall the addition be required to conform to the provisions of this paragraph, provided that the roof slope and eave dimensions on the addition match those of the existing structure, and provided further that the addition does not result in the total floor area of the structure being increased by 100% or more;

- (i) Except as otherwise required by law, the roof slope requirement of 3/12 set forth in Subsection (4)(m)(1), Building Standards, of this Section 9-2.2805 shall not apply to non-enclosed patio covers constructed in compliance with Title 9 of the Artesia Municipal Code.

- (2) Except as otherwise permitted by law, all structures, including, but not limited to, residential structures, garages, and carports, shall ~~have an exterior siding of brick, wood, stucco, concrete, stone or similar material approved by the City Manager or designee. Reflective, glossy, polished and/or roll formed type metal siding is prohibited;~~ consist of one or more of the following:

(i) Siding of brick;

(ii) Wood;

(iii) Stucco;

(iv) Concrete;

(v) Stone;

(vi) Prohibited materials include:

(i) Reflective Metal Siding;

(ii) Mirror-finished or highly polished surfaces;

(iii) Glossy, and/or roll-formed type metal siding.

- (3) Except as otherwise permitted by law, all structures, including, but not limited to, residential structures, garages, and carports, shall ~~have~~ utilize a roof constructed of clay or concrete tile, concrete or cement composition tile, synthetic tile, slate, fire resistant wood shakes or shingles, or asphalt composition, ~~or other similar roofing materials approved by the City Manager or designee;~~

- (4) Except as otherwise permitted by law, the exterior walls of a chimney shall be constructed of brick, wood, stucco, concrete, or ~~stone or similar material approved by the City Manager~~

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- ~~or designee.~~ The exterior walls of a chimney shall not be constructed of metal;
- (5) A water heater, which is adjacent to and accessible from the exterior of a structure, shall be enclosed with a siding material that is ~~similar or complementary to the siding material used on the~~ the same material found on the exterior of the adjacent structure; A tankless water heater may remain unenclosed but shall not be visible from the public right of way or located on the front façade of the home.
- (6) No primary residential structure shall be constructed with a floor area of less than 800 square feet when computed by the exterior dimensions of the building;
- (7) The main entrance of a primary residential structure on any type of lot shall face the front yard of the property, and any other main entrance orientations shall be subject to approval by the City Manager or designee, which approval shall include a finding that said orientation is necessary because of the unique size or shape of the lot or unique circumstances applicable to the lot be oriented toward the front lot line and connected to a pedestrian pathway with a minimum width of three (3) feet;
- (8) The primary front façade of a residential structure on any type of lot shall include ~~a three foot minimum offset, projection, or combination of offset and projection, which shall be measured by the distance between the face of the front façade and the face of the offset or projection, or between the face of the offset and the face of the projection at least one of the following:~~
- (a) A projection or recess of at least three (3) feet in depth and four (4) feet in width; or
- (b) A covered porch a minimum of four (4) feet in width.
- (9) The finished floor of a residential structure shall not exceed a height of 18 inches above the finished grade of the subject property at any point around the perimeter of the structure;
- (10) All garage doors shall be roll-up doors;
- (11) Reflective and unpainted Metal ~~or~~ aluminum porch coverings, patio coverings, and door or window awnings shall be prohibited;
- (12) Manufactured and Mobile Homes may be placed on a lot in the Single-Family Residential (R-1) Zone if:
- (i) The mobile home or manufactured home is occupied only as a single-family residential use;
- (ii) All requirements of the zoning ordinance and development standards applicable to residential structures are met;
- (iii) The mobile home or manufactured home is attached to a permanent foundation system meeting all applicable building regulations and Section 18551 of the Health and Safety Code;
- (iv) The minimum lot size and setback for the zone are met; and
- (v) Ten (10) or fewer years have elapsed between the date that the mobile home or manufactured home was constructed and the date the application to install the mobile home or manufactured home was deemed complete.

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- (13) Air Conditioning Unit(s). The installation, placement, and location of air conditioner unit(s), including window, wall and rooftop units, shall comply with the following standards:
- (1) Window and wall air conditioning units shall not be located: (i) in or facing the front yard or visible from the public-right-of-way; or (ii) in or facing a side yard of a corner lot that is adjacent to a street.
 - (2) Rooftop air conditioner units shall not be permitted unless: (i) located on the rear 50% portion of the roof and not on the front facing hip of the roof; and (ii) screened from public view from all sides with a screening structure, which is designed to match the existing roof architecture, color and material to the maximum extent practicable.
- (n) ~~The applicant shall obtain site plan approval for two-story houses from the City Manager or designee. The approval shall be considered pursuant to the standards for development review approval as provided in Section 9-2.702 of the Artesia Municipal Code, as well as a requirement that the application be reviewed and conditioned as necessary to protect, to the maximum extent reasonably feasible, the privacy of adjoining properties. This review also shall require specific approval of the parking design. One-Story Objective Standards~~
- (1) In addition to the above requirements, one-story residential structures shall comply with the following:
- (a) Building Mass and Wall Plane Length. Any street-facing façade exceeding 40 feet in length shall incorporate at least one (1) of the following:
 - (i) A projection or recess with a minimum depth of 12 inches and width of 8 feet; or
 - (ii) A change in exterior material covering at least 20% of the façade; or
 - (iii) A roofline variation of at least 12 inches
 - (b) Façade Articulation. Street-facing façades shall incorporate at least two (2) of the following:
 - (i) Covered porch or entry feature with a minimum depth of 4 feet
 - (ii) Windows covering at least 15% of the façade width
 - (iii) A projection or recess (min. 12 inches depth)
 - (iv) A change in exterior material (min. 20% of façade)
 - (c) Windows. New windows shall:
 - (i) Match the predominant orientation (vertical or horizontal) of the primary dwelling, and
 - (ii) Window frame materials and glazing may vary to comply with applicable energy efficiency requirements
 - (d) Materials
 - (i) A change in exterior material covering at least 20% of the façade.
- (o) Two Story Objective Standards
- (1) In addition to the above requirements, two-story residential structures shall comply with the following:

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- (i) Windows. Windows shall be oriented in the same vertical or horizontal configuration as the predominant window type on the primary dwelling or the existing accessory structure.
 - (i) New windows shall be made of the same window materials as those of the primary dwelling unit or accessory structure.
 - (d) Design. The second story shall be designed in the same architectural style as the first floor.
- (p) Exterior Colors
 - (1) Exterior wall colors shall be selected from the City's community design guidelines or an-approved color palette maintained by the Community Development Department.
 - (2) Fluorescent, neon, metallic, or highly reflective colors shall be prohibited on exterior wall surfaces.
 - (3) Accent colors may be used on the following, provided the accent color does not exceed 15% of any street-facing façade wall area:
 - (i) Trim;
 - (ii) Entry doors;
 - (iii) Shutters;
 - (iv) Awnings; or
 - (v) Architectural features.
 - (4) All exterior color schemes shall consist of:
 - (i) One (1) primary color;
 - (ii) Up to two (2) secondary colors; and
 - (iii) One (1) accent color.

EXHIBIT B

Revisions to Definitions

~~Strikethrough~~ = deletion

Underline = Addition

§ 9-2.406. "E" Words and Phrases.

Eligible facilities request has the meaning as set forth in 47 C.F.R. Section 1.6100(b)(3), or any successor provision.

Emergency shelter shall have the same definition as set forth in Government Code Section 65582(g) and Health and Safety Code Section 50801, as may be amended: “‘Emergency shelter’ means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less within any 12-month period by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” ~~means a facility that provides immediate and short term housing and may offer supplemental services to homeless persons or families on a first come, first-serve basis where people must vacate the facility each morning and have no guaranteed bed for the next night. Supplemental services may include counseling, food, and access to social programs.~~

Entertainer, Adult-Oriented. Adult-oriented entertainer means a person who, for any form of consideration, performs at an adult-oriented business. Such persons shall constitute "entertainers" regardless of their legal relationship (e.g., employee, owner or independent contractor) with the adult-oriented business.

Equipment cabinet means a cabinet or structure used to house equipment associated with a wireless, hard wire, or cable communications facility.

Explosive means any explosive substance having a power equal to, or greater than that of, ordinary black powder, including, but not limited to, blasting caps, detonating, fulminating, or electric caps, gun powder, and dynamite, but excluding fixed ammunition for small arms.

(Ord. 159, § 15.05; Ord. 549, § 9; Ord. 13-798, § 6; Ord. 23-945, 8/17/2023)

§ 9-2.407. "F" Words and Phrases.

Family means one or more a person or persons, related by blood, marriage, or adoption, living together occupying a dwelling unit as a single housekeeping unit. (See “Single Housekeeping Unit.”) in a bachelor apartment or dwelling unit. ~~Family shall also include a group of not more than five persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit.~~

Fast food drive-through restaurant means a restaurant specializing in food that can be prepared and served quickly and that is designed for ready availability, use, or consumption with direct ordering by, and food delivery to, patrons while in their vehicles, through the use of a drive-up window and drive-through lane(s).

FCC means the Federal Communications Commission or its lawful successor.

Fence means a barrier intended to prevent intrusion or to mark a boundary.

Flag means a piece of fabric or plastic of distinctive design that is used as a symbol for a

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nation, governmental entity, religious entity or other organization or that is used to signal or attract attention.

Floor area means the total horizontal area of all the floors of a building measured from the exterior surface of the outside walls, including all floors below the ground level, and excluding vents, elevator and equipment shafts, interior open-air courts, exterior stairways and stairways outside of the enclosed building, utility rooms and janitorial closets not exceeding 50 square feet for each such room per building, trash enclosure or refuse areas, and unenclosed open-air common hallways or walkways.

(§ 9-2.407, § 9-2.413)

Floor area ratio means the numerical value obtained through dividing the aboveground floor area of a building by the total area of the lot or parcel of land on which such building is located.

Freeway means a highway to which the owners of adjoining lands have no right or easement of access to or from their adjoining lands, or to which such owners have only limited or restricted right or easement of access, and which freeway is declared to be such in compliance with the Streets and Highways Code of the State, including principal roadways, interchange roadways connecting one freeway with another, and ingress and egress ramps connecting the freeway with other streets or highways, but excluding frontage roadways.

Front Lot Line. (See *Lot Line, Front*, Section 9-2.413 of this article.)

Front Yard. (See *Yard, Front*, Section 9-2.426 of this article.)

Front yard area means the portion of a lot or parcel of land extending across the full width of the lot or parcel of land and from the front lot line to the front wall of the main building. The phrase "front yard area" is distinguishable from the phrase "front yard," as separately defined in this article.

(Ord. 159, § 15.06; Ord. 512, § 2; Ord. 685, § 7; Ord. 08-736 § 8; Ord. 09-743, § 6; Ord. 11-765, § 4; Ord. 11-769, § 9; Ord. 23-945, 8/17/2023)

§ 9-2.413. "L" Words and Phrases.

Landscaping means the planting and maintenance of some combination of trees, shrubs, vines, groundcovers, flowers, or lawns. In addition, the combination or design may include natural features, such as rock and stone, and structural features, including, but not limited to, fountains, reflecting pools, art works, screens, walls, fences, and benches.

Landscape accessories means accessories such as, but not limited to, statues, fountains, ornaments, sculptures, monuments, and any other art, ornamental or structural feature that is located in the front or side yard.

Lot means:

- (1) A parcel of real property which is shown as a lot in a subdivision as a final map with a number of other designation on plat recorded in the office of the County Recorder;
- (2) A parcel of land the dimensions or boundaries of which are defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the State in the office of the County Recorder; or
- (3) A parcel of land registered under the Land Title Law (Torrens Title) and held under separate ownership from adjacent property on April 7, 1971.

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Lot area means the total area, measured in a horizontal plane, included within the lot lines of a lot or parcel of land.

Lot, corner. Corner lot means a lot or parcel of land situated at the intersection of two or more streets or highways which have an angle of intersection, measured within such lot or parcel of land, of not more than 135 degrees.

Lot depth means the horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

Lot, key. Key lot means an interior lot adjoining the rear lot line of reversed corner lot.

Lot line, front. Front lot line means a line separating an interior lot from a street or highway or a line separating the narrower street frontage of a corner lot from the street or highway.

Lot line, rear. Rear lot line means a lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot, the rear lot line shall mean a line 10 feet in length within the lot, which line is parallel to the front lot line or parallel to the chord of a curved front lot line and at the maximum distance from the front lot line.

Lot, reversed corner. Reversed corner lot means a corner lot the side lot line of which is substantially a continuation of the front lot line of a lot or parcel of land which adjoins the rear lot line of such corner lot.

Lot line, side. Side lot line means any lot boundary line which is not a front lot line or a rear lot line.

Lot, through. Through lot means an interior lot having a frontage on two streets and/or highways.

Lot width means the horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance midway between the front and rear lot lines.

Low Barrier Navigation Center shall have the same definition as set forth in Government Code Section 65660(a), as may be amended, which states: “‘Low Barrier Navigation Center’ means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low Barrier Navigation Center may be non-congregate and relocatable. ‘Low Barrier’ means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

(1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

(2) Pets.

(3) The storage of possessions.

(4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

(Ord. 159, § 15.12)

§ 9-2.420. "S" Words and Phrases.

Salvage Yard. (See *Junk and salvage yard*, Section 9-3.411 of this article.)

Sanitarium and *sanatorium* means the same as hospital. (See *Hospital*, Section 9-2.409

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of this article.)

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School means: (i) any child or day-care facility; and (ii) any institution of learning for minors, whether public or private, offering instruction in the courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college or university.

Secondary Highway. (See *Highway, Secondary*, Section 9-2.409 of this article.)

Semi-nude means a state of dress in which clothing covers no more than the genitals, pubic region, buttocks, areola and nipple of the female breast, as well as portions of the body covered by supporting straps or devices.

Service provider means any authorized provider of personal wireless services.

Shared parking means the counting of parking spaces as satisfying the required parking for more than one use or business located on the same lot or parcel of land.

Side Lot Line. (See *Lot Line, Side*, Section 9-2.413 of this article.) *Sign* means any method of display, or part thereof, for visual communication, which shall include any announcement, declaration, demonstration, display, illustration, or insignia, which is used to advertise or promote the interests of any person, business, group, or enterprise, including "accessory signs" and "outdoor advertising." (See *Sign, Accessory*, below, and *Outdoor advertising*, Section 9-2.416 of this article, respectively.)

Sign, accessory means any sign other than outdoor advertising. (See *Outdoor advertising*, Section 9-2.416 of this article.)

Sign, hanging means any sign hung or suspended below a marquee, eave, canopy, or cantilevered covered walkway in such a manner that the sign is parallel to the building façade or fascia.

Sign, monument means a low-profile, free-standing sign structure mounted on a short, solid base that is affixed to the surface of the ground.

Sign, off-premises means a commercial sign which displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution, or other commercial message which is generally conducted, sold, manufactured, produced, offered, or occurs elsewhere than on the premises where such sign is located.

Sign, pole means any freestanding sign structure mounted on a column or pole or columns or poles where the bottom of the sign face is more than one foot from the surface of the immediately surrounding ground area or where the height of the sign structure is greater than five feet from the surface of the immediately surrounding ground area.

Sign, projecting means a sign which is supported by and projects from a wall or parapet in excess of 12 inches from the wall or parapet with the display surface of the sign in a plane that is not parallel to the building façade or fascia.

Sign, roof means a sign that is mounted on the roof of a building, or which is dependent upon a building for support, and which projects above the highest point

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of a building with a flat roof, the eave line of a building with gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.

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Sign, temporary means any handbill or sign that is not designed, constructed, rated, or intended for permanent display on the property, including those made of paper, cardboard, cardstock, cloth, or other signs that are not permanently affixed to the ground or building. In the case of property in any commercial or industrial zone, it shall also mean any handbill or sign, other than a temporary banner authorized by this Code, that displays a message unrelated to the commercial or industrial activity conducted on the site.

Sign, vehicle means a sign that is attached, affixed, painted, posted, displayed, or otherwise maintained on a vehicle (as that term is defined by the California Vehicle Code), but shall exclude any sign on a vehicle that displays an advertisement or business identification of its owner, so long as such vehicle is engaged in the usual business, work, or conduct of the owner, and not used or parked primarily to display advertisements.

Sign, wall. (See *Wall sign*, Section 9-2.424 of this article).

Single Housekeeping Unit means use of a dwelling unit in a way that satisfies each of the following criteria:

- (1) The residents have established ties and familiarity and interact with each other.
- (2) Membership in the single housekeeping unit is fairly stable as opposed to transient or temporary.
- (3) Residents share meals, household activities, expenses, or responsibilities.
- (4) All adult residents have chosen to jointly occupy the entire premises of the dwelling unit and they each have access to all common areas.
- (5) If the dwelling unit is rented, each adult resident is named on and is a party to a single written lease that gives each resident joint use and responsibility for the premises.
- (6) Membership of the household is determined by the residents not by a landlord, property manager or other third party.
- (7) The residential activities of the household are conducted on a nonprofit basis.
- (8) Residents generally do not have separate entrances or separate secured food-storage facilities such as cabinets or refrigerators.

Small cell facility has the same meaning as "small wireless facility" in 47 C.F.R. 1.6002(1), or any successor provision.

Specified anatomical areas means the following:

- (1) Less than completely and opaquely covered human: (i) genitals or pubic region, (ii) buttocks, and (iii) female breast below a point immediately above the top of the areola;
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered;
- (3) Any device, costume or covering that simulates any of the body parts included in subparagraphs (1) or (2) above.

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Specified sexual activities means the following, whether performed directly or indirectly through clothing or other covering:

- (1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breast;
- (2) Sex acts, actual or simulated, including intercourse, oral copulation, or sodomy;
- (3) Masturbation, actual or simulated;
- (4) Excretory functions as part of, or in connection with, any of the other activities described in subparagraphs (1) through (3) above.

Sports and recreational facilities means establishments for the purposes of sports education, training, and recreation, including establishments with indoor use of basketball courts, tennis courts, batting cages, golf, soccer, or other similar activities and excluding facilities where the principal use is the general non-sport oriented, physical fitness or training of its members, such as gymnasiums, health clubs and spas.

Stealth design means improvements or treatments added to a wireless communication facility which are intended to make the facility look like something other than a wireless tower or base station or to mask or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer.

Story means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. Story shall include basements but not cellars.

Story, Half. Half-story means a story with at least two of its opposite sides situated immediately under a sloping roof, with the floor area of such story not in excess of two-thirds of the floor area of the floor immediately below.

Street means a public or private right-of-way, other than a parkway, major or secondary highway, freeway, or alley, whose function is to carry vehicular traffic and/or provide vehicular access to abutting property.

Structure means anything constructed or erected which requires a fixed location on the ground or is attached to something having a fixed location on the ground.

Structure, Advertising. Advertising structure means a structure existing, erected, or maintained to serve exclusively as a stand, frame, or background for the support or display of signs.

Structure, Nonconforming. Nonconforming structure means any structure or improvement which was lawfully established and in compliance with all applicable laws prior to the adoption of this chapter or any amendment thereto, but which, by reason of such adoption or amendment, no longer complies with all of the applicable regulations and standards of the zone in which the structure or improvement is located.

Structure, support means any structure any structure capable of supporting a base station.

Supportive housing has the same definition as set forth in Government Code

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Section 65582(n), as may be amended, which states: “‘Supportive Housing’ means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.”~~means housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing residents in retaining the housing, improving his or her health status, and maximizing his or her ability to live and when possible, work in the community.~~ In accordance with Government Code Section 65583(c)(3), supportive housing is considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwelling of the same type in the same zone. Furthermore, supportive housing that satisfies the requirements of Government Code Section 65650 et seq. shall be a use by right in all zones where multifamily and mixed-uses are permitted.

(Ord. 159, §§ 15.14, 15.19; Ord. 330, § 2; Ord. 529, § 5; Ord. 549, § 13; Ord. 621, § 2; Ord. 632, § 6; Ord. 642, § 6; Ord. 658, § 7; Ord. 671, § 7; Ord. 08-737 § 6; Ord. 12-785, §§ 4—6; Ord. 13-798, § 7; Ord. 17-841, § 4; Ord. 19-875, §§ 6, 7; Ord. 23-945, 8/17/2023)

§ 9-2.421. "T" Words and Phrases.

Take-out restaurant means a restaurant where food is prepared and sold principally for consumption off-site.

Three-Family Dwelling. (See *Dwelling, Three-Family*, Section 9-2.405 of this article.)

Through lot. (See *Lot, Through*, Section 9-2.413 of this article.)

Tower has the meaning as set forth in 47 C.F.R. Section 1.6100(b)(9), or any successor provision.

Transitional housing has the same definition as set forth in Government Code Section 65582(q), as may be amended, which states: “‘Transitional Housing’ means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”~~means buildings configured as rental housing developments, but operated under program requirement that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.~~ In accordance with Government Code Section 65583(c)(3), transitional housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwelling of the same type in the same zone.

Trellis means a landscape feature within a garden or yard area of a lot that may or may not be constructed with lattice, and is designed to provide decoration, shade or both, and which does not have a solid material roof or side. A trellis that is used to support grape vines or other vines is a grape arbor or other arbor.

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Two-Family Dwelling. (See *Dwelling, Two-Family*, Section 9-2.405 of this article.) (Ord. 159, § 15.20; Ord. 07-724, § 7; Ord. 08-736 § 9; Ord. 13-798, § 8; Ord. 23-945, 8/17/2023)

EXHIBIT C

Revisions to Design Review

~~Strikethrough~~ – Deleted Text

Underline – Added Text

Article 20

Design Review

§ 9-2.2001. Purpose of Design Review Approval.

~~The provisions of this article are intended to establish a process by which certain types of development projects and structures are subject to a discretionary review approval process before the City's Planning Commission, and under specified circumstances before the City Council or Planning Director, to ensure that the site plan, building layout, size, shape, scale, mass, height, architectural design, architectural components, materials, colors, landscaping and other aspects of the physical plan for the development project are compatible with neighboring developments, are appropriate for the site, and achieve the highest level of design that is feasible for the project. The City intends to use this process to improve the aesthetic character of the community, to preserve and enhance property values, protect adjacent properties from adverse impacts caused by development projects, to assist private and public developers to be more cognizant of public concerns for the aesthetics of projects, and to bring about a community that is safe, functional and attractive~~

The purpose of Design Review is to ensure that the design is based upon the general character of the neighborhood, design quality, development, compliance with the provisions of applicable laws, consistency with the design of the neighborhood in which the development is located, compliance with development standards, guidelines, applicable Specific Plan standards, and the General Plan.

§ 9-2.2002. Projects Subject to Design Review Approval by Planning Commission or Staff.

(a) The following categories of development projects shall be subject to the design review approval process specified in this article and shall be submitted to the Planning Commission or Director for approval, as specified in Table 9-1 below. Design Review approval shall be required before the issuance of a building or grading permit for certain types of construction activity.

- ~~(1) Any building or structure requiring a building permit, or 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; and~~
- ~~(2) Any building or structure requiring a building permit, or the modification of the exterior design of any existing structure or element thereof, that is located in the Agricultural Single Family Residential (A-1), Single Family Residential (R-1) or Medium Density Residential (M-D-R) Zones that is designed for use other than as a dwelling unit or dwelling units; and~~

(3) ~~Any major wall sign as specified in Article 12 or 12.5 of this chapter.~~

TABLE 9-1
REVIEW AUTHORITY FOR DESIGN REVIEWS

<u>Type of Construction Activity</u>	<u>Role of Review Authority (1)</u>	
	<u>Planning Commission</u>	<u>City Council</u>
<u>Residential construction: 11 or more dwelling units (4)(5)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Mixed-use projects: 5 or more dwelling units and/or nonresidential construction over 1,000 square feet or more of gross floor area. (4)(5)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Nonresidential construction: 5,000 square feet or more of gross floor area (4)(5)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Any Major Wall Sign: Specified in Article 12 or 12.5 of this Chapter. (4)(5)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Major wireless communications facility as specified in Article 42.</u>	<u>Decision</u>	<u>Appeal</u>
<u>Sites: that have been zoned for commercial cannabis uses; and where the property owner or tenant has been issued a valid commercial cannabis permit. (4)(5)</u>	<u>Decision (2)(3)</u>	<u>Appeal</u>

Note:

- (1) Decision” means that the review authority makes the final decision on the matter; “Appeal” means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Section 9-2.1807 (Appeals).
 - (2) Major modifications of the exterior design of an existing structure or element thereof, including architectural accents, shall be subject to Planning Commission review as provided in this article. For purposes of this section, a "major modification" means that 60% or more of the building façade, as measured in overall linear building footage, is being modified.
 - (3) All other minor modifications of the exterior design of an existing structure or element thereof, including architectural accents, shall be subject to the administrative review and approval of the Director, as provided for in this article. For purposes of this section, a "minor modification" means that less than 60% of the building façade, as measured in overall linear building footage, is being modified.
 - (4) The exterior color shall comply with the City's Color Guidelines, which guidelines shall consist of a photographic database of staff approved examples of projects and colors that are on file with the Community Development Department. The City's Color Guidelines shall encourage the highest level of design quality while at the same time provide flexibility to encourage creativity and innovation.
 - (5) The exterior color shall satisfy the general criteria for design review approval specified in Section 9-2.2005.
- (b) The following categories of development projects shall be subject to the design review approval process specified in this article and shall be submitted to the ~~Planning Commission or Planning~~ Director for approval, as specified in Table 9-2 below.

TABLE 9-2
REVIEW AUTHORITY FOR DIRECTOR APPROVED DESIGN REVIEWS

<u>Type of Construction Activity</u>	<u>Role of Review Authority (1)</u> <u>(2)</u>	
	<u>Director</u>	<u>Planning Commission</u>
<u>Residential construction: 4 to 10 dwelling units (5)(6)</u>	<u>Decision (3)</u>	<u>Appeal</u>
<u>Mixed-use projects: 1 to 4 dwelling units and nonresidential construction of up to a maximum 1,000 square feet of gross floor area (5)(6)</u>	<u>Decision (3)</u>	<u>Appeal</u>
<u>Nonresidential construction: 1,000 to 4,999 square feet of gross floor area (5)(6)</u>	<u>Decision (3)</u>	<u>Appeal</u>
<u>Minor exterior modifications to nonresidential or multi-family structures (5)(6)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Exterior color of an existing structure or element thereof any building or structure (4)(5)(6)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Minor modifications to previously approved Design Review projects (5)(6)</u>	<u>Decision</u>	<u>Appeal</u>
<u>Exposed neon lighting for signs and architectural accents</u>	<u>Decision</u>	<u>Appeal</u>
<u>Comprehensive Sign Programs</u>	<u>Decision</u>	<u>Appeal</u>

Note:

- (1) “Decision” means that the review authority makes the final decision on the matter; “Appeal” means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Section 9-2.1807 (Appeals).
 - (2) The Director may defer action and refer the request to the Commission for the final decision.
 - (3) Subject to public notice, but not a hearing unless requested.
 - (4) The modification of the exterior color shall not be subject to Planning Commission or City Council review and approval unless the applicant appeals the decision of the Director or designee pursuant to the provisions of this Chapter
 - (5) The exterior color shall comply with the City's Color Guidelines, which guidelines shall consist of a photographic database of staff approved examples of projects and colors that are on file with the Community Development Department. The City's Color Guidelines shall encourage the highest level of design quality while at the same time provide flexibility to encourage creativity and innovation.
 - (6) The exterior color shall satisfy the general criteria for design review approval specified in Section 9-2.2005.
 - (7) Projects that qualify for ministerial approval under state law, including but not limited to SB 9 (Gov. Code § 65852.21), ADUs (Gov. Code § 65852.2), and qualifying housing developments, shall not be subject to discretionary Design Review Approval
- (c) Any projects that do not require design review as specified in Tables 9-1 and 9-2 above shall require a Zoning Clearance in accordance with Article 20.1.

- ~~(1) Sites: that have been (A) zoned for commercial cannabis uses; and (B) where the property owner or tenant of the subject site has been issued a valid commercial cannabis permit by the City shall be subject to the following:~~
- ~~I. Major modifications of the exterior design of an existing structure or element thereof, including architectural accents, shall be subject to Planning Commission review as provided in this article. For purposes of this section, a "major modification" means that 60% or more of the building façade, as measured in overall linear building footage, is being modified.~~
- ~~II. All other minor modifications of the exterior design of an existing structure or element thereof, including architectural accents, shall be subject to the administrative review and approval of the Planning Director, as provided for in this article. For purposes of this section, a "minor modification" means that less than 60% of the building façade, as measured in overall linear building footage, is being modified.~~
- ~~(c) The following categories of development projects shall be subject to the design-review approval process specified in this article and shall be submitted to the Director, or their designee, for approval:~~
- ~~(1) Any wireless communications facility that is not a major wireless-communications facility as specified in Article 42.~~
- ~~(d) The modification of the exterior color of an existing structure or element thereof of any building or structure specified in this subsection shall be subject to the administrative review and approval of the City Manager or designee in accordance with the following standards and procedures:~~
- ~~(1) The modification of the exterior color is to any building or structure in the City except a single family residential structure used for residential purposes located in the Agricultural Single Family Residential (A-1), Single Family Residential (R-1) or Medium Density Residential (M-D-R) Zones.~~
- ~~(2) The exterior color shall comply with the City's Color Guidelines, which guidelines shall consist of a photographic database of staff approved examples of projects and colors that are on file with the Planning Department. The City's Color Guidelines shall encourage the highest level of design quality while at the same time provide flexibility to encourage creativity and innovation.~~
- ~~(3) The exterior color shall satisfy the general criteria for design review approval specified in Section 9-2.2005.~~
- ~~(4) The modification of the exterior color shall not be subject to Planning Commission or City Council review and approval unless the applicant appeals the decision of the City Manager or designee pursuant to the provisions of this chapter, in which case the decision shall first be appealed to the Planning Commission and then to the City Council, which decision will then be final.~~

§ 9-2.2003. Application Requirements.

- (a) *Contents.* Any person requiring design review approval shall submit an application on a form prepared by the City. All information specified on the form shall be provided to the City. An application fee shall be submitted at the time the application is submitted in an amount specified by the City's current fee resolution. With respect to any new structure, the application

shall be accompanied by scaled drawings of the site as proposed for development and elevation plans of the structure or structures on the site. If the applicant is not the property owner, the application shall contain the signature of the property owner or the duly authorized representative or agent of the property owner. The accuracy of all information, maps and documents submitted on or with the application shall be the responsibility of the applicant. The applicant shall also submit any additional information required by the application or requested by staff.

- (b) *Repeated Applications.* No person may submit an application for design review of a project where the Director, Planning Commission, or City Council has taken action on a previous application for the same or substantially similar design review application within the previous six months, unless the applicant can show substantially changed conditions, as determined in the Planning Director's reasonable discretion.

§ 9-2.2004. Notice and Hearing Requirements.

Except as otherwise provided in this chapter and except for any design review for sites zoned for commercial cannabis uses pursuant to Section 9-2.2002(a)~~done pursuant to Section 9-2.2002(b)(1)~~, all applications for design review approval shall be subject to the notice and hearing requirements specified in Article 23 of this chapter. Notice and hearing shall not be required for a ~~Planning~~ Director's decision via a Zoning Clearance.

§ 9-2.2005. Criteria for Approval of Design Review Applications.

No application for design review approval shall be approved by the Planning Commission, the City Council or, when otherwise authorized by this chapter, the Planning Director, unless the application, in its final submitted form, or with the imposition of conditions, meets all of the criteria set forth in this section. This section shall not apply to applications for window signs or exposed neon lighting for signs or architectural accents, which shall be approved in accordance with the specific criteria set forth in Articles 12 and 12.5. This section shall also not apply to applications for wireless communications facilities, which shall be approved in accordance with the specific criteria set forth in Article 42.

- (a) 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;
- (b) 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;
- (c) 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; and
- (d) 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.

§ 9-2.2006. Resolution.

The Planning Commission shall adopt a resolution approving or denying the design review application and setting forth its findings for approval or denial. For ~~Planning~~ Director decisions, the ~~Planning~~ Director shall send the applicant a letter approving or denying the design review application

and setting forth their reasons for approval or denial. In the event the application is approved, the Planning Commission or ~~Planning~~ Director, as applicable, may impose conditions that are necessary to satisfy the findings of approval and to ensure compliance with the City's approval.

§ 9-2.2007. Affirmation by City Council of Certain Design Review Actions of the Planning Commission.

Upon approval or denial of any design review application for a project that involves a structure that exceeds 35 feet in height that is not otherwise subject to a variance for height, or that includes more than 20,000 square feet of floor area, the Planning Commission's decision shall not become final unless a report regarding the Planning Commission's action is first presented to the City Council and the City Council acts to affirm the Commission's action. If, upon receipt of the report of the Commission's action, the City Council does not act to affirm the Commission's action, the City Council shall either remand the application back to the Commission for further proceedings, or set the matter for public hearing before itself and then approve or deny the application in accordance with the criteria specified in this article. However, even if a design review application for a project involves a structure that exceeds 35 feet in height that is not otherwise subject to a variance for height, or includes more than 20,000 square feet of floor area, if it meets the provisions of Section ~~9-2.2002(b)~~~~(a)(1)~~ for sites zoned for commercial cannabis uses, the application shall continue to be subject to a ~~Planning~~ Director decision and shall not require affirmation from either the Planning Commission or the City Council.

§ 9-2.2008 Appeals.

Except for wireless communication facilities, any action of the ~~Planning~~ Director or Planning Commission approving or denying a design review application may be appealed by any person to the Planning Commission or City Council, respectively, within 15 days of the date of the decision in accordance with the procedures specified in Article 19 of this chapter. Wireless communications facilities shall be appealed by any person directly to the City Council. Upon the filing of the appeal, the matter shall be set for hearing before the appeal body. Notice of the appeal hearing shall be provided as required in Article 23 of this chapter. If there is any conflict between the terms of this article and the terms of Article 19, the terms of this article shall prevail.

§ 9-2.2009 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 Section 9-2.2005 of this article and may impose additional conditions as are deemed necessary to ensure continued compliance with those 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.

Article 20.1

Zoning Clearance

9-2.2011 Purpose

9-2.2012 Applicability

9-2.2013 Criteria for Clearance

9-2.2014 Appeal

9-2.2011 Purpose

The Zoning Clearance is a ministerial land use permit that is used by the Community Development Department to verify that a proposed structure or land use activity complies with the list of permitted activities allowed in the applicable zoning district, the development standards applicable to the subject use, the National Pollution Discharge Elimination Systems (NPDES) program, design standards and guidelines and any conditions of approval of permits previously issued for the subject site.

9-2.2012 Applicability

- (a) Zoning Clearance shall be required in conjunction with Community Development Department review of any building or grading permit, business tax certificate (business license), or other authorization required by the AMC or Zoning Code for any new use or change of use. Where no other authorization is required, (e.g., Building Permit) Zoning Clearance shall be obtained from the Community Development Department before the commencement of any business or land use activity.
- (b) State-Mandated Residential Projects (Two-Unit Projects).

9-2.2013 Criteria for Clearance

The Director shall grant Zoning Clearance after determining the request complies with all of the applicable standards and provisions for the category of use in the zoning district of the subject parcel, in full compliance with the Zoning code, other applicable Sections of the AMC, the National Pollution Discharge Elimination Systems (NPDES) program and the Design Standards and Guidelines. An approval may be in the form of a stamp, signature, or other official notation on approved plans, a letter to the applicant, or other certification, at the discretion of the Director.

9-2.2014 Appeal

The Community Development Department's action on a zoning clearance request may be appealed to the Planning Commission in compliance with the procedures in Article 19 (Appeals).



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: June 16, 2026

ITEM NO: 6B.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2026-09: Design Review for 17221 Pioneer Boulevard (The Monarch)

FROM: Devan A. Wells, Assistant Planner

REVIEWED AND APPROVED BY:

Steven Valdez, Planning Manager

Nick Papajohn, Deputy City Attorney

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Open and conduct a public hearing;
2. Adopt Resolution No. 2026-10P (Attachment 1): A Resolution of the Planning Commission of the City of Artesia approving application Case No. 2026-09 for a Design Review request for a 1,188-square-foot ground-floor addition, the creation of a 900-square-foot second-story outdoor deck, and an 858-square-foot rear patio, all to be located at the site of an existing, 4,356-square-foot former restaurant, located at 17221 Pioneer Boulevard (APN: 7035-020-083), within the General Commercial (C-G) zoning district
3. Find that the proposed project is exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to Sections 15301 and 15303 - Existing Structures and New Construction or Conversion of Small Structures of the CEQA guidelines.

BACKGROUND:

The applicant, Martin Rodriguez, submitted an application on April 26, 2026 for the proposed renovation of an existing 4,356-square-foot former restaurant situated on the west side of Pioneer Boulevard, near the intersection of Pioneer and Artesia Boulevard. The subject property is located within General Commercial (C-G) zoning district. To accommodate the proposed redevelopment and associated site improvements, the applicant is requesting that the Planning Commission approve a Design Review application pursuant to Artesia Municipal Code (AMC) Section 9-2.2002(a)(1).

ANALYSIS:

The proposed Design Review request is to permit a 1,188-square-foot first-floor addition, 900-square-foot second-story addition, and an 858-square-foot rear patio, all to be built at the site of an existing, 4,356-square-foot commercial structure. Collectively, 2,046 square feet of building additions, in conjunction with the patio and commercial tenant improvements, comprise the proposed scope of work.

The subject parcel is located within the General Commercial (C-G) zone. According to the Artesia Municipal Code, restaurants are allowed by right as a principally-permitted use in the C-G zone. A secondary, ancillary banquet hall use is also proposed to operate in conjunction with the restaurant. While banquet halls are not permitted as a stand-alone primary use within the City, an ancillary banquet component may operate in conjunction with a restaurant provided that at least 50 percent of the business revenues are derived from food sales and the banquet area occupies less than 50 percent of the gross floor area. The site is currently improved with a presently vacant former Shakey's Pizza Parlor restaurant.

The surrounding parcels are improved with a mixture of commercial and industrial properties, including strip commercial centers, a cement mixing site, warehouses, cannabis dispensaries, and other light commercial uses. Just south of the site is State Route 91, and approximately one (1) block north of the project site is the City's Downtown area.

The proposed improvements will rehabilitate a vacant and underutilized commercial property located along a primary north-south gateway into the City, enhance the appearance of a prominent commercial corridor, and support continued economic investment within the community. As such, the project aligns with the City's goals to revitalize vacant properties, improve commercial corridors, and attract new investment to the City.

GENERAL PLAN CONFORMITY

Staff finds the proposed project to be an appropriate use because it supports and advances economic development, including aiding in the beautification of key commercial corridors and other gateways into the City. Additionally, the project advances economic development objectives, provides a community benefit in revitalizing an abandoned structure, will contribute to the development and upholding of high neighborhood standards, and is broadly compatible with the operational nature and characteristics of the surrounding area. In reaffirming the goals set forth in the General Plan (2030), the project aligns with policies and objectives of the Economic Development and Land Use sub-elements (Sections ED.1 and LU.1). Furthermore, the opening of a public amenity in the form of a roof deck will bring a unique benefit in the context of Artesia's dining scene and nightlife. The relevant applicable policies and objectives of the Economic Development and Land Use sub-elements are listed below:

Economic Development Sub-element

Policy Action ED 1.2.2: *Focus on upgrading dilapidated centers in order to encourage new or expanding businesses to relocate to these areas.*

Policy Action SUS 3.4.3: *Support adaptive reuse and rehabilitation of existing residential, commercial, and industrial buildings where possible.*

Community Policy Program

Policy Action LU 2.2.1: *Continue to monitor maintenance standards in neighborhoods to maintain high standards of appearance and stability in the neighborhood.*

Policy Action LU 1.3.2: *Develop design guidelines and standards that will build on the Zoning Code to promote high-quality design and address compatibility between new and existing structures, residential and adjacent non-residential uses and urban and natural areas.*

SITE INFORMATION AND SURROUNDING USES

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

Table 1.0 - Site Information and Surrounding Uses

As previously noted, the proposed additions comprise an approximately 1,188-square-foot addition to the existing building, the creation of a 900-square-foot second-story deck, together with an approximately 858-square-foot rear patio and deck area. As proposed, the east-facing building addition (facing Pioneer Boulevard) will function as an expanded building lobby, and will include a new women's restroom and lounge area. The rear addition will create a second story, complete with a dining area, along with a unisex restroom. A glass guardrail measuring 42 inches will serve as a protective barrier. The deck will function as an additional dining area for the restaurant.

Staff has reviewed, provided feedback, and guided the design to the current, final iteration. With the revision to the plans, Planning staff recommends approval of the Design Review application to approve additions totaling 2,046 square feet. Per the submitted plans and communication from the project architect, the proposed façade materials consist of a dark brown Peruvian teak composite vertical siding, white brick veneer, and exterior wall sconces. Arched windowsills will be cut into the facade, projecting a modern and inviting look. To highlight the upgrades to the building facade, an illuminated channel-letter sign, displaying "The Monarch" in capital letters, will be submitted under a separate future permit. Towards the rear of the structure, away from public view, the existing stucco will be kept, to be painted with a new beige paint color.

As proposed, the existing wall colors fall within the City of Artesia Color Guidelines, as adopted by the City Council. However, the Commission has the discretion to require the colors to be revised or modified, in accordance with City-approved Paint Color Guidelines. The required Design Review approval findings are included within the attached Resolution No. 2026-10P.

Table 2.0 - Development Standards

Development Standard	Required	Proposed/Provided
Lot Size	5,000 square feet	32,925 square feet (approximately 0.76 acres)
Lot Width	50 feet	163.67 feet
Building Size	N/A	5,544 square feet
Maximum Building Height	45 feet	23 feet, 6 inches
Development Lot Building Setbacks		
Front (Street)	0	52 feet, 8 inches
Side (Left-Street/Right)	0	48 feet, 4 inches (south-facing setback) 49 feet, 5 inches (north-facing setback)
Rear	0	46 feet, 9 inches
Parking		

Standard	One (1) space per 250 square feet of floor area. 22 spaces total using a gross square footage calculation; 12 using a net square footage calculation	40 spaces
Handicap	N/A	4 spaces
Total	22 Spaces	40 Spaces

PUBLIC NOTICE

Notice of the public hearing was published in the *Los Cerritos Community News* on June 05, 2026. Notices were also mailed to property owners within a 300-foot radius on June 04, 2026, in accordance with AMC Section 9-2.2301(b).

FISCAL IMPACT:

Approval and implementation of the proposed Design Review application for the remodeling and addition to the existing building is not anticipated to result in a significant fiscal impact to the City. The applicant is responsible for all applicable application processing fees, including costs associated with plan review, environmental review (if applicable), public noticing, and staff time necessary to process the request.

As a result, the City's costs related to the review of the project are expected to be fully offset through the collection of established development processing fees. Therefore, no additional General Fund appropriations are requested or required as part of this action.

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 for a categorical exemption pursuant to Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of the existing or former use.

The proposed project consists of improvements and remodeling to an existing restaurant building located within a fully developed urban environment. The project would not expand the existing use beyond that previously established on the site and would not result in significant changes to the surrounding environment. Therefore, the project qualifies for a Class 1 categorical exemption under Section 15301 of the CEQA Guidelines.

Additionally, the project includes minor additions or modifications associated with the existing commercial structure, and is also categorical exempt pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures), which applies to small commercial structures and accessory improvements. The project site is located within an urbanized area surrounded by existing development and does not contain sensitive habitat or other environmental resources. Accordingly, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

RECOMMENDED PLANNING COMMISSION ACTION:

1. Adopt Resolution No. 2026-10P (Attachment 1): A Resolution of the Planning Commission of the City of Artesia approving application Case No. 2026-09 for a Design Review request for a 1,188-square-foot ground-floor addition, the creation of a 900-square-foot second-story outdoor deck, and an 858-square-foot rear patio, all to be located at the site of an existing, 4,356-square-foot former restaurant, located at 17221 Pioneer Boulevard (APN: 7035-020-083), within the General Commercial (C-G) zoning district

2. Find that the proposed project is exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to Sections 15301 and 15303 - Existing Structures and New Construction or Conversion of Small Structures of the CEQA guidelines.

Attachments

[Resolution No 2026-10P](#)

[Letter of Intent](#)

[Project Plans](#)

[Material Board](#)

**CITY OF ARTESIA
PLANNING COMMISSION
RESOLUTION NO. 2026-10P**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING DESIGN REVIEW APPLICATION, CASE NO. 2026-09, FOR A 1,087-SQUARE-FOOT GROUND-FLOOR ADDITION AND THE CREATION OF A 900-SQUARE-FOOT SECOND-STORY OUTDOOR DECK TO AN EXISTING 4,356-SQUARE-FOOT RESTAURANT LOCATED AT 17721 PIONEER BOULEVARD (APN: 7035-020-083), WITHIN THE COMMERCIAL GENERAL (C-G) ZONING DISTRICT; AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15301 – EXISTING STRUCTURES AND 15303 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES (CASE NO. 2026-09)

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

SECTION 1: The applicant, Martin Rodriguez, filed an application with the City of Artesia requesting Design Review approval for the development of an 1,807-square-foot first- and –second-story addition, at 17721 Pioneer Boulevard, in the Commercial General (C-G) 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, June 16, 2026, to consider this application (Case No. 2026-09), 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 CEQA Guidelines Sections 15301 (Class 1 – Existing Facilities) and 15303 (Class 3 – New Construction or Conversion of Small Structures). The project consists of improvements and remodeling of an existing restaurant building located within a fully developed urban environment. The proposed

improvements involve negligible expansion of the existing use and include minor additions or modifications associated with the existing commercial structure. Therefore, the project qualifies for categorical exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines.

The Planning Commission has reviewed the Planning Division's determination of exemption and based upon its own independent judgment and analysis, concurs with staff's determination that the project is exempt from CEQA. The Planning Commission further finds that none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the project.

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 two new additions measuring 2,046 square feet to an existing 4,356-square-foot commercial building (pursuant to Case No. 2026-09) 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 economic development and improved land use management. Planning staff believe that this investment will build upon recent investment in the northern part of the City. Continued development in the City's northern quadrant is necessary to address several key goals of the City's General Plan. Delivering a strong, modern product that will allow for dining guests, patrons, and members of the community to further patronize local business, as well as keep tax dollars in Artesia, conforms with this broader vision.

The 2030 General Plan encourages new businesses and promotes economic growth in the City, creating destinations in the City, as well as promoting the beautification of commercial areas. Specifically, the project affirms the policies and objectives of the Economic Development and Land Use sub-elements (Sections ED.1 and LU.1). In renovating a presently vacant building, as well as creating a destination space in the northern part of the City, the proposed project aligns well with City goals related to economic development, efforts to concentrate commercial land uses where they already exist and are most feasible, as well as property beautification and maintenance.

Additionally, as proposed, the project meets or exceeds the development standards set forth in the Commercial General (C-G) zoning district. Accordingly, the proposed improvements will not be out of place in the surrounding community, nor will it unduly impose on neighboring structures. The proposed height will be considerably lower than the existing cement silo adjacent to the site. Proposed materials, the likes of which are

common and found across the City, include composite wood siding, brick, stucco, wall-mounted lighting sconces, and glass railing.

- 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 expanded to approximately 4,326 square feet in size, and measure 23 feet, 6 inches in height, as measured from grade to the pitch of the roof. Key proposed materials include stucco, Peruvian teak composite siding, among other materials. With its maximum height of 23 feet, six inches, the structure will not be taller than surrounding structures. A signage permit is proposed to be pulled under a future separate permit.

With the new vertical addition, the building is proposed to measure two (2) stories. This represents an increase of one (1) story over the height of the existing structure. In assessing and reviewing this project, 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. In summary, 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, stipulating the operating conditions for an accessory banquet hall operation, and reducing the potential for nuisance impacts between the Project and neighboring properties. Additionally, as is standard practice, the Project will be designed to comply with all Building & Safety, Engineering/Public Works, and Los Angeles County Fire Department requirements.

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.**

The project will be designed in a contemporary style. This will be accomplished through the use of design and materials that are contemporary, including but not limited to, p arched windowsills, white brick veneer, high-quality windows, and composite wood siding. Stamped concrete pavement, landscape planters, deck-area amenities, as well

as bollards protecting access to the site, will all result in a more accommodating and desirable environment for business patrons.

Through the Design Review process, the project has been reviewed for compliance with applicable objective design standards and development requirements, with revisions incorporated to improve the project's site planning and architectural character at this highly visible location. Given the site's visible location on travel routes to and from State Route 91, coordination with the project architect was necessary to deliver a project with a transparent design and high-quality materials. To this effect, the required use of variation in color, texture, materials, and attractive landscaping all speak to this effect. Landscaping is also crucial to this process; throughout the site, new landscaping is proposed for the entrance and deck areas and will be conditioned to comply with City Landscaping requirements.

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.

The proposed building materials were determined to be durable and appropriate for placement in the General Commercial (C-G) zoning district. 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. 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 commercial and industrial environs.

Furthermore, as part of the approval process, the proposed project will be subject to the Conditions of Approval. These Conditions require the applicant and property owner to maintain the exterior and surrounding premises of the subject building. Thus, it is not envisaged that continuous or unrealistic maintenance or replacement will be necessary.

SECTION 8: Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby approves the Design Review through Case No. 2026-09, 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. Any request to modify the conditions contained herein shall require submittal of an application to modify Planning Commission Resolution No. 2026-10P and Case No. 2026-09 and approval by the City of Artesia Planning Commission.
3. 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.

4. 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.
5. 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.
6. All requirements of the Artesia Municipal Code (AMC) that apply to the project shall be met, unless otherwise set forth in these conditions.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

18. 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.
19. A banquet facility may be permitted as an accessory use to a restaurant, provided that the banquet facility remains incidental to, related to, and clearly subordinate to the principal restaurant use. A banquet facility shall be considered subordinate only when the gross annual revenue generated by the banquet facility does not exceed fifty percent (50%) of the gross annual revenue generated by the principal restaurant use. If banquet facility revenue exceeds this threshold, the use shall no longer qualify as an accessory use and shall be subject to the regulations applicable to a principal banquet facility use.

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

PASSED, APPROVED, AND ADOPTED THIS 16th DAY of JUNE 2026.

Victor Manalo, Chairperson

ATTEST:

Paul Bollier, Community Development Director

ROLL CALL VOTE:

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



562•380•0800
www.MRDStudio.net

DESIGN + ENGINEERING
PROJECT MANAGEMENT

April 26, 2026

Re:

"The Monarch"

17221 Pioneer Blvd
Artesia CA 90701

We are submitting plans for a Design Review of a tenant improvement and addition to the vacant restaurant located at 17221 Pioneer Boulevard in Artesia California. The scope of work includes:

- NEW 907 SF LOBBY ADDITION
- NEW 900 SF EXTERIOR PATIO DECK ABOVE THE NEW LOBBY
- NEW WOMENS LOUNGE @ FIRST FLOOR LOBBY
- NEW UNISEX RESTROOM @ 2ND FLOOR PATIO DECK
- REMODELED DINING AREA
- NEW UNCOVERED 809 SF PATIO AT THE REAR OF THE EXISTING RESTAURANT
- NEW TRASH ENCLOSURE
- THE EXISTING KITCHEN AND EXISTING MEN'S AND WOMEN'S RESTROOMS ARE TO REMAIN
- THE EXISTING ELECTRICAL PANEL TO REMAIN
- THE EXISTING GREASE INTERCEPTOR TO REMAIN
- REVISED PARKING AND LANDSCAPE TO COMPLY WITH THE CITY OF ARTESIA MUNICIPAL CODE

We are not requesting a Change of Use or a Conditional Use Permit. We are requesting a design review only for this addition + tenant improvement.

Please email or call with any questions.

Regards,

A handwritten signature in black ink, appearing to read "Martin Rodriguez", with a stylized flourish at the end.

Martin Rodriguez
MRD Studio
949-254-9380 cell
info@mrdstudio.net

INTERIOR / EXTERIOR TENANT IMPROVEMENT

17221 PIONEER BLVD., ARTESIA CA 90701



ABBREVIATIONS

A.F.F.
ALUM.
AMP.
@
BD.
BLD'G
BLK'G
BOT.
CAB.
CLG.
C
CLR.
COL.
CONC.
CONT.
CONTR.
DED.
DET.
D.F.
DIA.
DIAG.
DIM.
DN.
DWG.
DWR.
EA.
ELECT.
ELEV.
EP
EQ.
EXT.
EXIST'G
F.D.
F.E.C.
F.H.C.
FIN.
FIXT.
FLUOR.
F.O.C.
F.O.S.
F.O.W.
F.S.
FURR.
FURN.
GA.
GL.
GYP.BD.
H.
H.C.
HDWR.
H.M.
HOR.
H.R.
HT.
H.V.A.C.

INSUL
INT.
JAN.
J-BOX
LAM.
LAM. PLAS.
LAV.
L.H.
L.T.
MAINT.
MAT.
MAX.

ABOVE FINISHED FLOOR
ALUMINUM
AMPERE
AT
BOARD
BUILDING
BLOCKING
BOTTOM
CABINET
CEILING
CENTERLINE
CLEAR
COLUMN
CONCRETE
CONTINUOUS
CONTRACTOR
DEDICATED
DETAIL
DRINKING FOUNTAIN
DIAMETER
DIAGONAL
DIMENSION
DOWN
DRAWING
DRAWER
EACH
ELECTRICAL
ELEVATION
ELECTRICAL PANEL
EQUAL
EXTERIOR
EXISTING
FLOOR DRAIN
FIRE EXTINGUISHER CABINET
FIRE HOSE CABINET
FINISH
FIXTURE
FLUORESCENT
FACE OF COLUMN
FACE OF STUD
FACE OF WALL
FLOOR SINK
FURNISH (ED) FURNITURE
GAUGE
GLASS
GYPSUM BOARD
HIGH
HOLLOW CORE
HARDWARE
HOLLOW METAL
HORIZONTAL
HOUR
HEIGHT
HEATING, VENTILATION,
& AIR CONDITIONING
INSULATION
INTERIOR
JANITOR
JUNCTION BOX
LAMINATE
LAMINATED PLASTIC
LAVATORY
LEFT HAND
LIGHT
MAINTENANCE
MATERIAL
MAXIMUM

MECH.
MET.
MFR.
MIN.
MISC.
MR
MTD.
MTL.
MUL.
NO.
N.I.C.
N.T.S.
O/
O.C.
OFF.
PLAS. LAM
PL.
PLUMB.
PLYWD.
PR.
PTN.
R.
REF.
REFR.
REQ'D
R.H.
RM.
R.O.
SCHED.
S.C.
SECT.
S.F.
SHT.
SIM.
SPEC.
S.S.
STL.
STOR.
STRUCT.
SUSP.
SYM.
TELE.
TEMP.
THK.
T.O.W.
TYP.
U.L.
U.N.O.
V.
V.C.T.
VERT.
VEST.
V.I.F.
W/
WC
W.C.
W.H.
W.P.
W.R.

MECHANICAL
METAL
MANUFACTURER
MINIMUM
MISCELLANEOUS
MAIN RUNNER
MOUNTED
METAL
MULLION
NUMBER
NOT IN CONTRACT
NOT TO SCALE
OVER
ON CENTER
OFFICE
PLASTIC LAMINATE
PLATE
PLUMBING
PLYWOOD
PAIR
PARTITION
RADIUS
REFERENCE
REFRIGERATOR
REQUIRED
RIGHT HAND
ROOM
ROUGH OPENING
SCHEDULE
SOLID CORE
SECTION
SECTION
SQUARE FEET
SHEET
SIMILAR
SPECIFICATIONS
STAINLESS STEEL
STEEL
STORAGE
STRUCTURAL
SUSPENDED
SYMMETRICAL
TELEPHONE
TEMPERED
THICK
TOP OF WALL
TYPICAL
UNDERWRITERS LABORATORY
UNLESS NOTED OTHERWISE
VOLT
VINYL COMPOSITION TILE
VERTICAL
VESTIBULE
VERIFY IN FIELD
WITH
WALL COVERING
WATER CLOSET
WATER HEATER
WATER PROOF
WATER RESISTANT

CODES:

APPLICABLE CODE INFORMATION

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2025 CALIFORNIA BUILDING CODE (CBC) AND/OR 2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen)

2025 CALIFORNIA ELECTRICAL CODE (CEC)

2025 CALIFORNIA MECHANICAL CODE (CMC)

2025 CALIFORNIA PLUMBING CODE (CPC)

2025 CALIFORNIA FIRE CODE (CFC)

2025 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

CITY OF ARTESIA MUNICIPAL CODE

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, T-24 ENERGY CONSERVATION LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

SCOPE OF WORK:

TENANT IMPROVEMENT AND ADDITION TO AN EXISTING 4,356 SF RESTAURANT TO INCLUDE:

NEW LOBBY ADDITION 907 SF

NEW EXTERIOR DECK ABOVE THE NEW LOBBY 900 SF

NEW WOMENS LOUNGE

NEW UNISEX RESTROOM

REMODELED DINING AREA

NEW UNCOVERED PATIO @ REAR OF EXISTING RESTAURANT 809 SF

NEW TRASH ENCLOSURE

EXISTING KITCHEN AND EXISTING MEN 'S AND WOMEN'S RESTROOMS ARE TO REMAIN

REVISED PARKING AND LANDSCAPE TO COMPLY WITH THE CITY OF ARTESIA MUNICIPAL CODE

VICINITY MAP:

PROJECT DATA:

SITE INFO:

CONSTRUCTION TYPE: V-B

ZONING: CG - ZONE 2

APN: 703-502-00-83

LEGAL DESCRIPTION: PARCEL MAP AS PER BK 39 PG 68 OF P M LOT 1

SITE AREA: 32,925 SQ. FT.

(E) TENANT SPACE: 4,356 SQ. FT.

FIRE SPRINKLERS: NO

SQUARE FOOTAGE CALCULATIONS:

(E) TENANT SPACE & PROPOSED REMODEL: 4,356 SQ. FT.

(N) ADDITION 1,188 SQ. FT.

1ST FLOOR

WAITING AREA907 SQ. FT.

(N) WOMEN RESTROOM73 SQ. FT.

(N) WOMEN LOUNGE107 SQ. FT.

STAIRWELL136 SQ. FT.

2ND FLOOR

DECK AREA900 SQ. FT.

UNISEX RESTROOM48 SQ. FT.

STAIRWELL136 SQ. FT.

(N) REAR PATIO858 SQ. FT.

PARKING REQUIREMENTS:

(E) BUILDING REQ. PARKING 4,356 S.F. * (1/150) = 29 STALLS

(N) ADD REQ. PARKING (1ST FLOOR EXP.) 1,188 S.F. * (1/150) = 7 STALLS

(N) REQ. PARKING (2ND FLOOR EXP.) 1,188 S.F. * (1/150) = 7 STALLS

TOTAL REQUIRED STALLS = 43

PROVIDED:

VAN ACCESSIBLE STALL2 STALL

ACCESSIBLE STALLS (9' X 18') - 2 STALLS

STANDARD STALLS (9' X 18')- 39 STALLS

TOTAL PROVIDED- 43 STALLS

REQUIRED LANSCAPING:

DROUGHT TOLERANT LANDSCAPING AND TREES @ BUILDING FRONT - TO BE SELECTED FROM THE LA COUNTY HANDBOOK "THE DROUGHT TOLERANT GARDEN". MATERIALS TO INCLUDE: DECOMPOSED GRANITE, MULCH, LILAC VERBENA, TOYON AND OTHER SIMILAR MATERIALS.

REQUIRED LANDSCAPE - SITE AREA - 32,925 S.F. * 5% = 1,646 S.F.

PROVIDED LANDSCAPE - 2,526 S.F. TOTAL REQUIRED 1,646 S.F.

SHEET INDEX:

ARCHITECTURAL:

A100- COVER SHEET

A101- SITE PLAN

A102- PROPOSED FLOOR PLANS

A103- ELEVATIONS

A103.1- ELEVATIONS - COLOR

A104- ELEVATIONS

A104.1- ELEVATIONS - COLOR

MAT- MATERIAL BOARD

THESE PLANS PREPARED BY: Martin R. Rodriguez 05/19/2026

No.

Revision / Submissions

Date

PREPARED FOR:

THE MONARCH

17221 PIONEER BLVD.
ARTESIA, CA 90701

COVER SHEET

Project number --

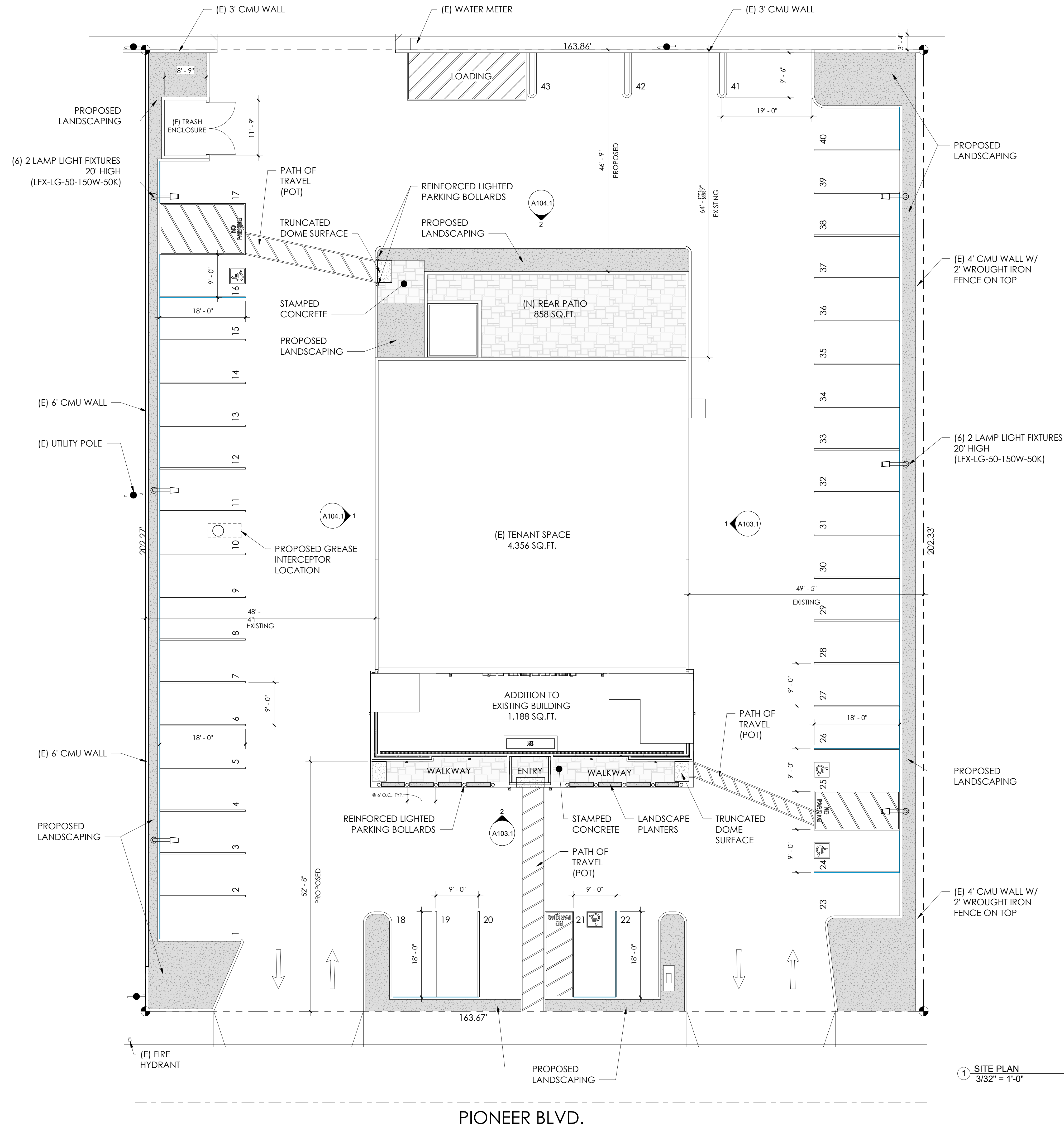
Date Issue Date

Drawn by Author

Checked by Checker

A100

Scale 1/8" = 1'-0"



LANDSCAPE PLAN:
DROUGHT TOLERANT LANDSCAPING AND TREES
@ BUILDING FRONT - TO BE SELECTED FROM THE
LA COUNTY HANDBOOK "THE DROUGHT TOLERANT GARDEN".
MATERIALS TO INCLUDE: DECOMPOSED GRANITE, MULCH,
LILAC VERBENA, TOYON AND OTHER SIMILAR MATERIALS.

THESE PLANS PREPARED BY: *Martin R Rodriguez* 05/19/2026

MRD
5903 EASTBROOK AVE.
LAKEWOOD, CA 90703
phone: 949.254.9380

No.	Revision / Submissions	Date

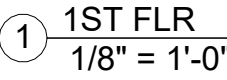
PREPARED FOR:
THE MONARCH
17221 PIONEER BLVD.
ARTESIA, CA 90701

SITE PLAN

Project number: _____
Date: _____ Issue Date: _____
Drawn by: _____ Author: _____
Checked by: _____ Checker: _____

A101
Scale: 3/32" = 1'-0"

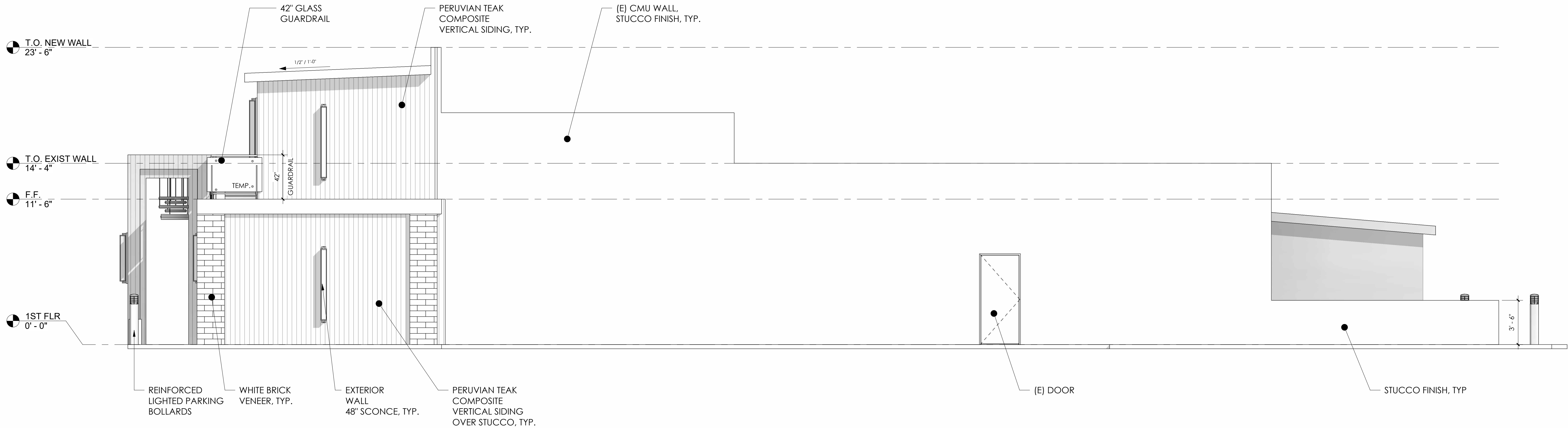
1 SITE PLAN
3/32" = 1'-0"



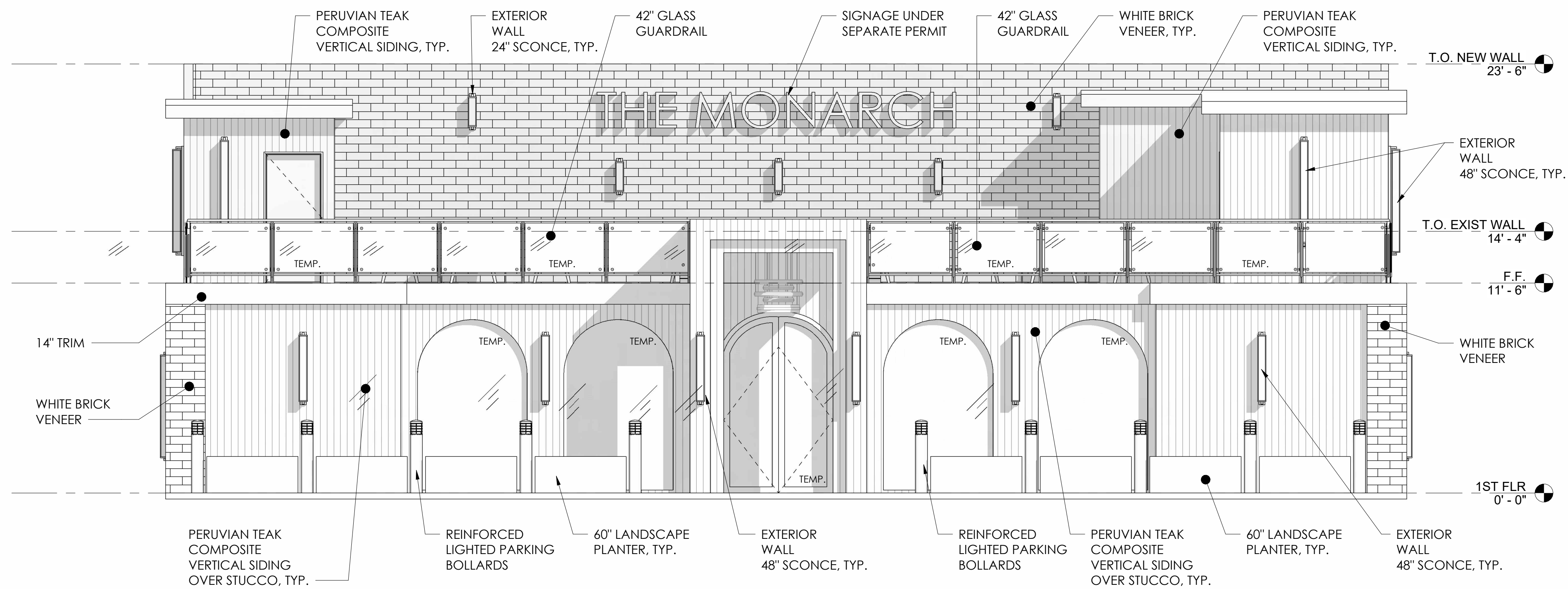
PREPARED FOR:	
THE MONARCH	
17221 PIONEER BLVD. ARTESIA, CA 90701	
PROPOSED FLOOR PLANS	
Project number	--
Date	Issue Date
Drawn by	Author
Checked by	Checker
A102	
Scale	As indicated

THESE PLANS PREPARED BY: *Martin R Rodriguez* 05/19/2026

This document, and the ideas, design concepts incorporated herein, as an instrument of professional service, can not be used, in whole or in part for this or any other project, without the written authorization of INVERT DESIGN STUDIOS



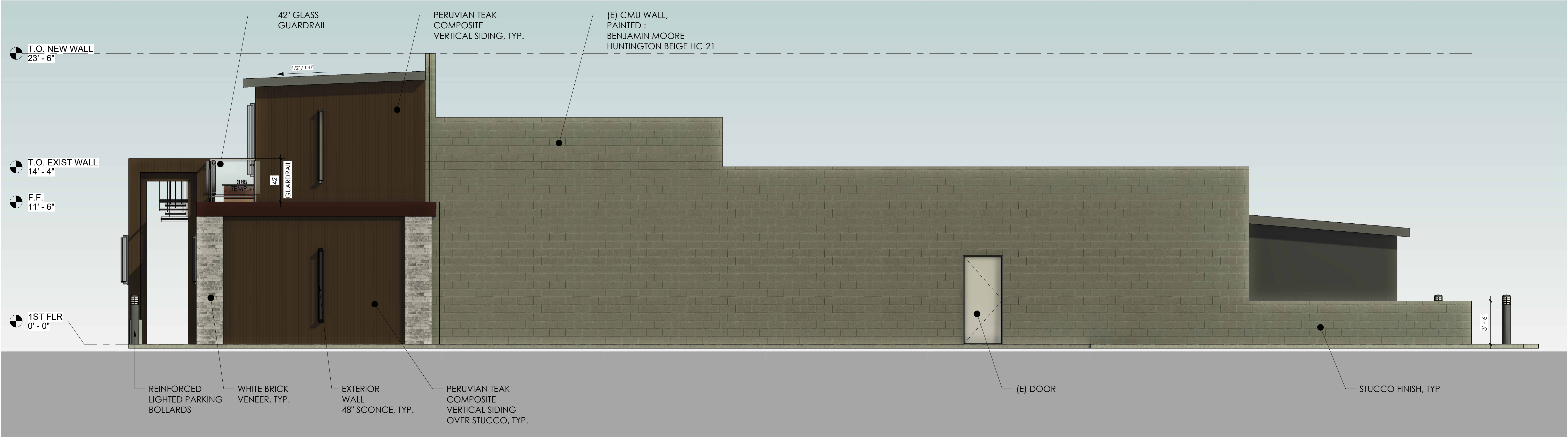
② NORTH
1/4" = 1'-0"



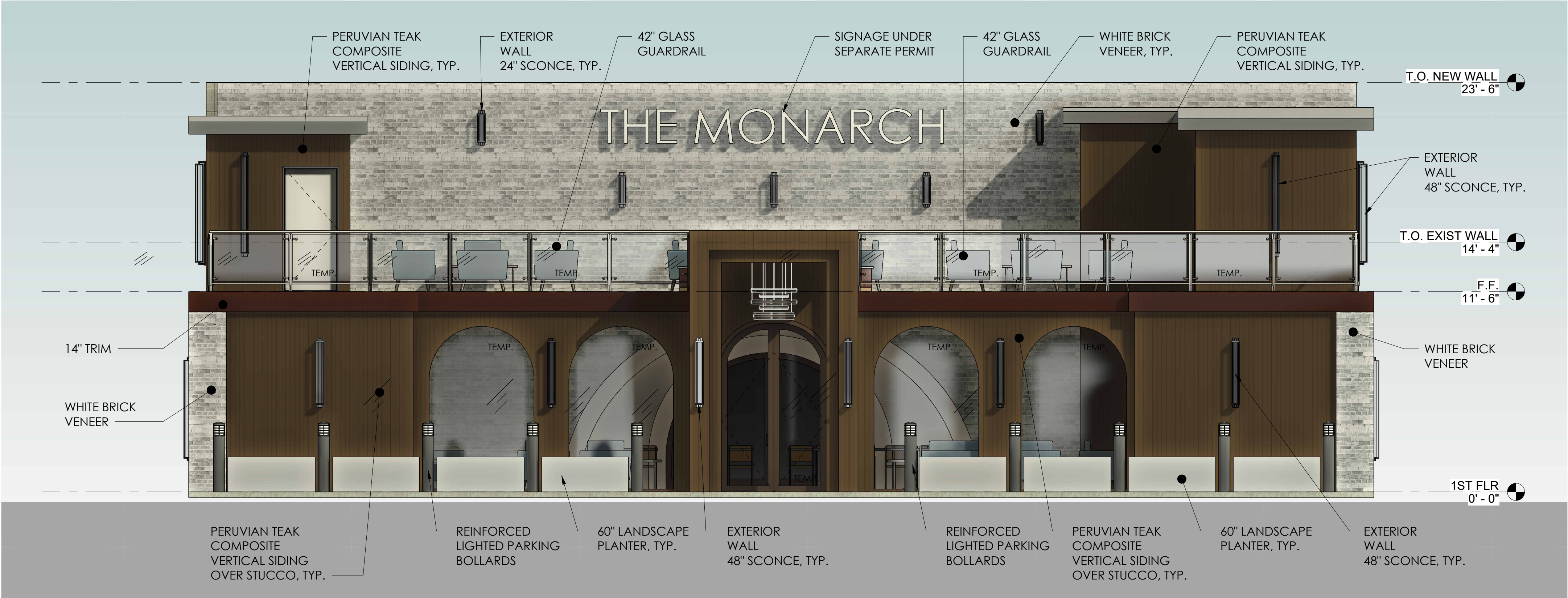
① EAST
1/4" = 1'-0"

THESE PLANS PREPARED BY: *Martin R Rodriguez* 05/19/2026

MRD STUDIO 5903 EASTBROOK AVE. LAKEWOOD, CA 90703 phone: 949.254.9380		
No.	Revision / Submissions	Date
PREPARED FOR: THE MONARCH 17221 PIONEER BLVD. ARTESIA, CA 90701		
ELEVATIONS		
Project number	--	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
A103		
Scale	1/4" = 1'-0"	



1 NORTH - COLOR
1/4" = 1'-0"



2 EAST - COLOR
1/4" = 1'-0"

THESE PLANS PREPARED BY:

Martin R Rodriguez05/19/2026

Project number

Date

Drawn by

Checked by

Issue Date

Author

Checker

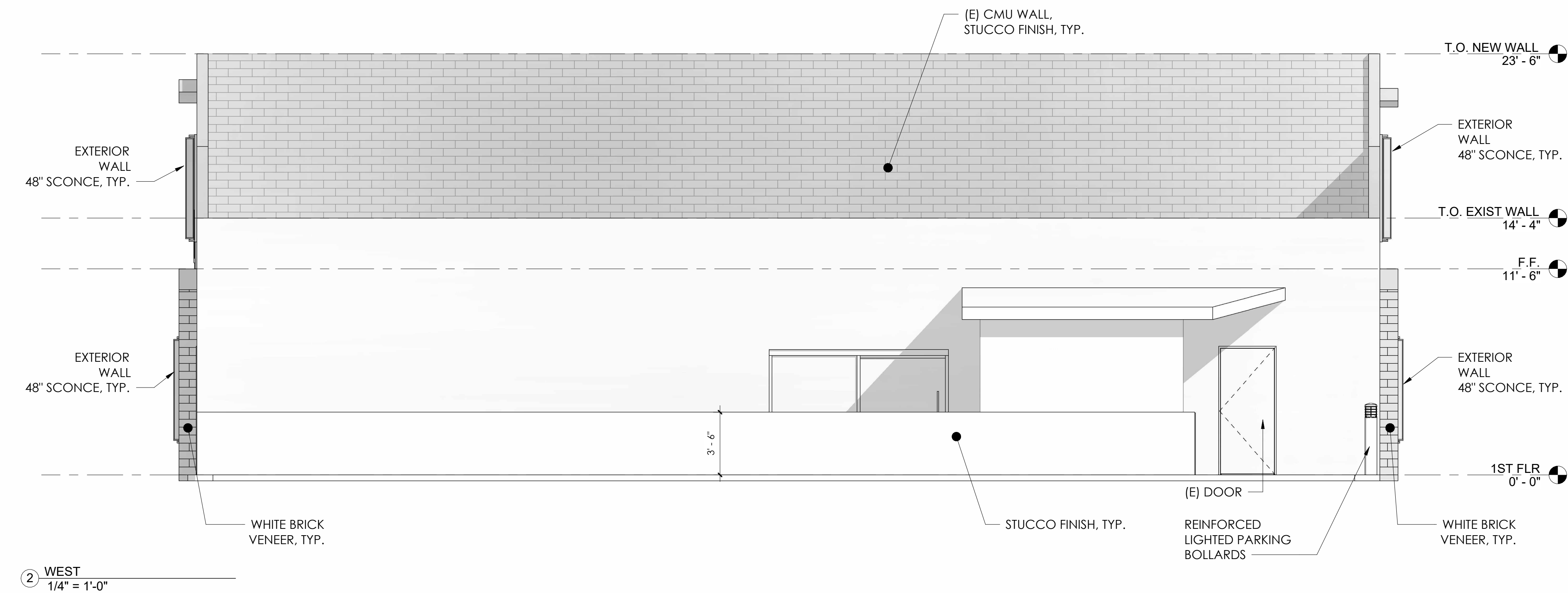
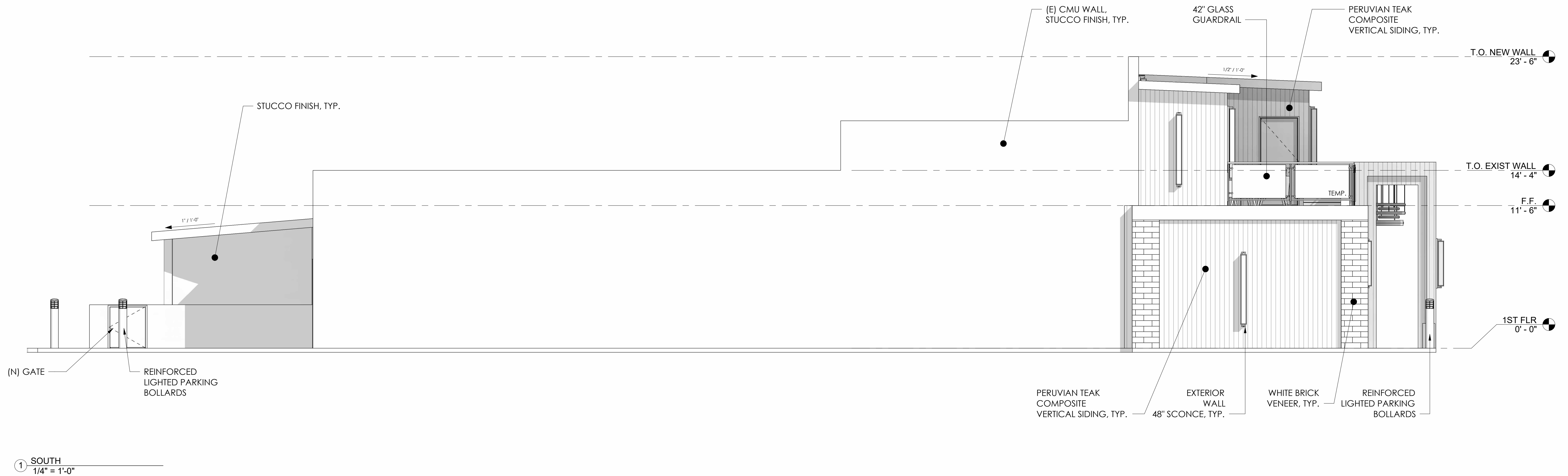
MRD

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LAKEWOOD, CA 90703
phone: 949.254.9380

PREPARED FOR:
THE MONARCH
17221 PIONEER BLVD.
ARTESIA, CA 90701
COLOR ELEVATIONS

A103.1

Scale1/4" = 1'-0"



THESE PLANS PREPARED BY: *Martin R Rodriguez* 05/19/2026

MRD 5903 EASTBROOK AVE. LAKEWOOD, CA 90703 phone: 949.254.9380		
No.	Revision / Submissions	Date
PREPARED FOR: THE MONARCH 17221 PIONEER BLVD. ARTESIA, CA 90701		
ELEVATIONS		
Project number		-
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
A104		
Scale		1/4" = 1'-0"



THESE PLANS PREPARED BY: *Martin R Rodriguez* 05/19/2026



5903 EASTBROOK AVE.
LAKEWOOD, CA 90703
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No.	Revision / Submissions	Date

PREPARED FOR:

THE MONARCH

17221 PIONEER BLVD.
ARTESIA, CA 90701

COLOR ELEVATIONS								
<table style="width: 100%;"> <tr> <td style="width: 60%;">Project number</td> <td style="width: 40%; text-align: right;">--</td> </tr> <tr> <td>Date</td> <td style="text-align: right;">Issue Date</td> </tr> <tr> <td>Drawn by</td> <td style="text-align: right;">Author</td> </tr> <tr> <td>Checked by</td> <td style="text-align: right;">Checker</td> </tr> </table>	Project number	--	Date	Issue Date	Drawn by	Author	Checked by	Checker
Project number	--							
Date	Issue Date							
Drawn by	Author							
Checked by	Checker							
A104.1								
<table style="width: 100%;"> <tr> <td style="width: 60%;">Scale</td> <td style="width: 40%; text-align: right;">1/4" = 1'-0"</td> </tr> </table>	Scale	1/4" = 1'-0"						
Scale	1/4" = 1'-0"							

THE MONARCH MATERIAL BOARD



- (A) - Thin Brick Veneer :
Brick It - Alumel (2 7/16" x 8 1/8")

(B) - Composite Vertical Siding
NewTechWood - Peruvian (5.5" x 96")

(C) - Metal fascia - Color : Charcol

(D) - The Monarch - Backlit LED Signage

(E) - Safety Lighted Bollard -
Taffic Guard - S20 Impact Rated 8" x 48"

(F) - Crash- Rated Planter
Tymetal - 1' x 5' x 2' (WxLxH)

(G) - Outdoor LED Wall Sconce
Aicon - 24"
- (H) - Outdoor LED Wall Sconce
Aicon - 48"

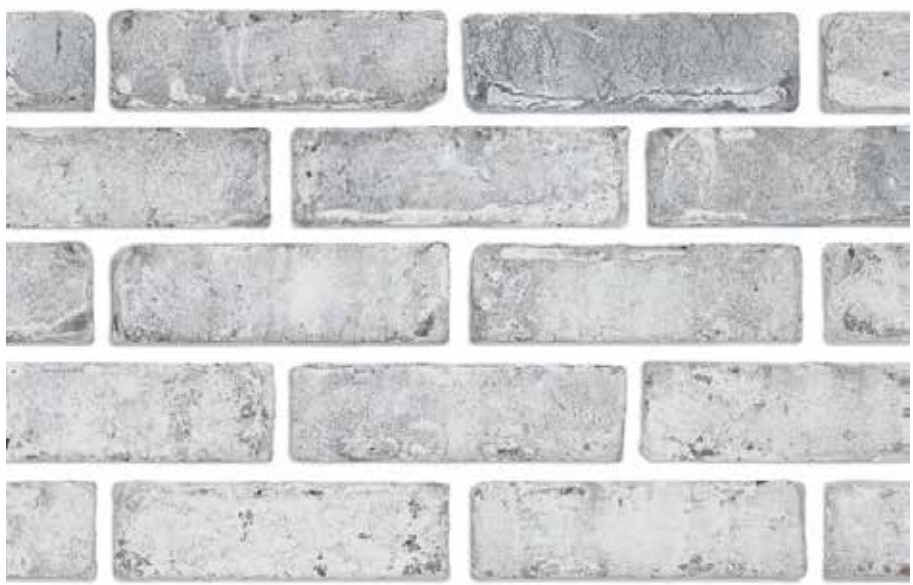
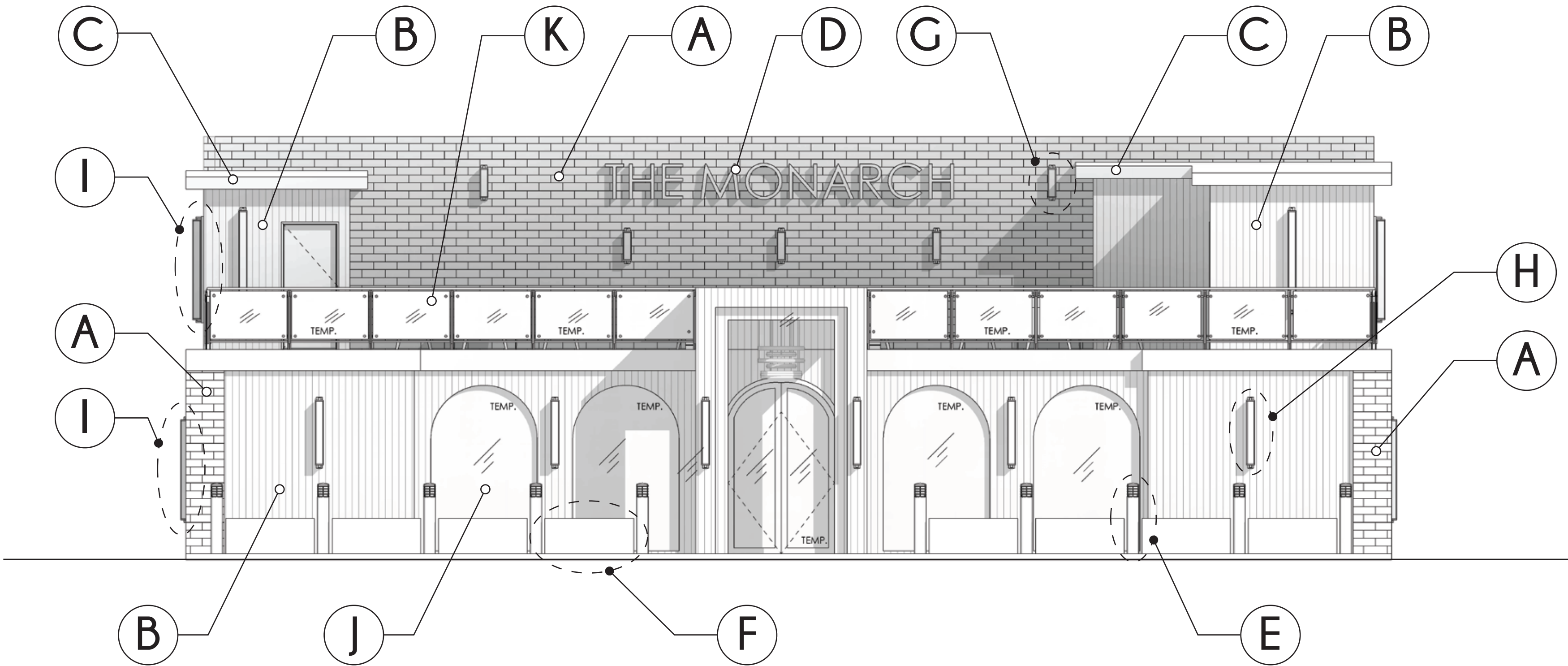
(I) - Outdoor LED Wall Sconce
Aicon - 72"

(J) - Custom Fixed Tempered glass window -
Arched Top

(K) - 42" Glass Guardrail
Inline Design: Fort Knox Surface Mount
1 3/4" x 5/8" x 42" post Satin Finish

(L) - BENJAMIN MOORE -
HUNTINGTON BEIGE HC-21

(M) - BENJAMIN MOORE -
HALE NAVY HC - 154



A



B



Huntington Beige
LRV: 40 ⓘ
An easy medium neutral that can gently enliven a space.

L



E



F



Hale Navy
LRV: 8.36 ⓘ
A use-anywhere shade of navy with a classic maritime feel.

M



K



G

H

I

MRD
STUDIO

5903 EASTBROOK AVE.
LAKEWOOD, CA 90703
phone: 949.254.9380

THE MONARCH MATERIAL BOARD



- (A) - Thin Brick Veneer :
Brick It - Alumel (2 7/16"x 8 1/8")

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Inline Design: Fort Knox Surface Mount
1 3/4" x 5/8" x 42" post Satin Finish



A



B



E



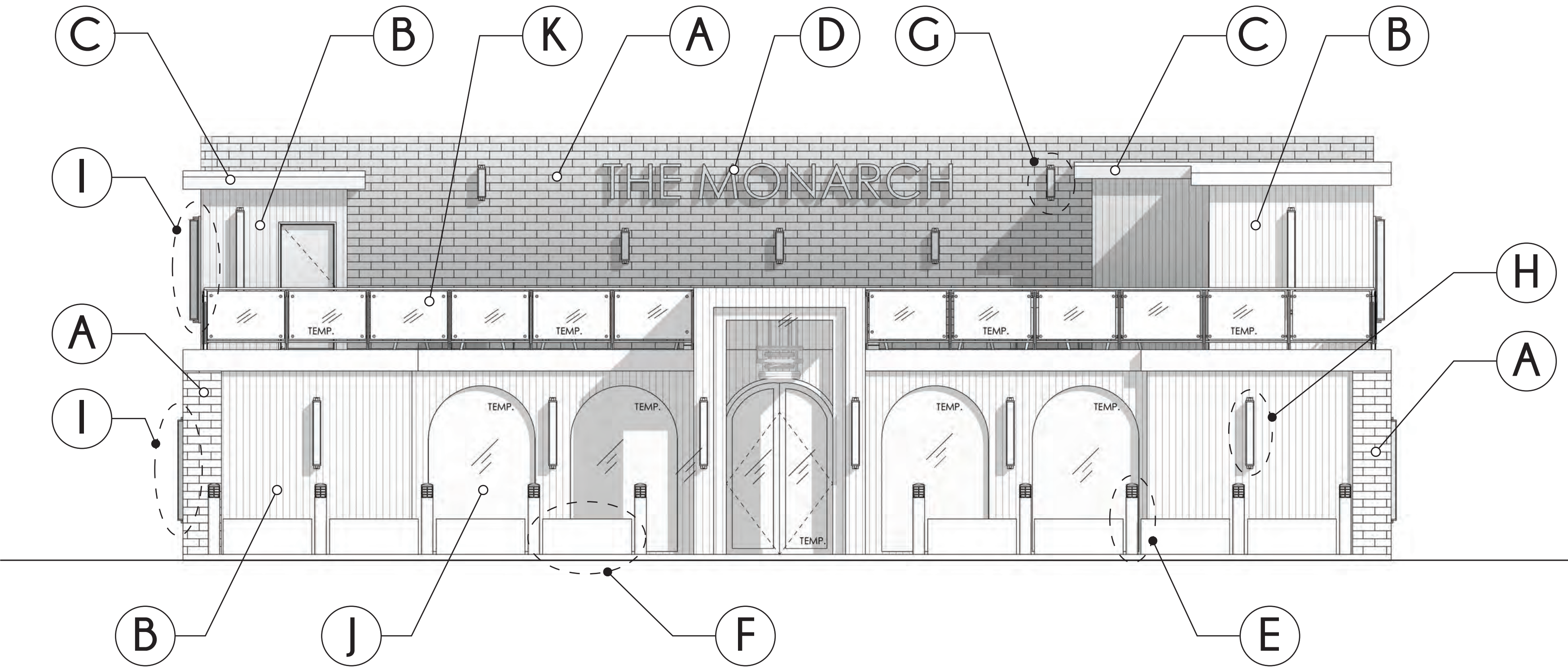
F



G
H
I



K



MRD
SILVER

5903 EASTBROOK AVE.
LAKEWOOD, CA 90703
phone: 949.254.9380



Revised 1/2019

Clay Thin Brick

(1/2", 3/4" and 1" thick)

General

We provide clay thin brick in a multitude of shades and textures to accommodate the visual and application requirements of most projects. Sizes range from 8 to 16 inch and from extruded to handmade providing the widest range of thin brick available for any application.

The thickness of the thin brick available is based on the method of manufacture and the desired texture/uniformity.

Extruded thin brick available in 1/2" thickness are typically extruded as thin brick with unique surface textures and colors meeting Type TBS tolerances.

The greatest variety of thin brick are available in molded and extruded 3/4" thickness. This thickness allows units to be cut from full units often specifically manufactured with larger coring and thinner webs to facilitate cutting while reducing the quantity of raw material required for manufacture. Material cut from the thin brick can be ground and reused to manufacture thin or full size units. In addition, Brick It's unique large scale custom cutting operation allows thin brick to be cut from a specific lot of full brick to ensure color matching of both full and thin brick.

Handmade thin brick are available in 3/4" thickness to accommodate the inherent variation expected from handmade units.

Today's thin brick are installed in a wide variety of different wall systems including thickset, thinset, metal panel systems (such as Brick It DMG® Panels) as well as precast and tilt-up concrete wall systems. The appearance of thin brick, as well as the method of manufacture, affects the potential use of the thin brick in the various wall systems available. The thickness of the individual thin brick typically has minimal, if any, effect on any of the applications.

While each of the three categories of thin brick previously listed can be installed in most of thin brick wall systems, the precast and tilt-up concrete wall systems require thin brick with very rigid tolerances and surface textures limited to smooth or velour (wirecut) textures. In addition the cleaning techniques utilized by concrete panel manufacturers may also limit colors typical of full size units. See additional information at the end of this Profile regarding thin brick for use with precast and tilt-up concrete wall systems.

Additional information is available from your Brick It representative for each thin brick wall system.

Unit Specifications

Thin brick is typically manufactured to conform to the requirements of American Society for Testing

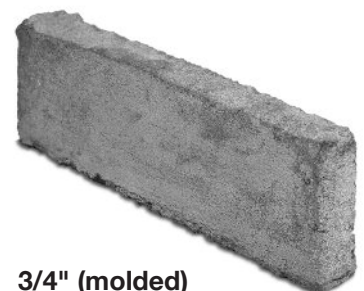
and Materials (ASTM) Standard Specification C 1088, Grade Exterior. Depending upon the particular product selected, Type TBA, TBS, or TBX may be available. These products also conform to the requirements of ASTM C 1088, Grade Interior. When specifying this product, the specifications should cite:

- 1) The product name and state "as distributed by Brick It."
- 2) Conformance to the requirements ASTM C 1088, Grade Exterior.
- 3) The actual unit dimensions listed as thickness x height x length.

Example: Harding Blend thin brick as distributed by Brick It to conform to the requirements of ASTM C 1088, Grade Exterior, Type TBS. The units shall have dimensions of 3/4" X 2-1/4" X 7-5/8".



1/2" (extruded)



3/4" (molded)



3/4" (extruded)



3/4" (handmade)

Design Criteria

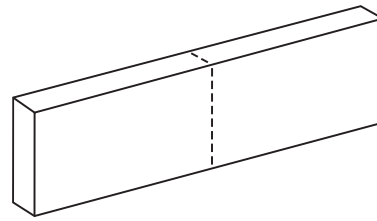
Size:

Table 1 provides the many sizes in which Brick It distributes thin brick.

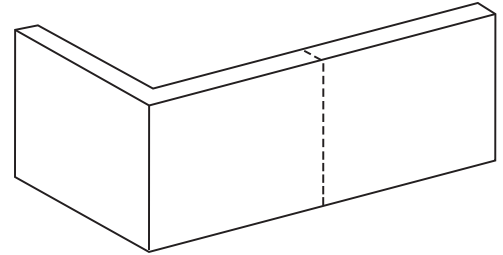
Dimensional Tolerances:

Thin brick is manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 1088, Type TBS for general use. Some products are manufactured to meet Type TBX. Products with colors matching Handmade bricks are manufactured to meet Type TBA. The product ordered will generally contain a number of units which are over or under the specified dimensions.

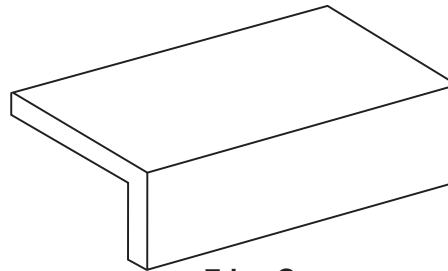
FIGURE A



Flats and 1/2 Flats



Corners and 1/2 Corners



Edge Cap

CONTINUED ON PAGE 3

TABLE 1
Thin Brick Size, Coverage and Weight

Thin Brick Size	Specified Dimension						Thin Brick per square foot	Average Weight per unit (kg)	
	Thickness (inches)	(mm)	Height (inches)	(mm)	Length (inches)	(mm)			
Queen	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Lightweight Modular	3/4	20	2-1/4	57	7-5/8	194	6.75	1.0	0.5
Lightweight Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.0	0.5
1/2-Modular (extruded)	1/2	13	2-1/4	57	7-5/8	194	6.75	0.7	0.3
3/4-Modular (extruded/molded)	3/4	20	2-1/4	57	7-5/8	194	6.75	1.1	0.5
Modular (handmade)	1	25	2-1/4	57	7-5/8	194	6.75	1.1	0.5
1/2-Engineer Modular	1/2	13	2-3/4	70	7-5/8	194	5.63	0.8	0.4
3/4- Engineer Modular	3/4	20	2-3/4	70	7-5/8	194	5.63	1.6	0.7
Econo	3/4	20	3-5/8	92	7-5/8	194	4.50	1.5	0.7
Standard	3/4	20	2-1/4	57	8	203	6.55	1.1	0.5
Engineer Standard	3/4	20	2-3/4	70	8	203	5.39	1.7	0.8
Handmade Oversized	1	25	2-3/4	70	8-1/2	216	5.00	1.7	0.8
King Narrow-Bed	3/4	20	2-3/4	70	9-5/8	244	4.55	1.5	0.7
Engineer King	3/4	20	2-3/16	71	9-5/8	244	4.55	1.5	0.7
King	3/4	20	3-5/8	92	9-5/8	244	4.55	1.5	0.7
Roman	3/4	20	1-5/8	41	11-5/8	295	6.00	1.0	0.5
Norman	3/4	20	2-1/4	57	11-5/8	295	4.50	1.5	0.7
Utility	3/4	20	3-5/8	57	11-5/8	295	3.00	2.4	1.1
Kingston	3/4	20	2-3/4	70	11-5/8	295	3.75	1.9	0.9
Viking			1-5/8	41	15-58	397	4.50	XX	XX
Saxon	3/4	20	2-1/4	57	15-5/8	397	3.38	2.0	0.9
Titan	3/4	20	3-5/8	92	15-5/8	397	2.25	3.0	1.4

CONTINUED FROM PAGE 2

The dimensional variations are related to the raw materials, forming, drying and firing processes, and the desired finish and color. Thus, for some products, all the units may be slightly over or slightly under the specified dimensions.

Inquiries should be made regarding the dimensional variations which might be expected if project detailing requires precise coursing.

Specialty products or gauged products may be desirable when thin brick are incorporated into precast or tilt-up concrete wall systems. Many of Brick It's extruded products include dimensional tolerances tighter than those required by ASTM and can be utilized for precast concrete wall systems. Brick It also offers edge-grinding of units to create tighter tolerances if required.

Configurations:

These units are manufactured to conform to the requirements of ASTM C 1088.

Weight:

The weight of the brick units vary with the raw material, size, manufacturing processes. While actual weight of specific thin brick should be confirmed, average weight of each size thin brick manufactured by Brick It is included in Table 1.

Finishes:

Thin brick is available in a variety of textures. The textures include smooth, velour, bar, rug, matt, paper cut, scored, rockface, slurry and sand finishes. The availability of a particular finish is usually dependent on the specific product.

Glazed thin brick meeting ASTM C126 surface requirements are also available.

Color:

Thin brick is available in a multitude of color blends. The colors

available include various shades of red, brown, gray, buff, and white. Some colors are the natural colors of the fired raw materials, while others are produced by fusing a surface treatment onto the surface of the brick during firing or adding minerals to the bodies of the brick. If through body colors are desired, inquiries should be made regarding the availability of the desired colors. The color selection may also be limited by the product selected and the desired finish. Consult with your Brick It representative for products acceptable in specific applications.

Shapes:

Common thin brick shapes are shown in Figure A.

Shapes dimensioned for coursing with other brick sizes, and custom shapes having configurations to fit specific project requirements are also available. These nonstandard shapes require detailed dimension drawings which must be submitted to and approved by Brick It.

All shapes should be identified early in the project design because certain shape configurations may require special forming, drying, or firing processes. These processes may require more time or different scheduling than standard thin brick.

Physical Properties of Units

Compressive Strength:

Because thin brick are individually attached to substrates, compressive strength is not a relevant quality of thin bricks. ASTM C 1088 does not require reporting of compressive strength because testing tall, thin sections of brick for compressive strength are not indicative of performance.

Water Absorption:

Extruded products: The average maximum hot-water absorption by submersion in boiling water for five hours is less than 17% and will typically be less than 9%. The average

saturation coefficient is generally less than 0.78. In instances where the saturation coefficient exceeds 0.78, the cold water absorption for Brick It brick is less than 8% and the units meet the requirements of ASTM C1088, Grade Exterior.

Molded and Handmade products: The average maximum hot-water absorption by submersion in boiling water for five hours is less than 17% and will typically be less than 15%. The average saturation coefficient is generally less than 0.65.

Initial Rate of Absorption (IRA):

Extruded products: The initial rate of absorption (suction) normally does not exceed 30 grams per 30 square inches per minute under laboratory conditions.

Molded and Handmade products: The initial rate of absorption (suction) normally may exceed 30 grams per 30 square inches per minute under laboratory conditions.

Properties of Walls

Compressive Strength:

Compressive strength of a thin brick wall system is not typically affected by the thin brick units provided.

TABLE 3
Units Per Linear Foot in Various Positions
 Nominal 3/8 Inch Mortar Joints

Thin Brick Size	FLATS		SHAPES	
	Stretcher	Soldier	Corner (Vertically)	Header (Horizontally)
Queen	1.50	3.75	3.75	1.57
Lightweight Modular	1.50	4.50	4.50	1.57
Lightweight Engineer Modular	1.50	3.75	3.75	1.57
Modular	1.50	4.50	4.50	1.57
Engineer Modular	1.50	3.75	3.75	1.57
Econo	1.50	3.00	3.00	1.57
Standard	1.43	4.50	4.50	1.50
Engineer Standard	1.43	3.75	3.75	1.50
Handmade Oversized	1.33	3.75	3.75	1.41
King Narrow-Bed	1.20	3.75	3.75	1.25
Engineer King	1.20	4.26	3.75	1.25
King	1.20	3.75	3.75	1.25
Roman	1.00	6.00	1.50	1.03
Norman	1.00	4.50	4.50	1.03
Utility	1.00	3.00	3.00	1.03
Kingston	1.00	3.75	3.75	1.03
Viking	XX	XX	XX	XX
Saxon	0.75	4.50	*	0.77
Titan	0.75	3.00	*	0.77

*12-inch units could be used at corner to allow proper 1/2-bond coursing.

Thermal Performances:

The thermal resistance of Brick It thin brick is approximately 0.11 (hr • sq. ft. • deg f)/(Btu • in.). Therefore thin brick thermal performance is as follows:

Thin Brick Thickness (inch)	Thermal Resistance (hr • sq. ft. • deg f)/(Btu • in.)
1/2	0.05
3/4	0.08
1	0.11

The thermal resistance is used to predict the thermal performance of wall elements under steady-state conditions. The mass and specific heat of this product provide additional benefit when subjected to the dynamic conditions of the natural environment. As described in the American Society of Heating Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1, the effects of mass, specific heat, and the color of the brick should be considered. Reference: BIA Technical Notes on Brick Construction 4 Revised, "Heat Transmission Coefficients of Brick Masonry Walls", 4B Revised, "Energy Code Compliance of Brick Masonry Walls" and 43D, "Brick Passive Solar Heating Systems, Part IV – Material Properties."

Sound Transmission:

The sound transmission of thin brick has not been measured and is typically dependent upon the overall wall system.

Fire Resistance:

Fire resistance ratings for thin brick are dependent upon the entire wall system utilized. Prescriptive one-hour and two-hour fire-resistance-rated exterior walls constructed with adhered thin veneer brick units on steel or wood studs are included in the International Code Council (ICC) International Building Code (IBC). These designs can be used by architects/engineers/designers of building construction projects in those jurisdictions that adopt and enforce the IBC where the nonbearing exterior walls of a building are required to have a one-hour or two-hour fire-resistance rating.

Coefficient of Thermal Expansion:

Thin brick has a coefficient of thermal expansion of approximately 0.000004 in. (in. • °F) as listed in The

Building Code Requirements for Masonry Structures (TMS 402/ACI 530/ASCE 5) .

Coefficient of Moisture Expansion:

Brick It thin brick veneer have a coefficient of moisture expansion which is less than 0.0005 in./in. Most of the moisture expansion of Brick It thin brick occurs immediately after the bricks are fired, before the brick arrive at the job site.

Construction

Storage and Protection:

Store brick in their packaging off ground to avoid contamination by water, mud, dust or materials likely to cause staining or other defects. Do not use packages of thin brick as supports or work surfaces. Cover packages with a weather resistant membrane held securely in place or otherwise protect packages from the elements.

Wetting:

As deemed necessary (see IRA), wet units prior to contact with mortar. Wetting procedures vary by thin brick application and environment. Contact your Brick It representative for specific information.

Weather Extremes:

When using Portland cement mortars, follow the procedures required by The International Building Code (IBC). The IBC references cold and hot weather construction provisions for masonry that are based on those found in Specification for Masonry Structures (TMS 602/ACI 530.1/ASCE 6) and required by Building Code Requirements for Masonry Structures (TMS 402/ACI 530/ASCE 5). While specific cold and hot weather provisions are not included within the International Residential Code (IRC) the IRC states that mortar for use in masonry construction shall comply with ASTM C 270, which requires mortar for other than masonry veneer to be prepared in accordance with the Masonry Industry Council's "Hot and Cold Weather Masonry Construction Manual." Further information is also available in the BIA Technical Notes on Brick Construction 1, "Cold and Hot Weather Construction."

When using proprietary attachment systems, adhesives or preblended cements, consult the manufacturer's written instructions for cold and hot weather requirements.

Installation:

When using Portland cement mortars in thickset applications butter the backs of the units and set units in full mortar joints. Use a Portland cement lime mortar conforming to ASTM C 270. A prepackaged mortar mix conforming to these specifications is Brick It Color Mortar Blend. Reference: Brick It Product Profile "Brick It Color Mortar Blend." Joints must be completely filled to ensure performance.

When using proprietary attachment systems or preblended adhesives or cements, consult the manufacturer's written instructions for installation.

Tooling:

When thumbprint hard, tool all joints to produce a concave, grapevine, or vee joint finish.

Protection of Work:

At the end of each day and before each shut down period, cover work with a strong weather resistant membrane which is held in place securely. Scaffold boards closest to the wall should be tilted up at days end to prevent splatter during rain. Care should also be taken to protect brickwork located near the ground from mud and dirt.

Cleaning:

When the attachment system uses Portland cement mortars, remove excess mortar with a stiff bristle brush at the end of each shift. Clean with wooden paddles and stiff fiber brushes using clean water. If a cleaning agent is necessary, presoak the wall with clean water prior to applying the cleaning agent and thoroughly rinse the wall with clean water after cleaning. Prior to determining a final cleaning solution, test the procedure and cleaning agent on a small sample area to observe the effectiveness of the overall cleaning solution and, most importantly, to detect any possible deleterious effects

or changes in appearance of the brick. Additional information is available in the Brick It website. }

Check with your Brick It Distributor or District Sales Manager prior to making a final selection of a cleaning procedure and solution. When using Type N mortars, clean down should never occur prior to 7 days after work is completed to assure appropriate curing of the mortar. Reference: BIA Technical Notes on Brick Construction 20, "Cleaning Brickwork."

When using proprietary attachment systems, adhesives or preblended cements, consult the manufacturer's written instructions for cleaning.

Estimating:

The quantities of brick and mortar required for a project vary with the size of the brick unit, the wall construction, the number of field cuts necessary, and the workmanship. Table 2 provides the quantities of brick and mortar quantities per 1,000 brick units. The figures are based on the units being placed in the wall as stretchers in stack or running bond. The values provided are estimates of the quantities in the finished wall and do not account for waste. These values represent the actual number of units per linear foot for the various brick sizes placed on the four most frequently used positions in the wall. The values are based on a

nominal three-eighth inch mortar joint. Reference: BIA Technical Notes on Brick Construction 10, "Dimensioning and Estimating Brick Masonry."

PRECAST AND TILT-UP CONCRETE WALL PANEL APPLICATIONS

Concrete panel manufacturers, including precast and tilt-up wall systems, offer a unique and well performing walls for a variety of applications that typically involve relatively repetitive wall panels. Such systems allow the use of thin brick in wall systems that previously did not include thin brick. With the advent of various thin brick liners that hold the brick in place, as well as advancements in concrete technology, thin brick can be placed face down in the concrete liner. The liner holds the thin brick in place as concrete is poured and the brick form the finished surface. In such systems the thin brick must be uniform enough to reduce potential leakage between the liner and the edge of the brick.

In addition, the finished faces of the thin brick are typically required to be waxed in order to prevent concrete, which passes between the liner and the edge of the clay unit, from sticking to the finished surface of the brick. The wax and concrete is removed after the panel is removed from the liner utilizing a hot water pressure washer.

While Brick It produces a wide

variety of colors, textures and sizes available in thin brick, precast and tilt-up concrete panels typically require very uniform products that are often tighter than grade TBX, with textures limited to smooth or wirecut to reduce concrete leakage between the thin brick and the liner. Cleaning procedures typically limit surface coatings to very light sand or spray coatings that are not removed by the high pressure cleaning techniques.

Brick It is capable of providing a wide variety of thin brick meet such requirements, including many thru-body and surface coated brick, as well as smooth and wirecut textures capable of withstanding concrete panel cleaning techniques.

In addition, Brick It offers edge-grinding of thin brick to ensure such uniformity and waxing of finished faces often required by concrete panel manufacturers; as well as standard thin brick shapes and many custom shapes for unique thin brick possibilities.

Be sure to contact your local Brick It representative to determine available thin brick for such applications.

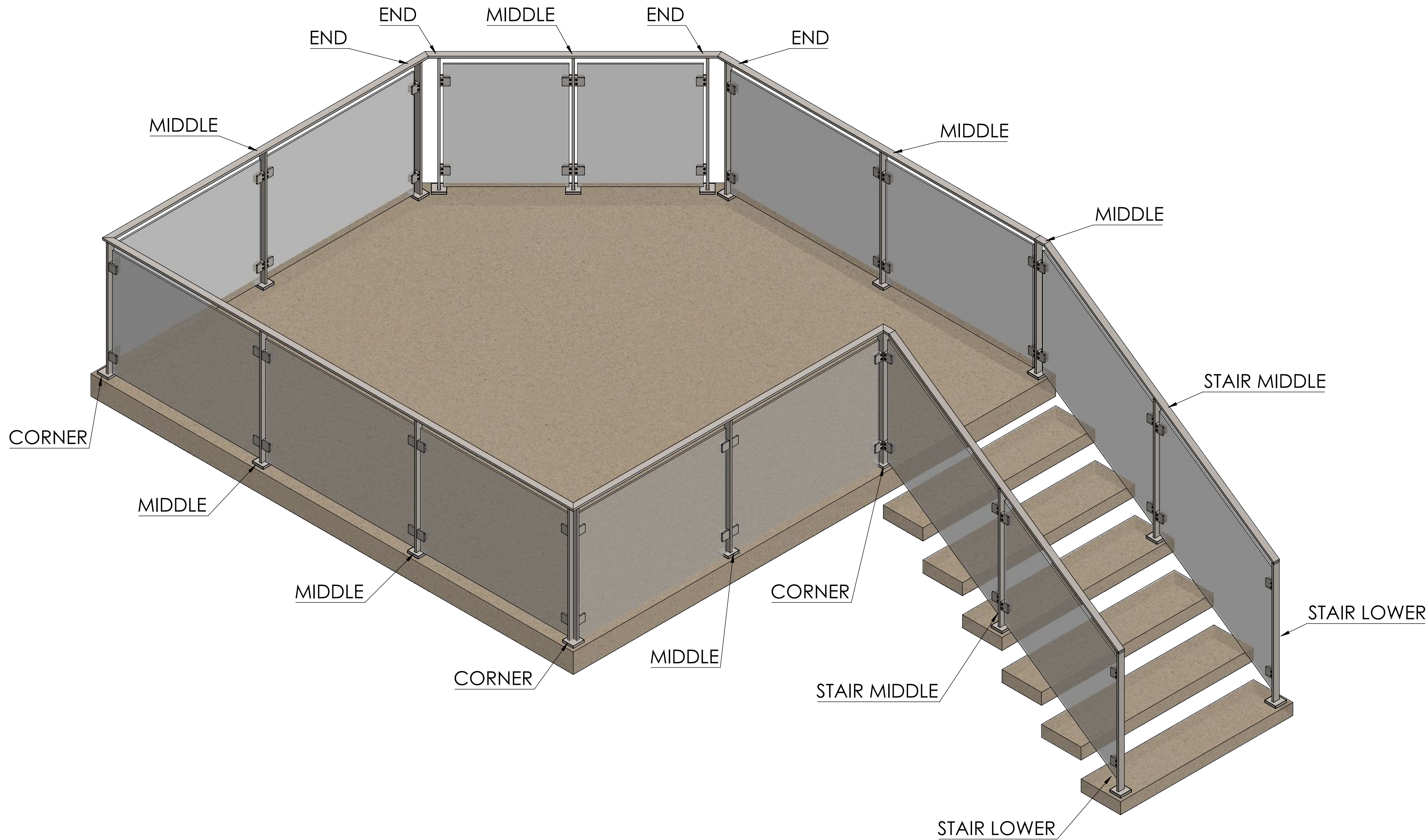
For further information contact:
Brick It:



631.244.3993
customerservice@brickit.com
www.brickit.com

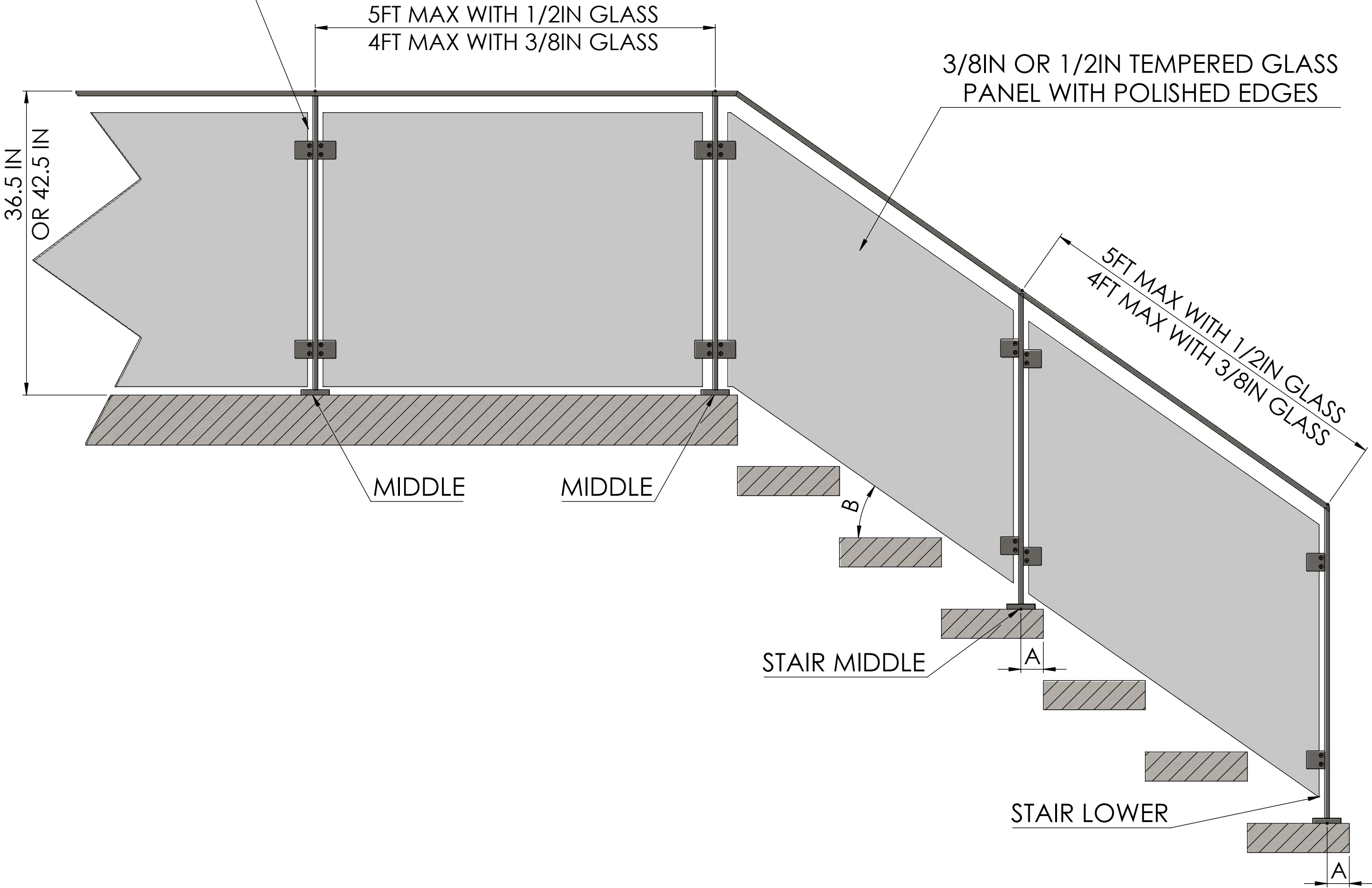
This document is furnished for informational purposes only and is NOT intended as an EXPRESSED WARRANTY. Brick It accepts no liability for the use of this material. All information should be independently evaluated by a qualified design professional in the context of the specific circumstances in which it is to be applied.

Seller warrants title to said goods and that the goods supplied shall meet applicable specifications where such are designated in the Buyer's order. Should the said goods fail to conform to the foregoing warranty, Seller will, at its option replace the same, F.O.B. job site or refund the portion of purchase price paid for such non-conforming goods. SELLER SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY BREACH OF THESE WARRANTIES. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES WHETHER EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, WITHOUT LIMITATION, WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.



MATERIAL: ANSI 316 STAINLESS STEEL
PROFILE SIZE: 1.57X1.57" OR 40X40MM
POST THICKNESS: GAUGE 10 OR 9/64" OR 0.14" OR 3.6mm
FINISH: ASTM A480 NO 4 LINEARLY TEXTURED SATIN FINISH

	B DEGREE	A INCH
35 DEGREE POSTS	32 °	3 ⁷ / ₁₆
	33 °	3 ⁵ / ₁₆
	34 °	3 ¹ / ₄
	35 °	3 ¹ / ₈
	36 °	3 ¹ / ₁₆
	37 °	3
40 DEGREE POSTS	37.5 °	3 ¹ / ₂
	38 °	3 ⁷ / ₁₆
	39 °	3 ³ / ₈
	40 °	3 ¹ / ₄
	41 °	3 ³ / ₁₆
	42 °	3 ¹ / ₈



MEASUREMENT A: RECOMMENDED PLACEMENT DISTANCE FROM THE STAIR NOSE TO THE CENTER OF THE STAIR POST

MEASUREMENT B: FIELD MEASURED STAIR ANGLE

NOTE: THE USE OF THE SUPPLIED GLASS CLAMP PIN IS REQUIRED TO SUPPORT LARGE GLASS PANELS



ENGINEERING SPECIFICATIONS: GLASS RAILING BAR POST

SKU: TBAR.SGC



PLANTER-40 CRASH BARRIER (REMOVABLE)

PART 1 - GENERAL

1.01 SECTION INCLUDES:

- A.** The work in this section shall include furnishing all labor, materials, equipment and appliances necessary to complete installation of BSI PAS68:2010 tested crash barriers required for this project in strict accordance with this specification section and drawings.

1.02 REFERENCES:

- A.** BSI PAS68:2010: Performance requirement, vehicle impact test method and performance rating.

1.03 SUBMITTAL:

A. Product Data:

1. Provide manufacturer's catalog cuts with printed specifications and installation instructions.
2. Furnish detailed description of system.
3. U.S. patent applies.

1.04 CRASH TESTED BARRIER MANUFACTURER:

- A.** The Planter-40 crash barrier shall be manufactured by SafetyFlex Anti Terrorist Barriers and distributed by Tymetal Corp., 678 Wilbur Avenue, Greenwich, NY 12834 – (800) 328 – 4283.
- B.** Approved substitution – All other crash tested barrier systems must be submitted to the design team in accordance with substitution requirements as set forth in the general provisions of the project manual for approval prior to the bid date. Products submitted after the bid date will not be approved.
- C.** Store Planter 40 on building site, under cover, on wood sills or floors, and in a manner that prevents rust or damage. Ventilate canvas or plastic covers to prevent moisture traps.

1.05 SYSTEM LAYOUT/DIMENSIONS:

- A.** Per detailed drawing.

1.06 SYSTEM FUNCTION AND CRASH RATING:

- A.** The Planter-40 crash barrier has been designed for hostile vehicle mitigation. It can provide perimeter security for airports, oil and gas infrastructure, military sites or any other facility requiring crash rated perimeter security.
- B.** The Planter-40 crash barrier has been tested to the requirements of BSI PAS68:2010 Vehicle Impact Test Method and Performance Rating.
 1. Vehicle weight: 16534 lbs. (7500 KG).

2. Vehicle speed: 40 mph (64kph)
3. Vehicle angle: 90
4. Vehicle penetration: 9' - 2" (2.8 m)
5. Footing thickness: 8 inches (203 mm)

1.07 VEHICLE BARRIER:

A. Components:

1. Slipper boxes with locking bolts and impact plate.
2. Lock-bolted front and rear impact bars.
3. Rebar
4. Front and rear posts.
5. 316L Grade Stainless Steel Planter Cover
6. Slipper Box Extensions
7. Ground Cover Lid Kit and associated hardware

PART 2 - EXECUTION

2.01 SITE INSPECTION:

- A.** Final grades and installation conditions shall be examined. Installation shall not begin until all unsatisfactory conditions are corrected.

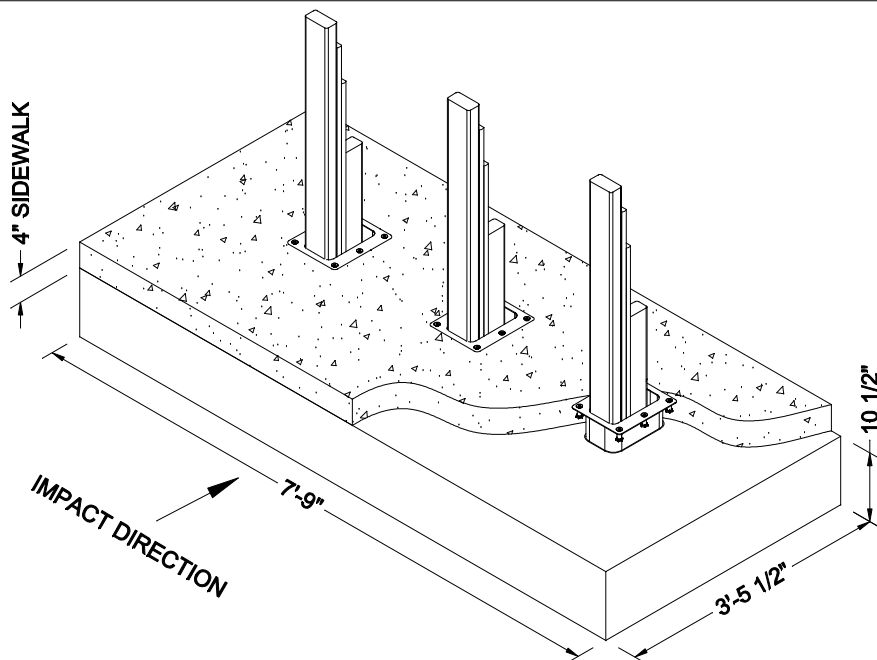
2.02 INSTALLATION:

- A.** Equipment in this section shall be installed in strict accordance with the company's printed instructions unless otherwise shown on the contract drawings.

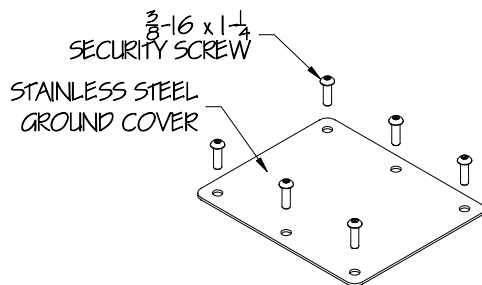
NOTE: Tymetal Corp. reserves the right to modify and/or make changes as deemed necessary without previous notice.



 TYMETAL CORP. www.tymetal.com 678 Wilbur Ave. GREENWICH, N.Y. 12834 PH: (800) 328-4283 – FX (518) 692-9404	DRAWN BY: KPC		PROJECT: Planter 40 + 100 Removeable Bollards With Sidewalk	DIRECTORY\CAD FILE: PL-40-003 Planter 40 Removeable R3
	DATE: 09/12/22			
	CHECKED BY: BGG			
	DATE: 11/6/18			
	SCALE: As Noted			
REVISION LEVEL: R3		CONTRACTOR:	SHEET NUMBER: 1 of 2	DRAWING NUMBER: PL-40-003-1
		ARCHITECT/ENGINEER:		



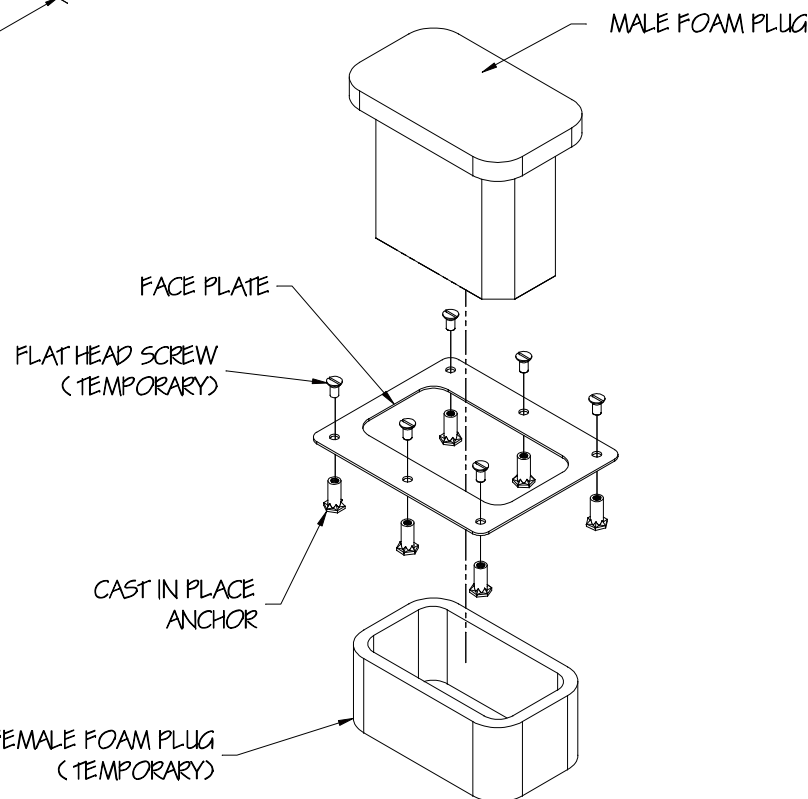
1 INSTALL DRAWING
PL-40-003-2 Scale: None



2 BOLLARD GROUND COVER
PL-40-003-2 Scale: None

NOTES:

1. COPY AND DESIGN RIGHT BELONG TO SAFETYFLEX.
2. TESTED TO BSI PAS 68:2010. SIMILAR TO U.S. DOS K-8 AND ASTM F2656-07 M40. TESTED FOOTING WAS 39 $\frac{3}{8}$ " WIDE x 90 $\frac{1}{2}$ " LONG x 7 $\frac{7}{8}$ " DEEP.
3. BOLLARD IS REMOVABLE IN THIS INSTALLATION.
4. USE 6000 PSI CONCRETE FOR BOLLARD FOOTING.
5. PLACE SLIPPER BOX EXTENSION BEFORE POURING BOLLARD FOOTING.
6. DRAINAGE TO BE FURNISHED & INSTALLED BY INSTALLATION CONTRACTOR.



3 ISOMETRIC VIEW OF SLIPPER BOX EXT.
PL-40-003-2 Scale: None

DIRECTORY CAD FILE: PL-40-003 Planter 40 Removeable R3	PROJECT: 11/6/18 Planter 40 + 100 Removeable Bollards With Sidewalk	DRAWN BY: KPC DATE: 09/12/22	 TYMETAL CORP. www.tymetal.com 678 Wilbur Ave. GREENWICH, N.Y. 12834 PH: (800) 328-4283 - FX (518) 692-9404
SHEET NUMBER: 2 of 2	SUBJECT: 11/6/18 Planter 40 + 100 Removeable Bollards With Sidewalk	CHECKED BY: BGG DATE: 11/6/18	
DRAWING NUMBER: PL-40-003-2	CONTRACTOR: ARCHITECT/ENGINEER: 	SCALE: REVISION LEVEL: R3	



LED WATTAGE CHART

	16L
400 milliamps	21w
530 milliamps	26w
700 milliamps	35w

Introducing NLS Impact Bollard with TG Core-In Protection System (impact rated core with sleeve) which has been ASTM F3016 full scale crash tested at an accredited test center; the 6" version offers a S10 impact rating (rated to stop a 5,000 lb vehicle up to 10 mph), while the 8" version comes with an impressive S20 impact rating (rated to stop a 5,000 lb vehicle up to 20 mph).

The Sea Side Impact Bollard combines security, style, and impact resistance that blends beautifully into any pathway environment while protecting from traffic intrusion.

This luminaire tower can disperse light in a 45° angle with the cast Cut Off Grill (COG45) with diffused lens standard. Paracline Reflector (PR) or Stacked Louver (SL) are optional light distributions with a clear lens standard. Optional unlit versions are available.

LED wattage ranges from 21 to 33 using 16 LEDs. The 6" or 8" round Sea Side Impact Bollard is available with the Dome Top or Flat Top. The 8" square Sea Side Impact Bollard only comes with the Flat Top option. Kelvin temperature offerings of Amber, 2700, 3000K, 3500K, 4000K, and 5000K

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



STAR POWER™ OPTICAL SYSTEM

The Star Power™ reflector is an excellent system which provides great value and performance. Star Power Patent number: 10168023

Project Name:

Type:

SEA SIDE BOLLARD ORDERING GUIDE

Cat#	Height	Shaft Dim.	Lit / UnLit	Light Dist.	# of LEDs
Sea Side Impact Bollard Flat Top (SSF-IMP)	49" (49)	6" Round Impact Rated Up to 10 MPH (6R-S10)	Lit (LIT)	Cut Off Grill (COG45)	16 (16L)
Sea Side Impact Bollard Dome Top (SSD-IMP)		8" Round Impact Rated Up to 20 MPH (8R-S20)	UnLit (UNL) ²	Stacked Louver (SL)	
		8" Square Impact Bollard Up to 20 MPH (8S-S20)		Paracline Reflector (PR)	

Milliamps	Kelvin	Volts	Color	Options
400 (40)	Amber 585-600nm (AMBER) ^{5, 7, 8}	120-277 (UNV)	Bronze Textured (BRZ)	Button Photocell (PC) ³
530 (53)	2700K, 70 CRI (27K7)	347-480 (HV)	White Textured (WHT)	Marine Grade Finish (MGF)
700 (7)	2700K, 80 CRI (27K8) ¹		Smooth White Gloss (SWT)	Emergency Battery Back-up 4W (EM4) ³
	3000K, 70 CRI (30K7)		Silver Metallic (SVR)	Emergency Battery Back-up 8W (EM8) ³
	3000K, 80 CRI (30K8) ¹		Black Textured (BLK)	House Side Shield (HSS)
	3500K, 80 CRI (35K8) ¹		Smooth Black Gloss (SBK)	Buy American Act (BAA) ⁶
	4000K, 70 CRI (40K7)		Graphite Textured (GPH)	Trade Agreement Act (TAA) ⁶
	4000K, 80 CRI (40K8) ¹		Grey Textured (GRY)	Build America Buy American (BABA) ⁶
	5000K, 70 CRI (50K7)		Green Textured (GRN)	Custom Controls Integration (CCI) ⁴
	5000K, 80 CRI (50K8) ¹		Hunter Green Textured (HGN)	
			Custom (CS)	

NOTES:

1. Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
2. If Unlit is selected the following categories will not be available: Light Distribution, # of LEDs, Milliamps, Kelvin, Volts, Photocell, and House Side Shield
3. Universal Voltage 120-277
4. Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
5. Turtle Safe
6. Consult factory for all BAA/TAA/BABA requests
7. Contact Factory
8. Not Available above 700mA



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PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- CRI 70, 80 or 90
- Color temperatures: Amber, 2700, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20kA supplied as standard.

CONSTRUCTION

- Extruded Aluminum. Cast Aluminum. Spun Aluminum

OPTIONS

- MARINE GRADE FINISH (MGF) - A multi-step process creating protective finishing coat against harsh environments. Chemically washed in a 5 stage cleaning system. Pre-baked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- EMERGENCY BATTERY BACK-UP (EM)
 - 100-277 VAC $\pm$ 10%, 50/60 Hz Input Voltage
 - 43mA Max. Input Current
 - 2.82W Max. Input Power
 - 24-48 Hours Recharge Time
 - Battery Type NiCd 9.6VDC or LiFePO4 9.6VDC
 - 90 Minutes Min. Illumination Time
 - 20W Total Max. LED Powered
 - Class 2 Output Classification
- HOUSE SIDE SHIELD (HSS)

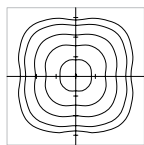
CONTROL OPTIONS

- PHOTOCELL (PC) - Button Type
- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, DALI II, Avi-On, or other control systems)

LIGHT DISTRIBUTION

Utilizes a linear diffused pattern, softening the light distribution and eliminating any dark shadows or striations.

- IES Types



TYPE V (T5)

FINISH

- 3-5 mils electrostatic powder coat.
- NLS Lighting standard high-quality finishes prevent corrosion and protects against extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

<https://nslighting.com/buy-american/>

INSTALLATION

https://www.youtube.com/watch?v=g1lvW_K8yo

Proper installation of the NLS Impact Bollard is mandatory and required to ensure it can achieve the desired performance as the integrated TG Core-In Protection System comprising of impact rated core with sleeve was evaluated to per ASTM F3016.

If the NLS Impact Bollard is modified in any way or form or fit or function during the installation, it may not perform as the integrated TG Core-In Protection System (impact rated core with sleeve) was tested per ASTM F3016. It is important to follow installation instructions, and make sure trained installers, proper equipment and procedures are used to install the NLS Impact Bollard.

NLS Lighting bears no responsibility or liability for improper installation of NLS Impact Bollard. NLS Lighting is not liable for any failures due to soil conditions, incorrect installation, improper product use, and/or modifications to the NLS Impact Bollard. NLS specification sheet, installation instructions and video should be considered as guidelines therefore the soil condition, structural integrity and foundation and any other critical parameter related to installation of the NLS Impact Bollard are to be reviewed and approved by the customer and end user's structural engineer prior to installation.

To comply with the ASTM F3016 crash rating the impact portion must be installed exactly as TG Core-In Protection System was tested at an accredited test center and the full-scale crash test summary can be provided upon request.



The information and specifications on this document are subject to change without any notification. All values are design, nominal, or typical or prorated values when measured under internal and external laboratory conditions.



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PRODUCT SPECIFICATIONS

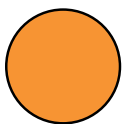
SEA SIDE BOLLARD - LUMEN DATA CHART

PART NUMBER	T5 LUMENS	T5 Lm/W	WATTS
SEA SIDE IMPACT-COG45-16L-40-27K7	987	47	21
SEA SIDE IMPACT-COG45-16L-40-27K8	924	44	21
SEA SIDE IMPACT-COG45-16L-40-30K8	991	47	21
SEA SIDE IMPACT-COG45-16L-40-30K7	1067	51	21
SEA SIDE IMPACT-COG45-16L-40-35K8	991	47	21
SEA SIDE IMPACT-COG45-16L-40-40K8	1067	51	21
SEA SIDE IMPACT-COG45-16L-40-40K7	1153	55	21
SEA SIDE IMPACT-COG45-16L-40-50K8	1067	51	21
SEA SIDE IMPACT-COG45-16L-40-50K7	1153	55	21
SEA SIDE IMPACT-COG45-16L-53-30K	1429	55	26
SEA SIDE IMPACT-COG45-16L-53-40K	1502	58	26
SEA SIDE IMPACT-COG45-16L-53-50K	1502	58	26
SEA SIDE IMPACT-COG45-16L-7-30K	1906	53	36
SEA SIDE IMPACT-COG45-16L-7-40K	2003	56	36
SEA SIDE IMPACT-COG45-16L-7-50K	2003	56	36
SEA SIDE IMPACT-SL-16L-40-27K7	1081	51	21
SEA SIDE IMPACT-SL-16L-40-27K8	1012	48	21
SEA SIDE IMPACT-SL-16L-40-30K8	1085	52	21
SEA SIDE IMPACT-SL-16L-40-30K7	1169	56	21
SEA SIDE IMPACT-SL-16L-40-35K8	1085	52	21
SEA SIDE IMPACT-SL-16L-40-40K8	1169	56	21
SEA SIDE IMPACT-SL-16L-40-40K7	1263	60	21
SEA SIDE IMPACT-SL-16L-40-50K8	1169	56	21
SEA SIDE IMPACT-SL-16L-40-50K7	1263	60	21
SEA SIDE IMPACT-SL-16L-53-30K	1508	58	26
SEA SIDE IMPACT-SL-16L-53-40K	1612	62	26
SEA SIDE IMPACT-SL-16L-53-50K	1690	65	26
SEA SIDE IMPACT-SL-16L-7-30K	2030	58	35
SEA SIDE IMPACT-SL-16L-7-40K	2170	62	35
SEA SIDE IMPACT-SL-16L-7-50K	2275	65	35
SEA SIDE IMPACT-PR-16L-40-27K7	1397	67	21
SEA SIDE IMPACT-PR-16L-40-27K8	1308	62	21
SEA SIDE IMPACT-PR-16L-40-30K8	1402	67	21
SEA SIDE IMPACT-PR-16L-40-30K7	1510	72	21
SEA SIDE IMPACT-PR-16L-40-35K8	1402	67	21
SEA SIDE IMPACT-PR-16L-40-40K8	1510	72	21
SEA SIDE IMPACT-PR-16L-40-40K7	1632	78	21
SEA SIDE IMPACT-PR-16L-40-50K8	1510	72	21
SEA SIDE IMPACT-PR-16L-40-50K7	1632	78	21
SEA SIDE IMPACT-PR-16L-53-30K	2002	77	26
SEA SIDE IMPACT-PR-16L-53-40K	2106	81	26
SEA SIDE IMPACT-PR-16L-53-50K	2184	84	26
SEA SIDE IMPACT-PR-16L-7-30K	2695	77	35
SEA SIDE IMPACT-PR-16L-7-40K	2835	81	35
SEA SIDE IMPACT-PR-16L-7-50K	2975	85	35

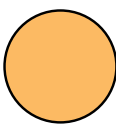
LUMEN MAINTENANCE DATA

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

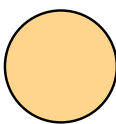
LED KELVIN RANGE



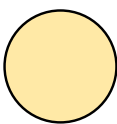
AMBER
585-600 nm



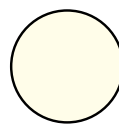
2700K 70 CRI



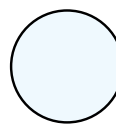
3000K 70 CRI



3500K 80 CRI



4000K 70 CRI



5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600



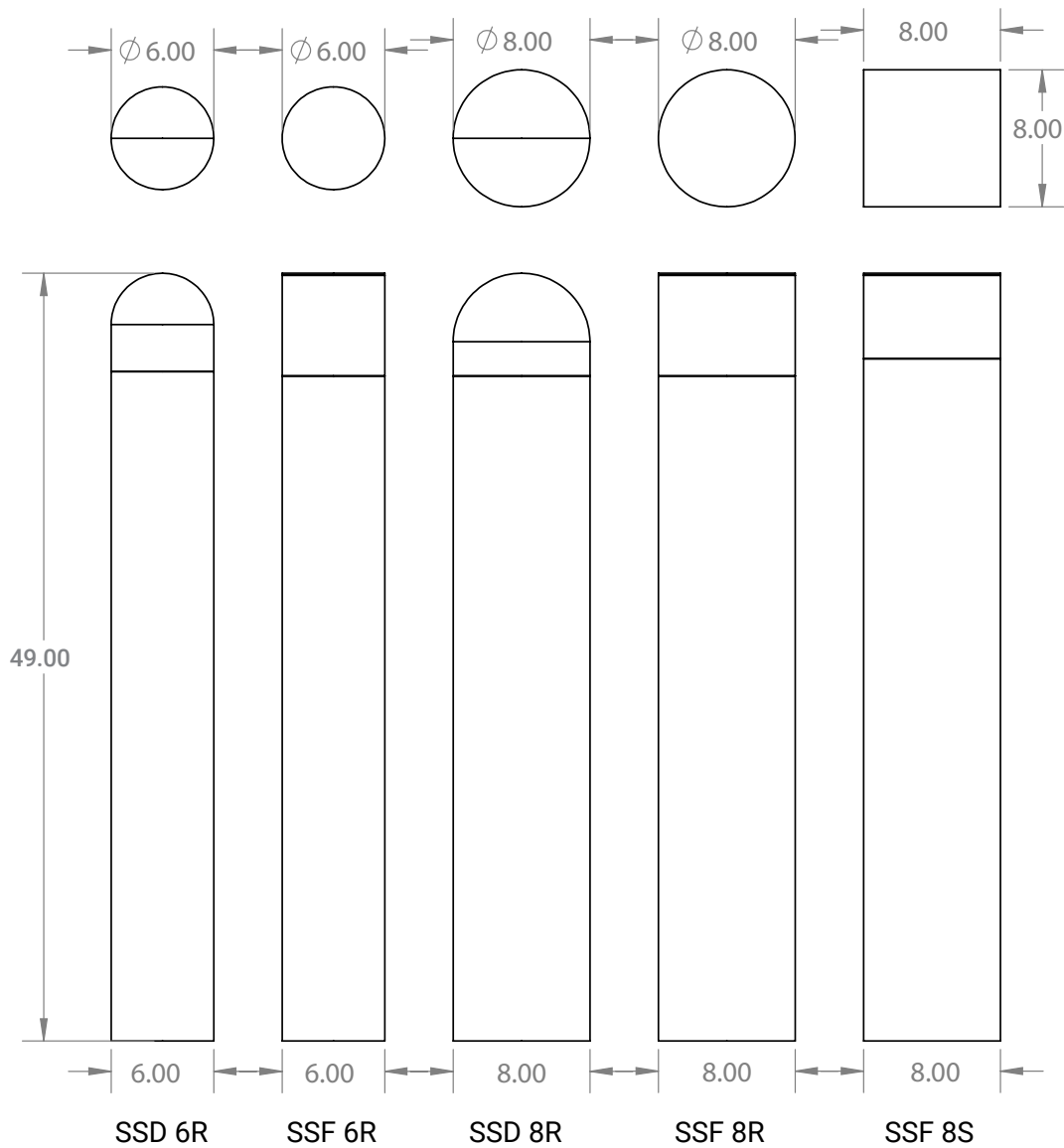
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PRODUCT SPECIFICATIONS

DIMENSIONS

WEIGHT	
SS-6R-PR	14 LBS
SS-6R-SL	15 LBS
SS-6R-COG45	16 LBS
SS-8R-PR	19 LBS
SS-8R-SL	20 LBS
SS-8R-COG45	21 LBS
SS-8S-PR	33 LBS
SS-8S-SL	35 LBS
SS-8S-COG45	35 LBS



PRODUCT SPECIFICATIONS

SEA SIDE-SSD-6R



SSD-6R-UNL



SSD-6R-UNL-COG45



SSD-6R-COG45



SSD-6R-PR



SSD-6R-SL

PRODUCT SPECIFICATIONS

SEA SIDE-SSF-6R



SSF-6R-UNL

SSF-6R-UNL-COG45

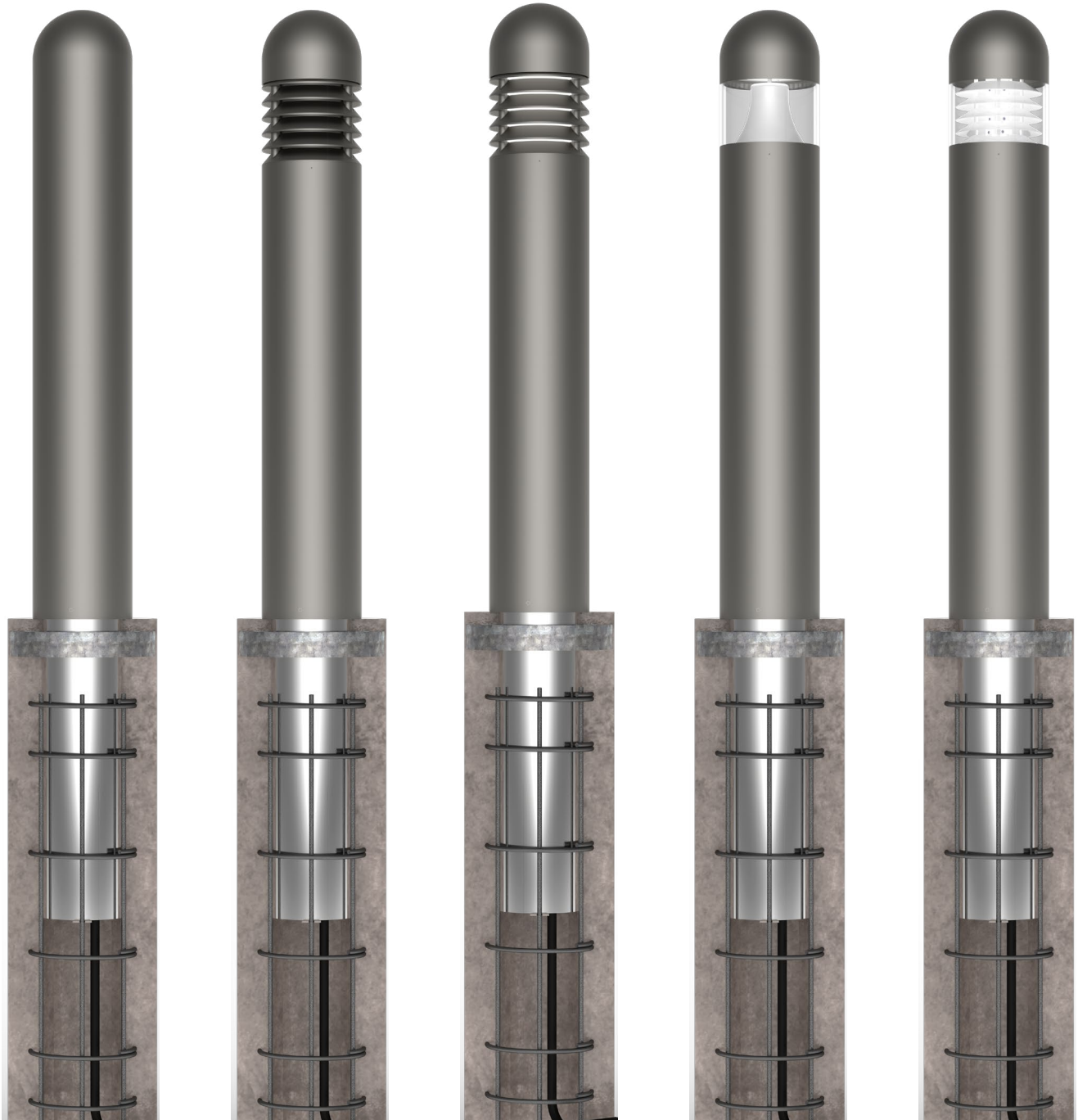
SSF-6R-COG45

SSF-6R-PR

SSF-6R-SL

PRODUCT SPECIFICATIONS

SEA SIDE-SSD-8R



SSD-8R-UNL

SSD-8R-UNL-COG45

SSD-8R-COG45

SSD-8R-PR

SSD-8R-SL

PRODUCT SPECIFICATIONS

SEA SIDE-SSF-8R



SSF-8R-UNL

SSF-8R-UNL-COG45

SSF-8R-COG45

SSF-8R-PR

SSF-8R-SL

PRODUCT SPECIFICATIONS

SEA SIDE-SSF-8S



SSF-8S-UNL

SSF-8S-UNL-COG45

SSF-8S-COG45

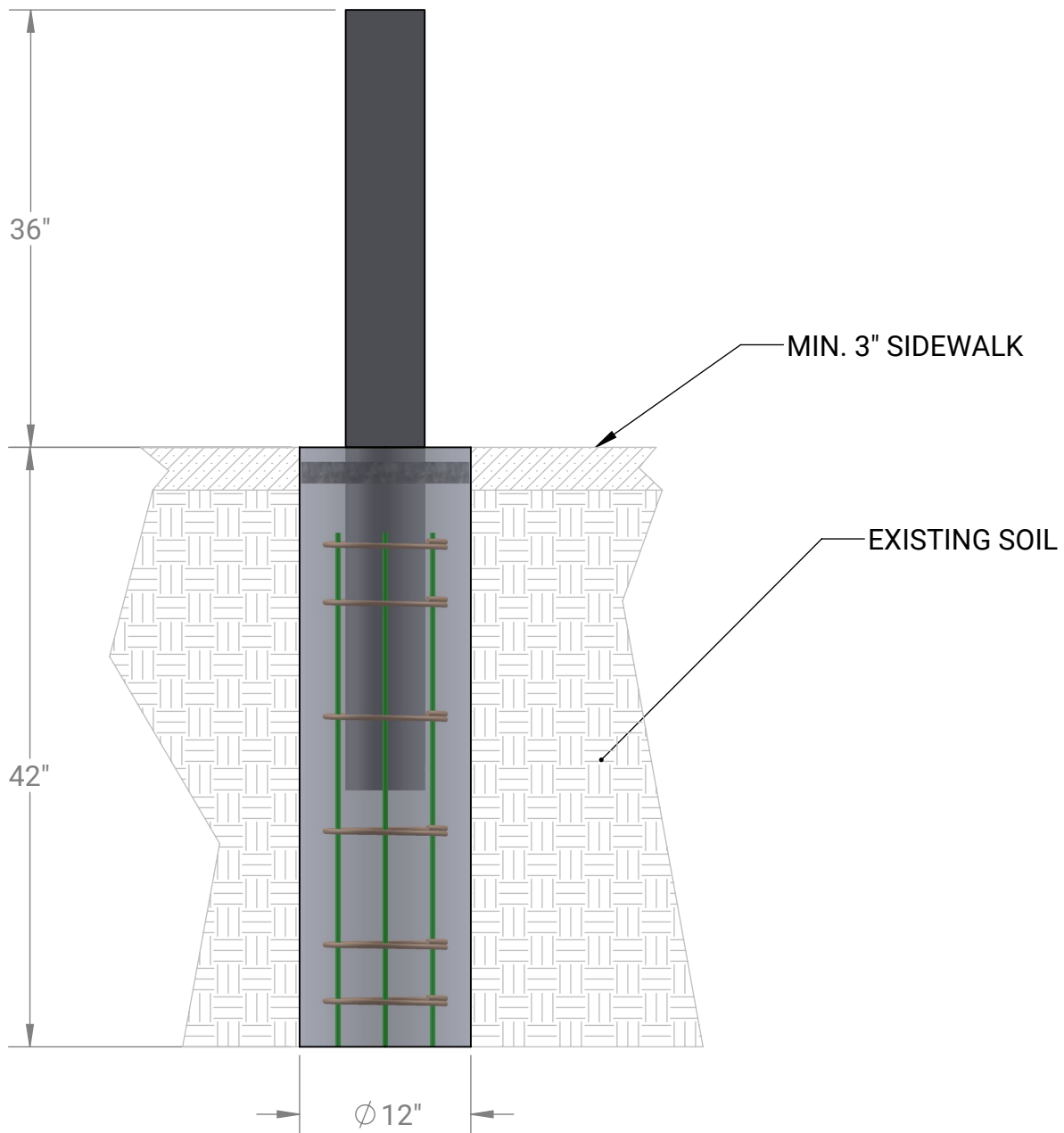
SSF-8S-PR

SSF-8S-SL

PRODUCT SPECIFICATIONS

MOUNTING

In-ground cement with rebar support cage (refer to insatallation instructions)



Project Name: Type: Quantity:

INTENDED USE

This outdoor LED wall sconce combines modern style and functionality, ideal for residential, commercial, and hospitality exteriors. With a black powder-coated rectangular frame, clear glass, and frosted edges, it's available in 18" and 24" sizes. The integrated LED ensures energy efficiency with adjustable color temperature and dimming options, offering tailored, stylish illumination that enhances any outdoor setting.

FEATURES

Construction: Aluminum housing
Dimming Driver: 0-10V (120-277V) or TRIAC/ELV (120V)
Emergency Battery: Internal 90 min.
Color Temperature: 27/30/35/40/50K selectable switch
Wattage: 20W (18"), 26W (24")
Lumens: 1000 lm (18"), 1400 lm (24")
Voltage: 120-277VAC, 60Hz
Minimum Starting Temperature: -4° F
CRI: 90+
Life: 50,000 Hours
Warranty: 5 Years carefree for parts & components (Labor not included)
Listings: cETLus listed for wet locations. Title 24-JA8 compliant

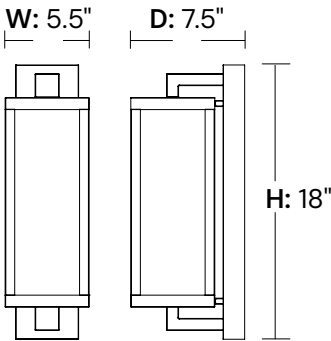


ORDERING INFORMATION Example: 11258-18-EM8

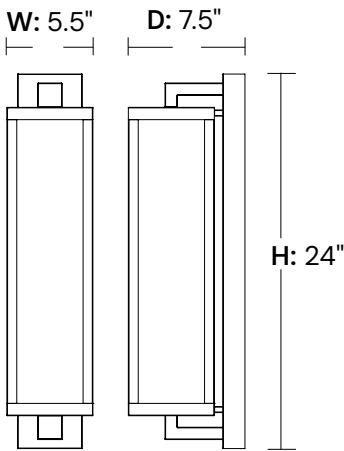
Model	Size	Options
11258	18 18 Inches 24 24 Inches	EM8 8W Emergency Battery

LINE DRAWINGS & DIMENSIONS

11258-18



11258-24



COMPATIBLE DIMMERS

				
O-10 V	2100 2101 2102	DVSTV		
MLV		AYLV-600P		RH703PTUTCCCV4
ELV		DVELV-300P SELV-300P MAELV-600P		RH703PTUTCCCV4
TRIAC		DVCL-153P DVWCL-153PH-WH CTCL-153P	6631 6672 6674 6615	RH703PTUTCCCV4 WSCL450TCCCV4 RHCL453PTCCCV6

COLOR TEMPERATURE GUIDE

