

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

**Tuesday, September 15, 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

5.B. General Plan Conformance: Consideration of a Five-Year Capital Improvement Program for Fiscal Years 2026-27 Through 2030-31

- RECOMMENDED ACTION: 1) Find that this General Plan Conformance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to sections 15060(c)(2), 15060(c)(3) of the CEQA Guidelines. and
- Adopt PC Resolution No. 26-16P Making Certain Findings Required Under California Government Code Section 65401 That the City's Proposed Capital Improvement Projects for Fiscal Years 2026-2027 through 2030-2031 is in Conformance with the City of Artesia General Plan.

6. PUBLIC HEARING

6.A. Case No. LU-26-1013 - Comprehensive Sign Program for Hotel Maya at 16905 Pioneer Blvd.

- Recommendation: Open and conduct a public hearing, and
- Adopt PC Resolution No. 2026-19P, approving LU-26-1013, a Comprehensive Sign Program for the Hotel Maya located at 16905 Pioneer Boulevard in the CG Zone, and
- Find that the proposed project is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to Section 15301, Class 1, Existing Facilities, 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: September 10, 2026



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: September 15, 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:

BACKGROUND:

ANALYSIS:

FISCAL IMPACT:

RECOMMENDED ACTION:

Attachments

[PC MINUTES 6.16.26.pdf](#)

**Artesia Planning Commission Meeting
Council Chambers, 18747 Clarkdale Avenue, Artesia, California
Tuesday, June 16, 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, and Commissioners Barcelos, and Patel.

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

3. PLEDGE OF ALLEGIANCE

Vice Chair Diaz 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 -

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

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

Motion Carried 4-0

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.).

Planning Manager Steven Valdez provided the report. Chair Manalo opened public comments.

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

Motion Carried 3-1-

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.

Paul provided the report and recommended that the project be continued to the August 18th, 2026, Planning Commission Meeting.

The Commission continued the item to the August 18, 2026, hearing.

Motion Carried 4-0

**7. DISCUSSION -
NONE**

8. COMMUNITY DEVELOPMENT DIRECTOR UPDATES

Paul Bollier, Community Development Director, provided staff updates.

9. COMMISSIONER COMMENTS

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

10. ADJOURNMENT

Chair Manalo adjourned the meeting at 7:42 pm.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: September 15, 2026

ITEM NO: 5B.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: General Plan Conformance: Consideration of a Five-Year Capital Improvement Program for Fiscal Years 2026-27 Through 2030-31

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:

Paul Bollier, Community Development Director

Nick Papajohn, Deputy City Attorney

RECOMMENDATION:

1. Find that this General Plan Conformance is not subject to the California Environmental Quality Act ("CEQA") pursuant to sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopt PC Resolution 2026-16P, approving a General Plan Conformance Making Certain Findings Required under California Government Code Section 65401 That the City's Proposed Capital Improvement Projects for Fiscal Years 2026-2027 through 2030-31 are in conformance with the City of Artesia General Plan.

EXECUTIVE SUMMARY:

The City has prepared a Five-Year Capital Improvement Program (CIP) for Fiscal Years 2026-2027 through 2030-2031. As proposed, the CIP identifies 26 capital improvement projects addressing parks and recreation, transportation, pedestrian safety, public facilities, infrastructure, community safety, sustainability, and related community improvements.

California Government Code Section 65401 requires the Planning Commission to review the proposed capital improvement program for conformity with the adopted General Plan. Staff has reviewed the 26 projects against the applicable goals, policies, and implementation principles of the City of Artesia General Plan 2030 and finds the projects consistent.

BACKGROUND:

City staff have initiated a recommendation for Capital Improvement Projects (CIPs) for fiscal years 2026-2027 through 2030-31, subject to City Council approval of the City's budget. The proposed CIPs include the attached 26 projects related to park improvements, street improvements, and traffic improvements. Pursuant to California Government Code Section 65401, the Planning Commission is required to review the proposed CIPs to determine that the projects are consistent with the City's General Plan goals, policies and actions.

General Plan Consistency Framework

The primary General Plan provisions applicable to the CIP include:

Circulation and Mobility – Community Goal CIR-1: A transportation system that balances mobility, cost-efficient maintenance, and environmental quality while maximizing freedom of movement.

Community Facilities and Infrastructure – Community Planning Principal 1: Facilities and infrastructure should meet current and projected community needs, with access to high-quality services and facilities.

Open Space and Conservation – Community Goal OS-1: Parks and open space are preserved, enhanced, and expanded to provide access to open space in all Artesia neighborhoods.

Open Space and Conservation – Policy Action OS 1.2.3: Consider acquisition of vacant lots and abandoned properties for neighborhood parks, pocket parks, and linear parks within existing neighborhoods.

Sustainability – Community Goal SUS-1: Reduce municipal, commercial, and residential dependence on fossil fuels by maximizing energy efficiency and conservation in City operations.

DISCUSSION:

The proposed CIP projects for fiscal years 2026-2027 through 2030-2031, are consistent with the goals, policies, and actions stated in the City's adopted General Plan. The attached list includes all 26 projects and specifies the General Plan goals and policies, or actions that are being implemented for each specific project.

CEQA:

The Planning Commission's General Plan consistency finding for adoption/review of the CIP is an activity related to fiscal planning and budgeting and is not a 'project' under CEQA Guidelines Section 15378. Therefore, the CIP is not subject to CEQA pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines. Individual CIP projects that involve physical changes to the environment will remain subject to separate CEQA review, as applicable, before implementation.

FISCAL IMPACT:

Adoption of the General Plan conformance finding does not itself appropriate funds or authorize expenditures. Funding, appropriation, project design, contracting, permits, and implementation remain subject to the City's budget process and the applicable approval requirements for each project.

CONCLUSION:

Pursuant to California Government Code Section 65401, the proposed CIPs for fiscal years 2026-2027 through 2030-31 are consistent with the goals, policies, and actions in the City's General Plan. Therefore, Planning staff recommends the Planning Commission adopt the attached resolution approving General Plan Conformance for the proposed CIPs for fiscal years 2026-2027 through 2030-31.

Attachments

[CIP PC Resolution \(1\).pdf](#)

[Exhibit A - CIP Projects \(1\).pdf](#)

RESOLUTION NO. PC 2026-16P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA, CALIFORNIA, FINDING THAT THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026-2027 THROUGH 2030-2031 IS IN CONFORMANCE WITH THE CITY OF ARTESIA GENERAL PLAN 2030 AND MAKING CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65401

WHEREAS, The City of Artesia has prepared a Five-Year Capital Improvement Program (CIP) for Fiscal Years 2026-2027 through 2030-2031, identifying proposed capital improvement projects to be undertaken during the five-year planning period, subject to applicable City budget and project approvals;

WHEREAS, The proposed Five-Year CIP consists of 26 capital improvement projects addressing parks and recreation, transportation, pedestrian and traffic safety, public facilities, infrastructure, community safety, sustainability, and other community improvements;

WHEREAS, California Government Code Section 65401 requires the Planning Commission to review the proposed capital improvement program for conformity with the adopted General Plan;

WHEREAS, The City of Artesia has adopted the General Plan 2030 as its long-range policy framework for the physical development of the City;

WHEREAS, The proposed projects implement, support, or are consistent with applicable General Plan goals, policies, and implementation measures, as identified in Exhibit A;

WHEREAS, The Planning Commission has reviewed the proposed Five-Year CIP and the General Plan consistency analysis at a duly noticed public meeting on September 15, 2026; and

WHEREAS, The Planning Commission has determined that the proposed Five-Year CIP is in conformance with the City of Artesia General Plan 2030.

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

SECTION 1. CEQA.

The Planning Commission finds that its action to make a General Plan consistency determination for the Five-Year Capital Improvement Program is an activity related to fiscal planning and budgeting and is not a “Project” subject to CEQA pursuant to CEQA Guidelines Section 15378. Therefore, the CIP is not subject to CEQA pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines. Individual capital improvement projects shall be subject to separate CEQA review, as applicable, prior to approval or implementation.

SECTION 2. GENERAL PLAN CONFORMANCE.

The primary General Plan provisions applicable to the CIP include:

- A. Circulation and Mobility – Community Goal CIR-1: A transportation system that balances mobility, cost-efficient maintenance, and environmental quality while maximizing freedom of movement.
- B. Community Facilities and Infrastructure – Community Planning Principal 1: Facilities and infrastructure should meet current and projected community needs, with access to high-quality services and facilities.
- C. Open Space and Conservation – Community Goal OS-1: Parks and open space are preserved, enhanced, and expanded to provide access to open space in all Artesia neighborhoods.
- D. Open Space and Conservation – Policy Action OS 1.2.3: Consider acquisition of vacant lots and abandoned properties for neighborhood parks, pocket parks, and linear parks within existing neighborhoods.
- E. Sustainability – Community Goal SUS-1: Reduce municipal, commercial, and residential dependence on fossil fuels by maximizing energy efficiency and conservation in City operations.

Pursuant to Government Code Section 65401, the Planning Commission hereby finds and determines that the proposed Five-Year Capital Improvement Program for Fiscal Years 2026-2027 through 2030-2031 is in conformance with the City of Artesia General Plan 2030. The project-by-project basis for this finding is set forth in Exhibit A, incorporated herein by reference.

SECTION 3. NO INDIVIDUAL PROJECT APPROVAL.

Nothing in this Resolution constitutes approval, authorization, or appropriation of funds for any individual CIP project. Each project remains subject to all applicable City approvals, funding authorizations, permits, environmental review, contracting requirements, and other federal, state, and local requirements.

SECTION 4. INCORPORATION OF RECITALS.

The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 5. SEVERABILITY.

If any provision of this Resolution is held invalid or unconstitutional, such decision shall not affect the validity of the remaining provisions.

SECTION 6. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this 15th day of September, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Victor Manalo, Planning Commission Chair

ATTEST:

Paul Bollier, Community Development Director

EXHIBIT A

Five-Year Capital Improvement Program – General Plan Consistency Matrix

This matrix identifies the principal General Plan elements and policies/principles supporting each of the 26 CIP projects. The references are intended to support the Planning Commission's Government Code Section 65401 consistency finding. Individual projects remain subject to project-specific approvals and environmental review, as applicable.

#	Project	Project Purpose / Scope	General Plan Element(s)	Applicable Goal / Policy Basis	Finding
01	A.J. Padelford Park Expansion	Acquisition and development of properties adjacent to A.J. Padelford Park to increase green and recreational open space.	Open Space & Conservation; Parks & Recreation	OS-1; Policy Action OS 1.2.3	Consistent
02	A.J. Padelford Park Facilities Improvement Project	Renovation and upgrades to park facilities, including accessibility, safety, lighting, restrooms, surfacing, and furnishings.	Open Space & Conservation; Community Facilities & Infrastructure	OS-1; CFI Community Planning Principal 1	Consistent
03	A.J. Padelford Park Playground Resurfacing	Replacement of playground surfacing with new fall-attenuation material.	Open Space & Conservation; Parks & Recreation	OS-1; applicable park facility improvement policies	Consistent
04	Artesia Botanical Garden Project	Redevelopment of approximately 1.4 acres as a botanical garden with community facilities, paths, gardens, turf, and support facilities.	Open Space & Conservation; Sustainability; Community Facilities & Infrastructure	OS-1; SUS-1; CFI Community Planning Principal 1	Consistent
05	Artesia Park Basketball Court Refurbishment	Crack sealing, resurfacing, and restriping of basketball courts.	Open Space & Conservation; Parks & Recreation	OS-1; applicable park improvement policies	Consistent
06	Artesia Park Playground Resurfacing	Replacement of playground surfacing to improve safety and accessibility.	Open Space & Conservation; Parks & Recreation	OS-1; applicable park facility improvement policies	Consistent
07	Artesia Park Restroom Replacement Project	Replacement of the existing restroom with a new prefabricated, ADA-compliant facility.	Open Space & Conservation; Community Facilities & Infrastructure	OS-1; CFI Community Planning Principal 1	Consistent
08	Artesia Park Tennis Court Refurbishment and Pickle-Ball Addition	Court resurfacing and restriping to accommodate tennis and pickleball play.	Open Space & Conservation; Parks & Recreation	OS-1; applicable park improvement policies	Consistent

#	Project	Project Purpose / Scope	General Plan Element(s)	Applicable Goal / Policy Basis	Finding
09	Artesia Towne Center Improvements	Roof reconditioning of the Artesia Towne Center.	Community Facilities & Infrastructure; Economic Development	CFI Community Planning Principal 1; applicable economic development policies	Consistent
10	Artesia Water Tower Improvement Project	Structural cleaning and painting to preserve and improve the appearance of the City's water tower.	Community Facilities & Infrastructure; Cultural/Historic Resources	CFI Community Planning Principal 1; applicable cultural resource policies	Consistent
11	Bus Stop Improvements at Pioneer Boulevard and Artesia Boulevard	Concrete bus pad and right-of-way/sidewalk improvements at two bus stop locations.	Circulation & Mobility; Community Facilities & Infrastructure	CIR-1; CFI Community Planning Principal 1	Consistent
12	Citywide License Plate Reader System Expansion	Expansion of the City's license plate reader network at seven additional locations and backup power improvements.	Community Safety; Community Facilities & Infrastructure	Applicable Community Safety policies; CFI Community Planning Principal 1	Consistent
13	Climate Action & Adaptation Plan	Planning effort addressing climate resilience, transportation resilience, extreme weather, flooding, emergency preparedness, and related adaptation strategies.	Sustainability; Circulation & Mobility; Community Safety	SUS-1; applicable climate, mobility, and safety policies	Consistent
14	Council Chamber Modernization Project	Rehabilitation of Council Chamber finishes, seating, dais/staff areas, functionality, and accessibility.	Community Facilities & Infrastructure	CFI Community Planning Principal 1	Consistent
15	Emergency Generators	Installation of three emergency backup generators at community and operational facilities.	Community Facilities & Infrastructure; Community Safety	CFI Community Planning Principal 1; applicable emergency preparedness policies	Consistent
16	Highway Safety Improvement Program and Traffic Calming Street Improvement Project	Pedestrian safety improvements including rapid flashing beacons and high-visibility crosswalks.	Circulation & Mobility; Community Safety	CIR-1; applicable pedestrian and safety policies	Consistent

#	Project	Project Purpose / Scope	General Plan Element(s)	Applicable Goal / Policy Basis	Finding
17	Historical Museum Bell Tower	Development of a bell tower at the Artesia Historical Museum.	Cultural & Historic Resources; Community Facilities	Applicable cultural/historic resource policies; CFI Community Planning Principal 1	Consistent
18	HVAC Replacement for City Facilities	Replacement of HVAC systems with energy-efficiency measures at City facilities.	Sustainability; Community Facilities & Infrastructure	SUS-1; CFI Community Planning Principal 1	Consistent
19	Local Hazard Mitigation Plan Update	Update of the City's hazard mitigation plan to address natural and human-caused hazards and maintain eligibility for mitigation funding.	Community Safety; Sustainability	Applicable Community Safety and sustainability policies	Consistent
20	Monument Sign Replacement Project	Replacement and installation of monument signs to improve city branding and wayfinding.	Economic Development; Land Use; Circulation & Mobility	Applicable economic development, community identity, and circulation policies	Consistent
21	Pioneer Boulevard Median Improvements	Replacement of inoperable fountains with landscaping and stormwater capture elements along Pioneer Boulevard.	Circulation & Mobility; Sustainability; Open Space & Conservation	CIR-1; SUS-1; OS-1	Consistent
22	Pioneer Boulevard Traffic Synchronization Project	Video/radar detection and signal upgrades to coordinate traffic signals along Pioneer Boulevard across jurisdictions.	Circulation & Mobility	CIR-1; applicable traffic operations policies	Consistent
23	Public Service Center	Renovation and repurposing of the former library into a centralized public service, emergency operations, law enforcement, meeting, and community facility.	Community Facilities & Infrastructure; Community Safety	CFI Community Planning Principal 1; applicable Community Safety policies	Consistent
24	Roadway Pavement Rehabilitation Project	Maintenance and rehabilitation of collector roadways, including pavement repair, grinding, crack seal, patching, slurry seal, markings, and striping.	Circulation & Mobility	CIR-1; applicable roadway maintenance policies	Consistent
25	Sidewalk Replacement Project	Replacement of severely deficient sidewalks and trip hazards to improve pedestrian safety and accessibility.	Circulation & Mobility; Community Safety	CIR-1; applicable pedestrian accessibility and safety policies	Consistent

#	Project	Project Purpose / Scope	General Plan Element(s)	Applicable Goal / Policy Basis	Finding
26	Traffic Signal Upgrades	Installation of battery backup systems at selected intersections to maintain signal operation during power outages.	Circulation & Mobility; Community Safety	CIR-1; applicable traffic safety and emergency preparedness policies	Consistent



ARTESIA HOUSING AUTHORITY AGENDA REPORT

MEETING DATE: September 15,
2026

ITEM NO: 6A.

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. LU-26-1013 - Comprehensive Sign Program for Hotel Maya at 16905 Pioneer Blvd.

FROM: Steven Valdez, Planning Manager

REVIEWED AND APPROVED BY:

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

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Open and conduct a public hearing;
2. Adopt PC Resolution No. 2026-19P, approving LU-26-1013, a Comprehensive Sign Program for the Hotel Maya located at 16905 Pioneer Boulevard in the CG Zone, and
3. Find that the proposed project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Sections 15301 - Class 1, Existing Facilities and 15311 - Class 11 - Accessory Structures of the CEQA Guidelines.

PROJECT REQUEST

The applicant is requesting Planning Commission approval of a Comprehensive Sign Program for Hotel Maya. The Sign Program establishes a coordinated exterior roof sign and four face changes.

The proposal consists of an approximately 33.7-foot-wide by 4-foot-high HOTEL MAYA channel-letter sign from a roof/upper-facade sign to a wall/parapet-face mounted wall sign and four face changes. The four existing-sign face-change components: two approximately 6-foot-high by 4-foot-wide signs (B), one approximately 22-foot-high by 19-foot-wide sign (C), and one approximately 14-foot-high by 9.67-foot-wide sign (D). These are proposed as face changes only, without enlargement or relocation. The lawful existing status of the affected sign structures shall be verified before permit issuance.

SIGN SCHEDULE

Sign	Qty.	Copy	Size	Design / Material	Illumination
A — Primary roof mounted sign	1	HOTEL MAYA	Approx. 33.7 ft wide; 4 ft letter height	White channel letters; final materials per approved program	None

B — Existing face changes	2	HOTEL MAYA	6 ft H × 4 ft W; 20 sf each	Blue face-changing face	Internally illuminated; stationary/constant
C — Existing face change	1	HOTEL MAYA	22 ft H × 19 ft W; 418 sf	Blue face-changing face	Internally illuminated; stationary/constant
D — Existing face change	1	HOTEL MAYA	14 ft H × 9.67 ft W; 137 sf	Blue face-changing face	Internally illuminated; stationary/constant

BACKGROUND

The applicant is requesting approval of a Comprehensive Sign Program for the Hotel Maya property located at 16905 Pioneer Boulevard in the CG Zone (LU-26-1013). The proposed Comprehensive Sign Program facilitates the rebranding of the existing hotel through the replacement of the existing primary building identification signage and changes to the faces of existing permanent signs on the property and includes a new roof mounted sign. No new building construction or expansion is proposed as part of this request.

The proposed sign program establishes a coordinated design for the property's permanent identification signage. The primary sign consists of channel letters identifying the business as "HOTEL MAYA." The request also includes replacement of the faces of four existing permanent signs with the proposed "HOTEL MAYA" identification and blue color treatment. The proposed signage is intended to provide a consistent visual identity for the hotel while maintaining the existing locations of the property's permanent signage.

As part of the City's review, the primary "HOTEL MAYA" sign, is a wall/parapet-face mounted configuration. The configuration complies with City's standards through a Comprehensive Sign Program.

ANALYSIS

1. Comprehensive Sign Program Performance Standards

AMC § 9-2.1202(a)(4) requires a Comprehensive Sign Program to describe the type, number, size, location, design, colors, and materials of each sign and requires Planning Commission approval based on four performance findings.

- **Coordination:** The revised program establishes a common Hotel Maya identification treatment. This is articulated through the use of white primary channel letters and coordinated blue face-change treatments.
- **Architectural compatibility:** Sign A is located on the vertical building/parapet face and is not supported by or attached to the roof. The sign treatment is intended to complement the existing hotel architecture.
- **Minimal copy:** Sign copy is limited to HOTEL MAYA, and identification expressly permitted by the Code. No telephone numbers, product lists, promotional copy, or unrelated graphics are authorized.
- **Illumination:** Illuminated signs shall be internally illuminated, stationary, and constant in intensity and color. Face-changing graphics, such as flashing, blinking, or variable illumination, shall not be authorized.

2. Sign A — Primary HOTEL MAYA Roof-Mounted Sign

Sign A is a roof/upper-facade concept to an approximately 135-square-foot, roof-mounted sign consisting of individual HOTEL MAYA channel letters approximately four-feet high. The sign will be mounted directly to the vertical building/parapet face.

- The applicant shall provide the verified business frontage before final approval/permit issuance.
- The applicant shall provide a final sign-area calculation under AMC § 9-2.1213, and resolve the 111.1-sf versus 135-sf discrepancy.

- The applicant shall demonstrate compliance with the maximum cumulative letter height applicable to the verified frontage.
- Final structural details shall show the substrate, anchors, fasteners, support framing, and applicable wind/gravity loading.
- All wall penetrations shall be sealed and weatherproofed; exposed infrastructure shall be concealed or finished to match adjacent surfaces.

3. Signs B, C and D — Existing Sign Face Changes

The Sign Program includes signs B, C and D as existing sign structures for which only the cabinet sign faces are proposed. No enlargement, relocation, increase in projection, structural modification, or change in the basic illumination characteristics is authorized by the Comprehensive Sign Program.

The submitted areas are approximately 20 square feet each for the two B signs, 418 square feet for C, and 137 square feet for D.

4. Illumination

All illuminated signs shall comply with AMC §§ 9-2.1202(a)(3)(G) and 9-2.1211. Illumination shall be internal, stationary, and constant in intensity and color. Blinking, flashing, changing intensity, brightness, or color is not permitted. The final electrical plans shall identify the lighting source, power supply, disconnects, raceways, controls, grounding, and required shielding/glare control. Any face-changing material shall be treated as a static illuminated face, and not as changing illumination.

5. Structural / Building Code Review

The Comprehensive Sign Program (CSP) establishes the Planning-level location and design framework. As such, it does not approve structural construction documents. Sign A shall be directly attached to the vertical building/parapet face using an engineered connection. Final structural documents shall address sign weight, substrate, anchors, fasteners, support framing, wind loading, and all other applicable structural criteria. Applicable 2025 California Building Code, 2025 California Energy Code, and 2025 California Electrical Code requirements shall be addressed in the permit documents.

6. Comprehensive Sign Program Findings

A — Coordination: The signs within the program are coordinated through a consistent Hotel Maya identification treatment, compatible materials and colors, and consistent fabrication and mounting requirements.

B — Architectural compatibility: The signs complement the architectural design, color, and materials of the Hotel Maya building. Sign A is located on the vertical building/parapet face, and is not proposed as a roof sign or roof-supported sign.

C — Minimal copy: The sign copy is limited to HOTEL MAYA, and the identification of such expressly permitted by the Code. The program does not authorize telephone numbers, product lists, promotional copy, or unrelated graphics.

D — Illumination: Any illuminated sign will use internal illumination that is stationary and constant in intensity and color. Face-changing graphics shall not function as flashing, blinking, or variable illumination.

ENVIRONMENTAL REVIEW

The proposed Comprehensive Sign Program is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Sections 15301 [Class 1 - Existing Facilities] and Section 15311(a) [Class 11 – Accessory Structures]. The Comprehensive Sign Program establishes standards for the placement, size, design, and appearance of signs associated with existing and/or approved development. Implementation of the Comprehensive Sign Program would involve the construction, placement, or replacement of on-premises signs. The project would not result in a significant effect on the environment, and none of the exceptions to the categorical exemptions identified in State CEQA Guidelines Sections 15301(e) and 15300.2 apply.

PUBLIC NOTICES

Public Notices were distributed to all property owners within 300 feet of the property on September 4, 2026 and was advertised in the *Los Cerritos News* on August 28, 2026 in accordance with the Artesia Municipal Code.

FISCAL IMPACT:

There is no fiscal impact related to a Comprehensive Sign Program. Fees for future signs will be reviewed and approved through a City Building Permit. As such there will be no impact to the General Plan.

Attachments

[Hotel Maya Sign Program.pdf](#)

[Hotel Maya Comprehensive Sign Program Resolution.pdf](#)

HOTEL MAYA

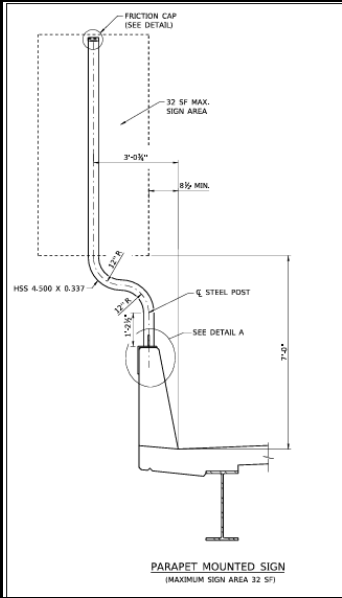
COMPREHENSIVE SIGN PROGRAM

WHITE ROOF SIGN + BLUE FACE-CHANGING SIGNS

Purpose and Strategy

This Comprehensive Sign Program is proposed under Artesia Municipal Code (AMC) § 9-2.1202(a)(4). The final construction set should incorporate the site-specific dimensions, owner/designer information, structural details, and color renderings identified in the Sign Program.

Parapet Mounted Sign – Sign 135 sf.



Object	Size	Color			
		Acrylic	Vinyl	Trimcap	Return
H	41.5" x 45.7" 13.2 sqft	White		3/4" Black	5" Gloss Black
O	45.1" x 47.3" 14.8 sqft	White		3/4" Black	5" Gloss Black
T	40.8" x 45.7" 12.9 sqft	White		3/4" Black	5" Gloss Black

Object	Size	Color		
		Acrylic	Vinyl	Trimcap
E	36.5" x 45.7" 11.6 sqft	White		3/4" Black
L	34.8" x 45.7" 11 sqft	White		3/4" Black

Object	Size	Color			
		Acrylic	Vinyl	Trimcap	Return
M	51.2" x 46.8" 16.6 sqft	White		3/4" Black	5" Gloss Black
A	47.2" x 46.8" 15.3 sqft	White		3/4" Black	5" Gloss Black
Y	47.4" x 46.8" 15.4 sqft	White		3/4" Black	5" Gloss Black
A	47.2" x 46.8" 15.3 sqft	White		3/4" Black	5" Gloss Black

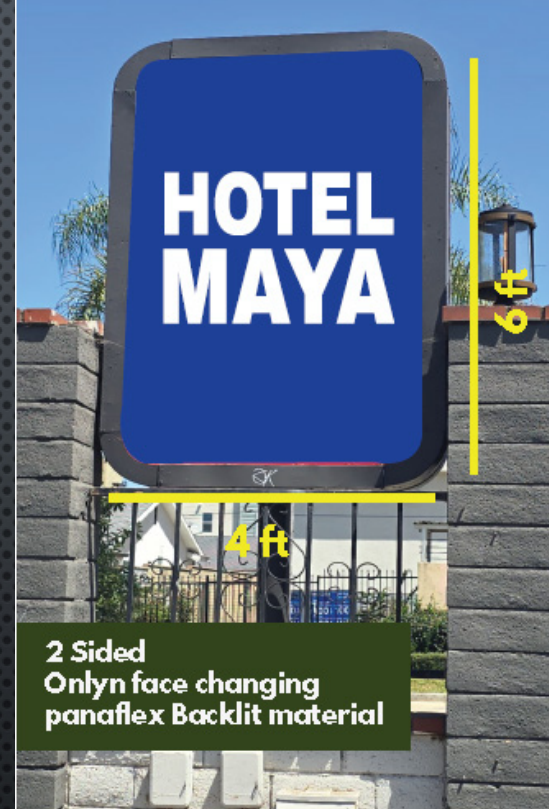
FACE CHANGES – CHANGE FOUR EXISTING SIGNS



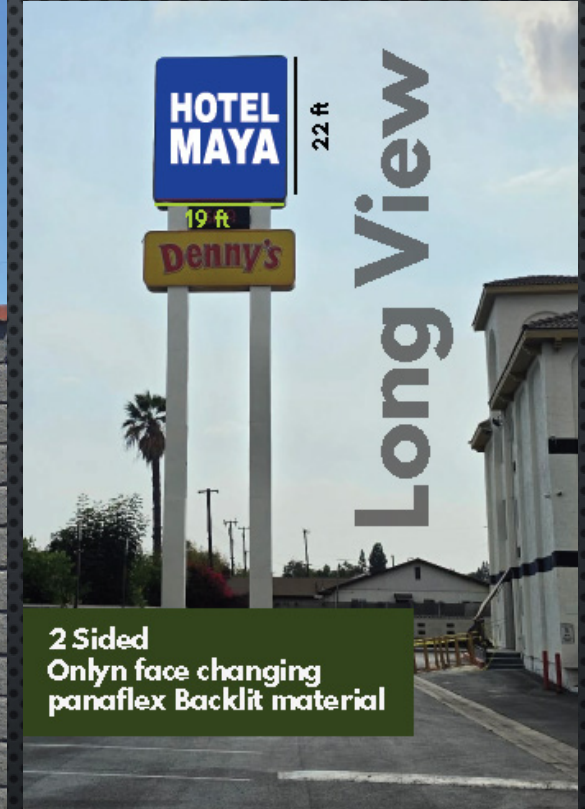
D
137 sf.



B
20 sf.



B
20 sf.



C
418 sf.

Sign Program

The program establishes one coordinated design vocabulary for the five Hotel Maya identification signage. The primary sign is proposed as roof mounted channel letters reading “HOTEL MAYA.” The program includes permanent exterior sign proposed for the property, includes on roof mounted sign, and four faces changes.

The Sign Program consists of the following signs:

Type	Color	Qty.	Approx. Overall Size	Sign Area	Illumination
A – Primary Wall Sign	WHITE HOTEL MAYA	1	Approx. 33.7 ft wide; 4 ft letter height*	111.1 sf	None
B – Other permanent signs / face changes	BLUE HOTEL MAYA	2	6 feet in height 4 feet in width	20 sf.	Internally Illuminated
C – Other permanent signs / face changes	BLUE Hotel MAYA	1	22 feet in height 19 feet in width	418 sf.	Internally Illuminated
D– Other permanent signs / face changes	BLUE Hotel MAYA	1	14 feet in height 9.67 feet in width	137 sf.	Internally Illuminated

Comprehensive Sign Program Design Standards

The following standards governs all permanent signs on the Hotel Maya property so the submittal functions as a comprehensive program:

- Unified architectural character: all signs shall use coordinated materials, colors, fabrication quality, mounting methods, and visual proportions.
- Architectural compatibility: signs shall complement the building's façade, roof form, colors, materials, and existing architectural elements.
- Limited copy: sign copy shall be limited to identification of the business/use and other information expressly permitted by the Municipal Code; avoid telephone numbers, product lists, or promotional copy.
- Consistent illumination: illuminated signs shall use internal illumination that is stationary and constant in intensity and color.
- Concealed infrastructure: raceways, conduits, transformers, junction boxes, and penetrations shall be concealed or finished to match adjacent surfaces where concealment is not feasible.
- Durability: sign materials, finishes, fasteners, and attachment methods shall be suitable for long-term exterior use.
- Maintenance: the property owner shall maintain all signs in a neat and orderly condition and promptly repair damaged components, failed illumination, peeling finishes, or deteriorated supports.
- Future tenant/change control: any future sign shall conform to this approved program and the Municipal Code; changes that materially alter the approved type, number, size, location, materials, or illumination shall be submitted for City review.
- Building permit required to ensure compliance with building code requirements.

RESOLUTION NO. PC-2026-19P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A COMPREHENSIVE SIGN PROGRAM FOR HOTEL MAYA AT 16905 PIONEER BLVD.

WHEREAS, the Planning Commission of the City of Artesia is authorized to review Comprehensive Sign Programs pursuant to Article 12 of Chapter 2 of Title 9 of the Artesia Municipal Code; and

WHEREAS, Venkatesh Koka, submitted an application for a Comprehensive Sign Program for Hotel Maya located at 16905 Pioneer Boulevard, APN [7014-004-033] (Maya Inn Sign Program”); and

WHEREAS, the proposed program establishes a coordinated signs package, including a proposed roof mounted identification sign, and two face copy signs; and

WHEREAS, the revised program establishes a coordinated family of Hotel Maya identification signs consisting of one primary wall/parapet-face channel-letter sign and four existing-sign face changes consisting of two B signs, one C sign, and one D sign; and

WHEREAS, the primary roof mounted HOTEL MAYA sign is 111.1 square feet with approximately 4-foot-high letters and is proposed to be mounted directly to the vertical building/parapet face; and

WHEREAS, Signs B, C, and D are proposed as face changes only, without enlargement or relocation, subject to verification of their lawful existing status; and

WHEREAS, the Planning Commission has considered the staff report, Comprehensive Sign Program, plans, exhibits, public testimony, and all other evidence presented at the public hearing; and

WHEREAS, the Planning Commission finds that the Comprehensive Sign Program, subject to the findings herein, satisfies the coordination, architectural compatibility, minimal-copy, and illumination requirements of AMC § 9-2.1202(a)(4); and

WHEREAS, the Planning Commission finds that the Comprehensive Sign Program, subject to the conditions herein, establishes a Comprehensive Sign Program and provides a framework for subsequent sign permits.

NOW, THEREFORE, BE IT RESOLVED

Section 1. The Planning Commission hereby finds that the foregoing recitals are true and correct and incorporated herein by this reference.

Section 2. The Planning Commission finds and determines that the proposed Comprehensive Sign Program is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Sections 15301 [Class 1 - Existing Facilities] and Section 15311(a) [Class 11 – Accessory Structures]. The Comprehensive Sign Program establishes standards for the placement, size, design, and appearance of signs associated with existing and/or approved development. Implementation

of the Comprehensive Sign Program would involve the construction, placement, or replacement of on-premises signs. The project would not result in a significant effect on the environment, and none of the exceptions to the categorical exemptions identified in State CEQA Guidelines Sections 15301(e) and 15300.2 apply.

Section 3. Pursuant to Artesia Municipal Code Section 9-2.1202(a)(4) the Planning Commission makes the following findings:

(A) The signs within the program are coordinated through a consistent Hotel Maya identification treatment, compatible materials and colors, and consistent fabrication and mounting requirements.

(B) The signs complement the architectural design, color, and materials of the Hotel Maya building. Sign A is located on the vertical building/parapet face and is not proposed as a roof sign or roof-supported sign.

(C) The sign copy is limited to HOTEL MAYA, and the identification of such expressly permitted by the Code. The program does not authorize telephone numbers, product lists, promotional copy, or unrelated graphics.

(D) Any illuminated sign will use internal illumination that is stationary and constant in intensity and color. Face-changing graphics shall not function as flashing, blinking, or variable illumination.

Section 4. The Planning Commission of the City of Artesia hereby approves the Hotel Maya Comprehensive Sign Program, Case No. LU-26-1013, Attachment A, incorporated herein by reference.

Section 5. Approval of the Comprehensive Sign Program does not constitute approval of construction documents, structural calculations, electrical plans, building permits or any other permit required by law.

Section 6. The roof/upper-facade HOTEL MAYA sign shall not be installed unless and until the City confirms that its location and configuration are legally authorized under AMC Article 12 or another applicable approval.

Section 7. Any conflict between the approved Comprehensive Sign Program and applicable provisions of the Artesia Municipal Code shall be resolved in favor of the Municipal Code unless a separate lawful approval expressly authorizes the deviation.

PASSED, APPROVED AND ADOPTED

by the Planning Commission of the City of Artesia at a regular meeting held on September 15, 2026, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Victor Manolo, Planning Commission Chair

ATTEST:

Paul Bollier, Community Development Director

ATTACHMENT A

APPROVED COMPREHENSIVE SIGN PROGRAM