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

Tuesday, October 20, 2026
7:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

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

4.A. Public Comments

5. CONSENT CALENDAR

6. PUBLIC HEARING

6.A. Case No. 2025-09: Objective Standards and Ministerial Review Process

— Recommend: that the Planning Commission Open and conduct a public hearing; and,

— Adopt PC Resolution No. 2026-18P, A resolution of the Planning Commission of the City of Artesia recommending that the City Council amend Title 9 (Planning and Zoning) of the Artesia Municipal Code to add Article 49 (Ministerial Housing Permit) and Article 50 (Objective Design Standards) to Chapter 2 (Zoning) and determine that the ordinances are exempt from CEQA pursuant to Public Resources Code Section 21080.085.

6.B. Case No. 2026-09; LU-26-1004 - ZCA, CUP, and DR - 17221 Pioneer Boulevard

— Recommendation: Open and conduct a public hearing; and

— Adopt Resolution No. 2026-10P, a Resolution of the Planning Commission of the City of Artesia approving application Case No. 2026-09, which comprises a request for a Zone Code Amendment (ZCA) to allow banquet halls/facilities, which are to include special development standards, as a Citywide permitted land use. The ZCA is in conjunction with a Design Review request for a 1,087-square-foot ground-floor addition and the creation of a 900-square-foot second-story outdoor deck, at an existing, 4,356-square-foot former restaurant, located at 17221 Pioneer Boulevard, in the Commercial General (C-G) zoning district; and

— Adopt Resolution No. 2026-10P: A Resolution of the Planning Commission of the City of Artesia approving a Design Review; and

— Adopt Resolution No. 2026-20P: A Resolution of the Planning Commission of the City of Artesia Recommending that the Planning Commission recommend that the City Council approve a Zone Change Amendment permitting banquet halls and facilities as a Citywide permitted land use.; and

— Adopt Resolution No. 2026-22P: A Resolution of the Planning Commission of the City of Artesia approving a Conditional Use Permit (CUP) to allow for the establishment and operation of a banquet hall at 17221 Pioneer Boulevard, in the Commercial General (C-G) zone.; and

— Find that the proposed project is exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to Sections 15301 - Existing Facilities and 15303 - New Construction or Conversion of Small Structures of the CEQA guidelines, as well finding the Zone Code Amendment categorically exempt pursuant to Section 15061(b)(3), also known as the "common sense exemption"

6.C. Case No. 2025-24: 151 Residential Unit Mixed-Use Development (Design Review) at 11746 South Street

— Recommendation: Planning staff recommends that the Planning Commission continue this item to a date certain, December 15, 2026.

6.D. Case No. LU-26-1017: Specific Plan Amendment, and Design Review for Bhindi Jewelry Store Expansion

— Recommendation: Planning staff recommends that the Planning Commission continue this item to a date certain, December 15, 2026.

6.E. 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: October 16, 2026

ARTESIA HOUSING AUTHORITY AGENDA REPORT

MEETING DATE: October 20, 2026 **ITEM NO: 6A.**

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2025-09: Objective Standards and Ministerial Review Process

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

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

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Open and conduct a public hearing; and,
2. Adopt PC Resolution No. 2026-18P: “A resolution of the Planning Commission of the City of Artesia recommending that the City Council amend Title 9 (Planning and Zoning) of the Artesia Municipal Code to add Article 49 (Ministerial Housing Permit) and Article 50 (Objective Design Standards) to Chapter 2 (Zoning), and determine that the ordinances are exempt from CEQA pursuant to Public Resources Code Section 21080.085."

BACKGROUND:

This request is required as part of the implementation programs (Housing Plan) found in the City’s recently adopted and certified (by the California Department of Housing and Community Development (HCD)) 6th Cycle Housing Element (HE) (2021-2029). Specifically, Action HE 1.3a (Mixed-Use Overlay) requires the implementation of a new Mixed-Use Overlay zone (already completed by City Council’s adoption of Ordinance No. 25-970) and the adoption of related Objective Design Standards (ODS) and Action HE 5.2d (Ministerial Design Review Process) to manage both City housing goals and state-mandated development. The Ministerial Review procedures included in this request are designed to implement the recently adopted Mixed-Use Overlay zone. And finally, Action HE 5.2c (Remove Constraints to Housing Entitlement and Construction) to amend the current Design Review procedures by implementing objective standards and findings and streamlining the procedures. Without the added implementation of ODS, projects submitted within the Mixed-Use Overlay zone would have no guidance for how to construct future developments. The proposed Ministerial Review procedures, and the ODS will assist applicants in designing projects that ensure quality design.

Furthermore, ministerial review procedures and ODS are mandated by various State Laws requiring jurisdictions to adopt ODS and implement them through a streamlined review of qualifying housing projects, such as multifamily and mixed-use residential developments that include affordable housing units. ODS are defined under State law as “standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal” (California Government Code, Section 65913.4).

ANALYSIS:

Objective Design Standards

Under state housing laws (i.e., Senate Bill 35 – Housing Accountability Act, Senate Bill 330 – Housing Crisis Act, Senate Bill 6, and Assembly Bill 2011), the City is prohibited from enforcing subjective development standards and is required to permit certain housing development projects that meet minimum affordability criteria by-right. As such, it is important to create a set of objective design standards (ODS) that provide certainty of compliance for housing developers while fostering good design and maintaining the character of City Artesia. For example, the City is not allowed to include subjective standards such as requirements for "quality architecture" or "compatible colors and window treatments."

State housing law requires that ODS be available to apply to housing projects where the City's discretion over design review is otherwise preempted by State Law. Objective Standards are also required in Housing Element, per Policy Action HE 1.3a (Mixed Use Overlay), which requires the preparation and adoption of the City's own ODS.

The proposed ODS are to be incorporated into Title 9 (Planning and Zoning) as Article 50 (Objective Design Standards). The ODS will supplement the development standards of the Mixed-Use Overlay zoning district and the other higher-density residential districts. ODS addresses items such as roof forms, ground floors of mixed-use buildings, size of entry porches, building articulations, materials and modulation, building orientation, open space, storefront design, and similar standards.

While there are existing development standards under the Mixed-Use Overlay Zoning District, the City's proposed ODS go further and ensure high quality development without prescriptiveness to help address atypical situations.

Attachment 1 (PC Resolution) provides additional justification for the proposed ODS. Exhibit "A" of this Attachment contains the proposed draft ODS.

Ministerial Review

Implementation Action HE 1.2e (Housing for Lower-Income Households) requires the City to approve various housing projects, including Single Room Occupancy (SROs) by right with ministerial review. Said action also requires ministerial review of housing projects that include affordable units and housing projects exempt from the California Environmental Quality Act (CEQA). Other Housing Element Implementation measures that require the establishment of ministerial review procedures include HE 3.1b (Transit Oriented Development (TOD), HE 5.2c (Remove Constraints to Housing Entitlement and Construction), and Action HE 5.2d (Ministerial Design Review Process).

Ministerial Review is also mandated by California Government Code Section 65913.4 (originally established by SB 35 and expanded by SB 423), which requires a streamlined, ministerial approval process for certain qualifying multifamily housing developments. If a project meets strict objective zoning standards (i.e., OSD), affordability thresholds, and, in some cases, labor requirements, local governments must approve it without discretionary hearings and CEQA reviews.

The proposed Ministerial Review procedures are to be incorporated into Title 9 (Planning and Zoning) as Article 49 (MINISTERIAL HOUSING PERMIT). This Permit procedure provides and administrative process by which the City reviews and acts upon a housing development project that seeks ministerial processing or approval pursuant to state law. Ministerial Housing Permit procedures are applicable and required for any housing development project for which state law requires ministerial processing or approval including affordable housing projects, transitional and supportive housing, and other types of housing development projects pursuant to state law.

The review authority of housing development projects eligible for a Ministerial Housing Permit is the Director or designee. Eligible projects are subject to applicable objective provisions of the general Plan, zoning ordinance applicable specific plan, subdivision regulations, objective deist standards and other City regulations to the extent such provisions are not preempted or prohibited by and do not conflict with the Governing State Law. Furthermore, the City cannot apply a subjective or discretionary development standards, design criterion, finding,

conditions or review requirement to a Ministerial Housing Permit except to the extent permitted by the Governing State Law or other applicable law. Law mandates that the City process and take action on an application in accordance with the procedures and within the timeframes established by Governing State Law or other applicable law.

Where the Governing State Law or other applicable law requires affordability, age, transitional housing, supportive housing, occupancy, or other continuing restrictions, the applicant is required to execute and record, at the applicant's expense, any covenant, deed restriction, regulatory agreement or other instrument required to secure compliance with such restrictions.

Attachment 1 (PC Resolution) provides additional justification for the proposed Ministerial Review. Exhibit "A" of the Attachment contains the proposed Ministerial Review process.

Summary

The City Council's adoption of the 6th Cycle Housing Element in February 2026, and HCD's certification of statutory compliance on March 5, 2026, created a road-map for the City to comply with State law as it relates to housing.

The proposed ODS and Ministerial Review, are crucial to the Housing Element's planned implementation. The amendments will collectively help ensure the City's Housing Element remains compliant, thereby preserving local development control. They will also provide greater clarity for prospective private developers while affording the opportunity for diverse housing options that meet the City's needs, as identified in the Regional Housing Needs Allocation (RHNA).

LEGAL NOTICE REQUIREMENTS:

Notice of this meeting was published in the *Los Cerritos Community News* on September 25, 2026, and posted at City Hall on September 29, 2026.

ENVIRONMENTAL:

The California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq) requires State and local agencies to evaluate the environmental consequences of projects subject to their discretionary approval. Environmental Impact Reports (EIRs), including Supplements to Program EIRs, provide critical information to decision-makers and the public regarding potential environmental impacts, mitigation measures, and project alternatives. The City of Artesia previously certified a Program EIR for the 2030 General Plan (State Clearinghouse No. 2008011004) in 2010. The proposed Objective Design Standards, Ministerial Review procedures, implement General Plan Policy Action LU 1.4.1, which commits the City to establishing objective design standards and ministerial review procedures. The City has prepared a Supplemental Environmental Impact Report (SEIR) to the General Plan Program EIR (GPPEIR) to analyze the environmental impacts associated with the Housing Element implementation measures. The SEIR has been prepared in compliance with CEQA, the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City's adopted CEQA procedures. The SEIR follows Section 15162 and 15163 of the CEQA Guidelines. As the CEQA Lead Agency, the City of Artesia determined that while the proposed zoning code amendments represent a minor change to the overall General Plan, a Supplement was warranted to address potential new or more severe impacts. An accompanying Initial Study and Environmental Checklist were prepared to support this analysis and identify any necessary additional mitigation measures, as set forth in the SEIR. Further, the proposed zoning code amendments are statutorily exempt pursuant to Public Resources Code Section 21080.085, as they implement programs within the City's certified Housing Element. No further or additional CEQA review is required for this action.

FISCAL IMPACT:

The amendments to Chapter 2 of Title 9 of the Artesia Municipal Code will not have an impact on the General Fund. The amendments were budgeted in this year Budget and will not have an impact.

ATTACHMENTS:

1. PC Resolution No. 26-18P including Exhibit “A”

Attachments

PC Resolution No 2026-18P.pdf
CC Ordinance Ministerial Housing Permit 26-992.pdf
Exhibit A - Ministerial Housing Permit Article 49.pdf
CC Ordinance Objective Design Standards No-26-993.pdf
Exhibit A - Objective Design Standards Article 50.pdf

CITY OF ARTESIA
PLANNING COMMISSION

RESOLUTION NO. 2026-18P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL AMEND TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE TO ADD ARTICLE 49 (MINISTERIAL HOUSING PERMIT) AND ARTICLE 50 (OBJECTIVE DESIGN STANDARDS) TO CHAPTER 2 (ZONING) AND DETERMINE THAT THE ORDINANCES ARE EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.085

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 new ministerial review procedures for certain housing projects and the adoption of Objective Design Standards (ODS).

SECTION 5. On October 20, 2026, the Planning Commission conducted a duly noticed public hearing to consider the proposed amendments to add proposed Articles 49 (Ministerial Housing Permit) and 50 (Objective Design Standards) to Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code and closed the public hearing.

SECTION 6. 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. Based upon the analysis contained in the Program EIR, SEIR, Initial Study, and Environmental Checklist, the City has determined that the proposed amendments would not result in any new significant environmental effects or substantially more severe impacts beyond those previously analyzed. No substantial changes are proposed, no changes of circumstances exist, and no new information of substantial importance has been shown since certification of the SEIR. Accordingly, pursuant to CEQA Guidelines Sections 15162 and 15163, no subsequent or supplemental environmental review is required. Further, the proposed zoning code amendments are statutorily exempt pursuant to Public Resources Code Section 21080.085, as they implement programs within the City's certified Housing Element.

SECTION 7. The Planning Commission finds and hereby recommends that the City Council find that the proposed amendments are consistent with the goals and policies of the City's General Plan 2030. The proposed Zoning Code Amendments amend Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code. The proposed Zoning Code Amendments have been designed to be consistent with State Housing Law, the City's 6th Cycle Housing Element, and the City's General Plan 2030. The proposed Zoning Code Amendments implement the Housing Element and particularly the following action items:

A. Action HE 3.1b Transit Oriented Development (TOD). A provision of this Action item stipulates the establishment of ministerial procedures for low-income housing projects, senior housing and transit-oriented developments.

B. Action HE 5.2c Remove Constraints to Housing Entitlement and Construction. . This action item calls for the City to review certain housing development projects (four or fewer units, affordable housing projects and projects exempt from CEQA) to be considered ministerially. Additionally, the adoption of new Objective Design Standards will reduce the time and cost of housing permit processing.

C. Action HE 5.2d Ministerial Design Review Process. The Action item calls for the adoption of ministerial review procedures.

D. Action HE 1.2e Housing for Lower-Income Households. This Action item calls for the City to process affordable housing project by right with ministerial review.

Additionally, the adoption of Objective Design Standards will negate the barrier to affordable housing production.

E. The Housing Element calls for the application of ministerial review for affordable hoising projects within the recently adopted Mixed Use Overlay (MU-O) Zone.

SECTION 8. 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 Ordinances No. 26-992 and No. 26- 993 (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 20th day of October 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

Article 49 (Ministerial Housing Permit) is hereby added to Chapter 2 of Title 9 as follows:

Article 50 (Objective Design Standards) is hereby added to Chapter 2 of Title 9 as follows:

ORDINANCE NO. 26-992

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE BY ADDING ARTICLE 49 (MINISTERIAL HOUSING PERMIT) TO CHAPTER 2 (ZONING).

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

A. 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.

B. 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.

C. 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 new ministerial review procedures for certain housing projects.

D. The proposed Ministerial Housing Permit (Article 49) would implement the following programs in the Housing Element's Housing Plan:

1. Action HE 5.2c Remove Constraints to Housing Entitlement and Construction. This Action item calls for the City to review certain housing development project (four or fewer units, affordable housing projects and projects exempt from the California Environmental Quality Act (CEQA) to be considered ministerially.

2. Action HE 5.2d Ministerial Design Review Process. The Action items calls for the adoption of the ministerial review procedures.

3. Action HE 3.1b Transit Oriented Development (TOD). A provision of this Action item stipulates the establishment of ministerial procedures for low-income housing projects, senior housing and transit oriented developments.

4. Action HE 1.2e Housing for Lower-Income Households. This Action item calls for the City to process affordable housing project by right with ministerial review.

5. The Housing Element calls for the application of ministerial review for affordable housing projects within the recently adopted Mixed Use Overlay (MU-O) Zone.

E. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment modifies any regulations listed in Section 65850 theretofore imposed (e.g., the use of properties), must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive. Government Code Section 65854 provides that the Planning Commission must hold a noticed public hearing on a proposed amendment to a zoning ordinance. Government Code Section 65855 provides that after the hearing, the Planning Commission must render its decision in the form of a written recommendation to the legislative body. The recommendation must include (1) the reasons for the recommendation, (2) the relationship of the proposed amendment to applicable general and specific plans.

F. On October 20, 2026, the Planning Commission conducted a duly noticed public hearing to consider proposed Article 49 (Ministerial Housing Permit) to be added to Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code, and following receipt of all public testimony, closed the public hearing on that date and adopted Resolution No. 2026-18P.

G. The City Council conducted a properly noticed public hearing on November 17, 2026, at which members of the public were afforded an opportunity to comment on this Ordinance, the recommendations of the Planning Commission and staff, and other public testimony.

H. All legal preconditions to the adoption of this Ordinance have occurred.

SECTION 2. Incorporation of Recitals. The City Council hereby finds that the foregoing recitals are true and correct and incorporated herein as substantive findings of this Ordinance.

SECTION 3. CEQA. The City Council finds and determines 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 amendment implements 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. Based upon the analysis contained in the Program EIR, SEIR, Initial Study, and Environmental Checklist, the City has determined that the proposed amendment would not result in any new significant environmental effects or substantially more severe impacts beyond those previously analyzed. No substantial changes are proposed, no changes of circumstances exist, and no new information of substantial importance has been shown since certification of the SEIR. Accordingly, pursuant to CEQA Guidelines Sections 15162 and 15163, no subsequent or supplemental environmental review is required. Further, the proposed zoning code amendment is statutorily exempt pursuant to Public Resources Code Section 21080.085, as it implements programs within the City's certified Housing Element.

SECTION 4. Findings. Government Code section 65860 requires a city's ordinance to be consistent with the general plan. Based on all evidence in the record, the City Council finds as follows:

> The proposed amendment is consistent with the goals and policies of the City's General Plan 2030 and in particular with the 2021-2029 Housing Element update. The proposed Zoning Code Amendment adds Article 49 (Ministerial Housing Permit) procedures to Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code as stipulated by the Housing Element as discussed in Section 1.D of the above recitals.

SECTION 5. Amendment. Article 49 (Ministerial Housing Permit) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) is added to the Municipal Code as shown in Exhibit A of this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective 30 days after the City Council adopts this Ordinance.

SECTION 7. 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, an, 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 8. 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 9. 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 Ave, Artesia, CA 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED AND ADOPTED this 17 day of November 2026**.**

RENE TREVINO, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

APPROVED TO FORM:

BEST BEST & KRIEGER, CITY ATTORNEY

I, Jennifer Alderete, City Clerk of the City of Artesia, do hereby certify that the foregoing Ordinance was adopted at the _____ City Council Meeting held on the ___ day of _____ 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
JENNIFER ALDERETE, CITY CLERK

EXHIBIT "A"

AMENDMENT TO CHAPTER 2 (ZONING) OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE, BY ADDING ARTICLE 49 (MINISTERIAL HOUSING PERMIT)

Article 49 MINISTERIAL HOUSING PERMIT

§9-2.4901 Purpose and applicability.

§9-2.4902 Definitions; Review authority.

§9-2.4903 Development eligibility.

§9-2.4904 Applicable standards.

§9-2.4905 Application; Indemnification; Processing and Review.

§ 9-2.4906 Decision.

§ 9-2.4907 Agreement imposing restrictions on real property.

§ 9-2.4908 Post-approval procedures.

§ 9-2.4901. Purpose and applicability.

A. **Purpose**. A Ministerial Housing Permit provides the administrative process by which the City reviews and acts upon a housing development project that seeks ministerial processing or approval pursuant to state law. The purpose of this article is to provide a uniform local permit process for such projects while ensuring that each project is reviewed in accordance with the particular provisions of the Governing State Law. Nothing in this article shall be construed to create or expand any right or entitlement to ministerial processing or approval beyond that provided by the Governing State Law.

B. **Applicability**.

Except as otherwise provided by applicable law, a Ministerial Housing Permit shall be required for any housing development project for which state law requires ministerial processing or approval by the City, including, without limitation:

1. 100% affordable and mixed-income housing development projects pursuant to California Government Code Section 65912.100 et seq. (Affordable Housing and High Road Jobs Act of 2022) and in accordance with the procedures set forth in California Government Code Sections 65912.114 (Affordable Housing Developments in Commercial Zones) and 65912.124 (Mixed-Income Housing Developments Along Commercial Corridors), respectively.

2. Housing development projects in accordance with California Government Code Section 65913.16 (Affordable Housing on Faith and Higher Education Lands Act of 2023).

3. Housing development projects pursuant to California Government Code Section 65852.28 and parcel or tentative and final maps for a housing development project pursuant to California Government Code Section66499.41 (The Starter Home Revitalization Act of 2021).

4. Low barrier navigation centers pursuant to California Government Code Section 65660 et seq.

5. Emergency shelters, transitional housing and supportive housing, to the extent subject to ministerial or by-right processing or approval pursuant to California Government Code Sections 65583 and 65650 et seq. or other applicable law.

6. 100% extremely affordable adaptive reuse housing development projects in accordance with Government Code Section 65913.12.

7. Any other type of housing development project requiring ministerial processing or approval pursuant to state law.

Notwithstanding the foregoing, accessory dwelling units and junior accessory dwelling units shall not require a Ministerial Housing Permit pursuant to this article and shall instead be reviewed and processed pursuant to Article 45 (Accessory Dwelling Units) of this chapter and applicable state law.

C. **Governing State Law**. For purposes of this article, "Governing State Law" means the state statute or statutory scheme pursuant to which a project seeks or qualifies for ministerial processing or approval, as amended from time to time, together with any applicable successor provision and any legally applicable implementing regulation or guideline. Each project subject to this article shall be reviewed in accordance with the Governing State Law and all otherwise applicable provisions of this Code and other City requirements. Except to the extent preempted or prohibited by the Governing State Law, or to the extent of an actual conflict with the Governing State Law, all otherwise applicable City requirements shall remain in effect. In the event of a conflict, the Governing State Law shall control only to the extent of the conflict. Nothing in this article shall be construed to waive, limit, or otherwise restrict any authority the City may lawfully exercise.

§ 9-2.4902. Definitions; Review authority.

A. **Definitions**. Terms specifically defined by the Governing State Law shall have the meanings provided by that law for purposes of reviewing a project under that Governing State Law. Terms not defined by the Governing State Law shall have the meanings provided in Article 4 of this title or elsewhere in this Code, as applicable. "Governing State Law" has the meaning provided in Section 9-2.4901(C) above.

B. **Review Authority**. Ministerial Housing Permit applications shall be reviewed and acted upon by the Community Development Director ("Director") or designee in accordance with this article, the Governing State Law, and other applicable law.

§ 9-2.4903. Development eligibility.

A housing development project is eligible for a Ministerial Housing Permit when the project qualifies for ministerial processing or approval pursuant to the Governing State Law. The applicant shall identify the Governing State Law pursuant to which ministerial processing or approval is sought and shall demonstrate that the project satisfies the applicable eligibility requirements, to the extent permitted by applicable law. The Director or designee shall determine eligibility by applying the eligibility criteria established by the Governing State Law. Nothing in this article shall independently expand, restrict, or modify the eligibility requirements established by Governing State Law.

§ 9-2.4904. Applicable standards.

A. **Applicable Standards**. A project subject to this article shall comply with all otherwise applicable objective planning, zoning, subdivision, design, development, building, and other City standards and requirements, except to the extent such standards or requirements are preempted or prohibited by, or conflict with, the Governing State Law.

B. **Local Standards**. The City may apply and enforce all otherwise applicable objective provisions of the General Plan, zoning ordinance, applicable specific plan, subdivision regulations, objective design standards, and other City regulations to the extent such provisions are not preempted or prohibited by, and do not conflict with, the Governing State Law.

C. **Limitation on Review**. The City shall not apply a subjective or discretionary development standard, design criterion, finding, condition, or review requirement to a Ministerial Housing Permit except to the extent permitted by the Governing State Law or other applicable law.

D. **State-Law Standards**. To the extent the Governing State Law preempts or prohibits an otherwise applicable City standard, or a City standard conflicts with the Governing State Law, the Governing State Law shall control only to the extent of the preemption, prohibition, or conflict. Otherwise, the applicable City standard shall remain in effect.

§ 9-2.4905. Application; Fees; Indemnification; Processing and Review.

A. **Application.** An application for a Ministerial Housing Permit shall be prepared, filed, and processed in accordance with the City's generally applicable application procedures, except to the extent the Governing State Law or other applicable law establishes a different or conflicting requirement. The application shall include all information and materials required by the Governing State Law or other applicable law and such additional objective information and materials as the City is authorized to require to determine the project's eligibility and compliance with applicable objective standards. The application shall identify the Governing State Law pursuant to which ministerial processing or approval is sought.

B. **Fees.** A project subject to this article shall be subject to all applicable application, processing, review, development impact, permit, and other fees and charges imposed by the City, and the applicant shall pay such fees and charges, to the extent authorized by applicable law and not preempted or prohibited by the Governing State Law or other applicable law.

C. **Indemnification.** To the extent permitted by applicable law, the applicant shall defend, indemnify, and hold harmless the City, its City Council, boards and commissions, officers, officials, employees, agents, and representatives from and against any and all claims, actions, proceedings, damages, liabilities, losses, costs, and expenses, including attorneys' fees and costs, arising out of or relating to the City's processing, consideration, approval, or implementation of a Ministerial Housing Permit, including any action or proceeding to attack, set aside, void, or annul the City's decision or any approval issued in connection with the project. The City shall have the right to approve the legal counsel providing the City’s defense. The applicant shall be responsible for the costs of such defense and shall cooperate with the City in the defense of any such claim, action, or proceeding. The City may participate in the defense of any such matter and, to the extent permitted by applicable law, may require the applicant to execute an indemnification

agreement in a form approved by the City Attorney.

D. **Procedures Required or Authorized by Governing State Law.** Any additional preapplication, notice, consultation, referral, review, or other procedure required by the Governing State Law shall be conducted in the manner and within the time prescribed by the Governing State Law. The City may conduct any additional procedure authorized by the Governing State Law to the extent, and in the manner, permitted by that law.

E. **Ministerial Review.** The Director or designee shall ministerially review the application to determine whether the project qualifies for ministerial processing or approval under the Governing State Law and complies with the standards applicable pursuant to Sections 9-2.4903 and 9-2.4904. The review shall be limited to the eligibility criteria, objective standards, and other requirements that the City is authorized to apply under the Governing State Law or other applicable law. No discretionary standard, finding, hearing, or review shall be imposed except to the extent permitted by the Governing State Law or other applicable law.

F. **State-Law Procedures and Timeframes.** The City shall process and act upon the application in accordance with the procedures and within the timeframes established by Governing State Law or other applicable law. Where the Governing State Law does not establish an applicable procedure or timeframe, the City's otherwise applicable procedures and timeframes shall apply to the extent not inconsistent with applicable law.

G. **Deemed Approval or Other Consequences.** Nothing in this article shall independently cause an application or project to be deemed complete, deemed consistent, deemed approved, or otherwise entitled to approval by reason of the City's failure to act. Any such consequence shall arise only to the extent provided by the Governing State Law or other applicable law.

§ 9-2.4906 Decision.

A. The Director shall prepare a written decision approving or denying the Ministerial Housing Permit within the timeframe required by the development project's Governing State Law or other applicable law.

B. The written decision shall include any findings, factual determinations, explanations, or other documentation required by the Governing State Law or other applicable law.

§ 9-2.4907 Agreement imposing restrictions on real property.

Where the Governing State Law or other applicable law requires affordability, age, transitional housing, supportive housing, occupancy, or other continuing restrictions applicable to a project, the applicant shall execute and record, at the applicant's expense, any covenant, deed restriction, regulatory agreement, or other instrument required to secure compliance with such restrictions. Any such instrument shall comply with the Governing State Law and otherwise applicable provisions of this Code and shall be in a form approved by the City Attorney.

§ 9-2.4908 Post-approval procedures.

A. **Finality and Appeals**. The Director's decision shall be final unless an administrative appeal is expressly authorized by another applicable provision of this Code and is not prohibited by the Governing State Law. Any appeal shall be limited to whether the decision complies with the applicable objective provisions of this Code and the Governing State Law and shall not introduce discretionary review into the Ministerial Housing Permit process or extend any timeframe established by the Governing State Law, except to the extent permitted by applicable law.

B. **Effective Date, Expiration, and Extensions.** A Ministerial Housing Permit shall become effective, remain valid, expire, be exercised, and be subject to extension in accordance with Governing State Law and other applicable law. To the extent the Governing State Law does not address a particular matter, the otherwise applicable provisions of this Code shall apply.

C. **Community Facilities District Requirements**. A housing development project approved pursuant to this article shall be subject to all applicable requirements of Chapter 16 of Title 8 of this Code, including Section 8-16.01, and shall comply with those requirements as a condition of any subsequent Building Permit, to the extent applicable to the project and not preempted or prohibited by the Governing State Law or other applicable law.

D. **Subsequent Permits and Approvals**. Approval of a Ministerial Housing Permit shall not constitute approval of any building permit, grading permit, subdivision approval, encroachment permit, certificate of occupancy, or other subsequent permit or approval required by law, except to the extent otherwise provided by applicable law. The applicant shall obtain all required subsequent permits and approvals. Such permits and approvals shall be processed in accordance with the Governing State Law, other applicable state law, and otherwise applicable objective provisions of this Code.

E. **Modifications**. Modifications to an approved project shall be processed in accordance with the Governing State Law and other applicable law and, to the extent the Governing State Law does not establish an applicable modification procedure, otherwise applicable provisions of this Code.

F. **Enforcement**. Nothing in this article shall limit the City's authority to inspect a project, enforce compliance with a Ministerial Housing Permit, recorded instrument, applicable condition or requirement, or exercise any enforcement authority or remedy available under this Code or other applicable law, except to the extent preempted or prohibited by the Governing State Law.

ORDINANCE NO. 26-993

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE BY ADDING ARTICLE 50 (OBJECTIVE DESIGN STANDARDS) TO CHAPTER 2 (ZONING).

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

A. 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.

B. 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.

C. 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 new Objective Design Standards for certain housing projects.

D. The proposed Objective Design Standards (Article 50) would implement the following programs in the Housing Element's Housing Plan:

1. Action HE 5.2c Remove Constraints to Housing Entitlement and Construction. The adoption of new Objective Design Standards will reduce the time and cost of housing permit processing.

2. Action HE 1.2e Housing for Lower-Income Households. The establishment of the Objective Design Standards will negate the barrier to affordable housing production.

E. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment modifies any regulations listed in Section 65850 theretofore imposed (e.g., the use of properties), must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive. Government Code Section 65854 provides that the Planning

Commission must hold a noticed public hearing on a proposed amendment to a zoning ordinance. Government Code Section 65855 provides that after the hearing, the Planning Commission must render its decision in the form of a written recommendation to the legislative body. The recommendation must include (1) the reasons for the recommendation, (2) the relationship of the proposed amendment to applicable general and specific plans.

F. On October 20, 2026, the Planning Commission conducted a duly noticed public hearing to consider proposed Article 50 (Objective Design Standards) to be added to Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code, and following receipt of all public testimony, closed the public hearing on that date and adopted Resolution No. 2026-18P.

G. The City Council conducted a properly noticed public hearing on November 17, 2026, at which members of the public were afforded an opportunity to comment on this Ordinance, the recommendations of the Planning Commission and staff, and other public testimony.

H. All legal preconditions to the adoption of this Ordinance have occurred.

SECTION 2. Incorporation of Recitals. The City Council hereby finds that the foregoing recitals are true and correct and incorporated herein as substantive findings of this Ordinance.

SECTION 3. CEQA. The City Council finds and determines 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 amendment implements 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. Based upon the analysis contained in the Program EIR, SEIR, Initial Study, and Environmental Checklist, the City has determined that the proposed amendment would not result in any new significant environmental effects or substantially more severe impacts beyond those previously analyzed. No substantial changes are proposed, no changes of circumstances exist, and no new information of substantial importance has been shown since certification of the SEIR. Accordingly, pursuant to CEQA Guidelines Sections 15162 and 15163, no subsequent or supplemental environmental review is required. Further, the proposed zoning code amendment is statutorily exempt pursuant to Public Resources Code Section 21080.085, as it implements programs within the City's certified Housing Element.

SECTION 4. Findings. Government Code section 65860 requires a city's ordinance to be consistent with the general plan. Based on all evidence in the record, the City Council finds as follows:

The proposed amendment is consistent with the goals and policies of the City's General Plan 2030 and in particular with the 2021-2029 Housing Element update. The proposed Zoning Code Amendment adds Article 50 (Objective Design Standards) to Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code and implements the Housing Element programs as discussed in Section 1.D of the above recitals.

SECTION 5. Amendment. Article 50 (Objective Design Standards) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) is added to the Municipal Code as shown in Exhibit A of this Ordinance.

SECTION 6. Effective Date. This Ordinance shall become effective 30 days after the City Council adopts this Ordinance.

SECTION 7. 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, an, 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 8. 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 9. 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 Ave, Artesia, CA 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED AND ADOPTED this 17 day of November 2026**.**

RENE TREVINO, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY

I, Jennifer Alderete, City Clerk of the City of Artesia, do hereby certify that the foregoing Ordinance was adopted at the Regular City Council Meeting held on the 17th day of November 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
JENNIFER ALDERETE, CITY CLERK

EXHIBIT "A"

AMENDMENT TO CHAPTER 2 (ZONING) OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE, BY ADDING ARTICLE 50 (OBJECTIVE DESIGN STANDARDS)

Article 50 Objective Design Standards.

§9-2.5001 Purpose

A. Purpose: The purpose of this Article is to establish objective design standards that promote high-quality design and provide predictable requirements for new multi-unit residential and mixed-use housing development in Artesia. All development subject to this Article shall comply with the applicable standards contained herein. These standards are intended to:

1. Provide predictable and objective design standards for ministerial and discretionary review consistent with California Government Code Sections 65589.5 and 66300 and other applicable law;

2. Promote high-quality residential and mixed-use development;

3. Promote urban design and transit-oriented development;

4. Enhance pedestrian orientation, compatibility, and neighborhood character;

5. Provide development certainty by establishing measurable requirements and specifically enumerated compliance options; and

6. Implement the City's applicable objective development standards contained in its General Plan, Specific Plans, zoning, and other applicable regulations.

B. Construction. The statements of purpose and intent in this section shall not constitute independent development standards, conditions, or approval criteria and shall not be used to require project modifications or to deny or condition approval of a housing development project.

§9-2.5002 Objective application of standards

A. Intent: The objective design standards are intended to promote high-quality design in multi-unit residential and mixed-use housing development through objective and measurable requirements governing building orientation, façade articulation, transparency, open space, pedestrian access, building massing, materials and architectural detailing, and parking and screening. These standards shall be applied uniformly and without personal or subjective judgment by City officials to all development subject to this Article.

B. Interpretation. The City shall not apply a personal or subjective judgment in interpreting a standard in this Article. To the extent a standard requires personal or subjective judgment to determine compliance, it shall not be imposed or enforced. Terms used in this Article shall have the meanings assigned in Article 4 or elsewhere in this Code, unless otherwise specifically defined in this Article.

C. Qualitative Language. Words or phrases describing the general purpose or intended outcome of a standard, including terms such as "compatible," "complementary," "high-quality," "appropriate," or similar qualitative terminology, shall be treated as statements of purpose or intent and shall not establish, supplement, or be used to interpret a development standard, condition, or approval criterion unless the term is expressly defined by an objective and measurable requirement in this Code.

§9-2.5003 Applicability and relationship to other regulations.

A. Applicability: The standards in this Article apply to multi-unit residential and mixed-use development applications, including:

1. New multi-unit residential development containing two or more dwelling units;

2. New mixed-use development containing two or more dwelling units; and

3. Additions or modifications to existing development where an applicable zoning district regulation, specific plan, or other provision of this Code expressly requires compliance with this Article.

Accessory dwelling units and junior accessory dwelling units are regulated pursuant to Article 45 and applicable State law and are not subject to this Article unless expressly provided otherwise.

B. Ministerial Housing Projects. A housing development project processed pursuant to Article 49 shall be reviewed in accordance with Article 49 and the applicable Governing State Law and shall comply with the applicable objective provisions of this Article and other applicable objective provisions of the General Plan, specific plan, zoning ordinance, subdivision regulations, and other City regulations. All such objective provisions apply except to the extent they are preempted by or conflict with Governing State Law, in which case Governing State Law controls.

C. Discretionary Projects. A project that is subject to a discretionary entitlement or Design Review process shall comply with the applicable provisions of this Article in addition to other applicable development standards and objective design standards. Nothing in this Article shall independently require a discretionary entitlement or Design Review unless such entitlement or review is otherwise required by this Code.

D. Relationship to Article 49. Article 49 governs the procedure and review process for a housing development project seeking ministerial processing or approval pursuant to State law. This Article establishes the applicable objective development and design standards for such projects, where those standards are otherwise applicable.

1. Nothing in this Article shall:

a. Require a discretionary approval, public hearing, Planning Commission action, Design Review, or discretionary finding for a project subject to

ministerial processing, except to the extent expressly permitted or required by applicable law;

b. Authorize the City to apply a subjective or discretionary development standard, design criterion, condition, or review requirement to a Ministerial Housing Permit; or

c. Expand, restrict, or modify the eligibility requirements for ministerial processing established by applicable Governing State Law.

E. Relationship to Specific Plans and Other Development Regulations. The standards in this Article shall supplement otherwise applicable objective development standards contained in the General Plan, applicable Specific Plan, base zoning district, overlay zoning district, subdivision regulations, and other applicable provisions of this Code.

F. Where two applicable objective standards regulate the same development feature, both standards apply unless the standards conflict or applicable law provides otherwise. Where a conflict exists between this Article and an applicable Specific Plan, the conflict shall be resolved in accordance with the conflict provisions of the applicable Specific Plan.

G. State Law. Nothing in this Article shall be interpreted or applied to:

1. Conflict with or override the Governing State Law, including laws applicable to a Ministerial Housing Permit;

2. Limit an applicant's rights under applicable State law, including any density bonus, incentive, concession, waiver, reduction, parking standard, or other modification required by law; or

3. Impose a standard that is preempted or prohibited by applicable State law.

In the event of a conflict between an otherwise applicable standard in this Article and the applicable Governing State Law, the Governing State Law shall control to the extent of the conflict.

§9-2.5004 Definitions and measurement rules.

A. "Common Open Space" means an area within a residential development that is designed on the project plans as common open space and accessible to all residents of the development. Common open space may include landscaped courtyards, plaza, recreation area, community gardens, swimming pools, rooftop terraces, and similar shard amenity areas. Common Open Space shall not include required parking areas, drive aisle, loading areas, utility areas, refuse areas, or areas primarily devoted to vehicular circulation or building access.

B. “Façade area” means the gross exterior wall area measured in elevation, excluding roof surfaces but including openings.

C. “Primary façade plane” means, for each building façade, the vertical plane containing the greatest cumulative length of the exterior wall segments forming that façade. If two or more planes contain the same greatest cumulative length, each shall be treated as a primary façade.

D. “Primary building entrance” means the building entrance identified on the project plans as the principal pedestrian entrance to a building or dwelling unit.

E. “Projection” means a portion of an exterior wall extending outward from the primary façade plane. Projection depth shall be measured perpendicular to the primary façade plane.

F. “Recess” means a portion of an exterior wall set inward from the primary façade plane. Recess depth shall be measured perpendicular to the primary façade plane.

G. “Street-facing façade” means an exterior façade located on the side of a building corresponding to a lot line that abuts a public or private street.

H. “Transparency” means glazing having a visible light transmittance of at least 70 percent, as identified in the manufacturer’s specifications. Glazing that is mirrored, opaque, painted, permanently covered, or backed by a permanent opaque material shall not count toward a transparency requirement.

I. “Building entrance” means an exterior door providing pedestrian access to a dwelling unit, common lobby, or ground-floor nonresidential tenant space.

J. “Public open space” means an area that is either owned by a public agency and open to the general public or subject to a recorded easement granting access to the general public.

K. “Governing State Law” has the meaning provided in Section 9-2.4901(C) of this Code.

§9-2.5005 Objective Standards.

Illustrations and photographs in this section are provided only to illustrate possible methods of compliance and do not establish or modify any standard. Compliance shall be determined based on the text of this section.

A. Multi-Unit Development. Multi-unit development shall comply with the following design standards:

1. Projects containing more than eight buildings shall use at least two exterior color schemes. For purposes of this requirement, each color scheme shall differ from every other required scheme by at least two primary façade colors or by one primary façade color and one accent color. A color schedule identifying each building and assigned colors shall be submitted with the application. The color schedule shall identify each color by manufacturer name or color code. For purposes of this subsection, colors having different manufacturer names or color codes are different colors.

2. Projects containing 20 or more buildings shall use at least three exterior color schemes meeting subsection (A)(1). No single-color scheme may be assigned to more than 50 percent of the buildings.

3. A street-facing facade exceeding 100 feet in length shall incorporate one or more of the following articulation features at intervals not exceeding 50 linear feet along the façade, measured horizontally from one end of the façade:
    a. Recesses or projections having a minimum depth of 3 feet;

    b. Material changes covering a minimum of 20 percent of façade area;

    c. Upper-story setbacks having a minimum depth of 10 feet;

    d. Roofline variation with a minimum height difference of 3 feet;

    e. Balconies, bays, canopies, cornices projecting at least 12 inches from the primary façade plane; or

    f. Cupolas or tower elements extending at least 3 feet above the adjoining roofline.

4. Except for garage entrances, each structured-parking elevation facing the street adjoining the primary frontage or public open space shall incorporate one or more of the following screening materials across at least 50 percent of the total opening area, with no individual opening comprising more than 50% of the total opening area on that parking level:
    a. Perforated or grilled metal;

    b. Stainless steel or metal mesh;

    c. Corrugated metal siding; or

    d. Corten steel.

5. Loading docks and service areas on a corner lot shall be accessed from a street adjoining a secondary frontage, unless such access is prohibited by an applicable fire, traffic-engineering, or public-works standard.

6. Controlled entrances to parking facilities, including gates and doors, shall be located a minimum of 18 feet from the nearest edge of the public sidewalk, measured along the driveway centerline from the back of the sidewalk to the gate, door, or other controlled entrance.

B. Mixed-Use Building Orientation. Mixed-use development shall comply with subsection (A) and the following additional standards:

1. Each ground-floor commercial or office tenant space shall have a building entrance located on a façade adjoining a public street, parking area, or common open space.

2. Residential and nonresidential uses shall not share the same exterior building entrance.





C. Orientation.

1. For a site containing one building, at least one building entrance shall be located on a façade adjoining a public street or common open space. For a site containing multiple buildings, at least 50 percent of the building entrances shall be located on façades adjoining a public street or common open space. A continuous pedestrian walkway shall connect each building entrance to a public sidewalk and to each parking area or common open space serving the building. The walkway shall have a

minimum unobstructed width of 5 feet, except where a greater width is required by applicable accessibility requirements.

2. Parking areas adjoining a public street right-of-way shall be separated from the right-of-way by one or a combination of the following features, located continuously along the portion of the parking area adjoining the right-of-way:
    a. A building located between the parking area and the right-of-way;

    b. A landscaped strip having a minimum width of 5 feet; or

    c. A solid wall between 3 and 6 feet in height.

3. For multi-unit projects located directly across a public street from or abutting a single-family residential zone, parking areas and carports located along a public street right-of-way shall be screened in accordance with subsection (C)(2).

D. Parking Standards.

1. Parking Lots. Parking shall comply with Article 11 and all applicable federal and State accessibility requirements, including applicable provisions of the California Building Code.

    a. A surface parking lot shall not be located between a street-facing façade and the street adjoining that façade. Each surface parking lot shall be connected to at least one building entrance by a pedestrian walkway satisfying subsection (C)(1).

    b. Surface parking lots with 10 or more spaces shall provide a minimum of 14 square feet of landscaped area for each parking space. The required landscaped area may be distributed among interior parking-lot planters, other landscaped areas on the site, and perimeter landscaping.



2. Residential Garages.

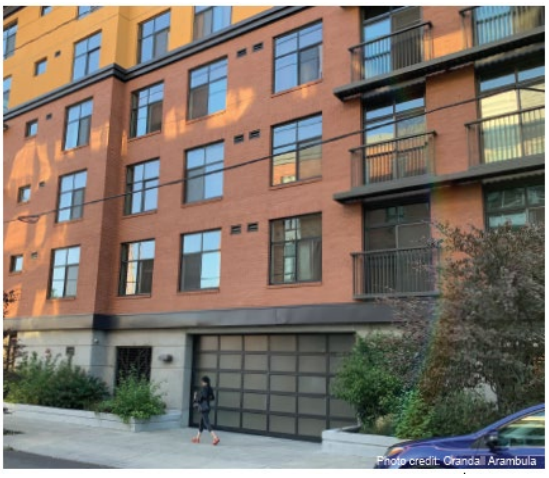
    a. Garage doors shall include at least one of the following:
        i. At least one exterior finish material used on the building façade covering at least 30 percent of the garage-door area; or

        ii. A projection above the garage door with a minimum depth of 12 inches.

E. Windows and Sliding Doors.
    1. Exterior sliding glass doors are prohibited.

    2. Windows with white vinyl frames are prohibited.

F. Each street-facing parking-structure elevation shall include at least one exterior finish material also used on a residential or mixed-use building on the same site.



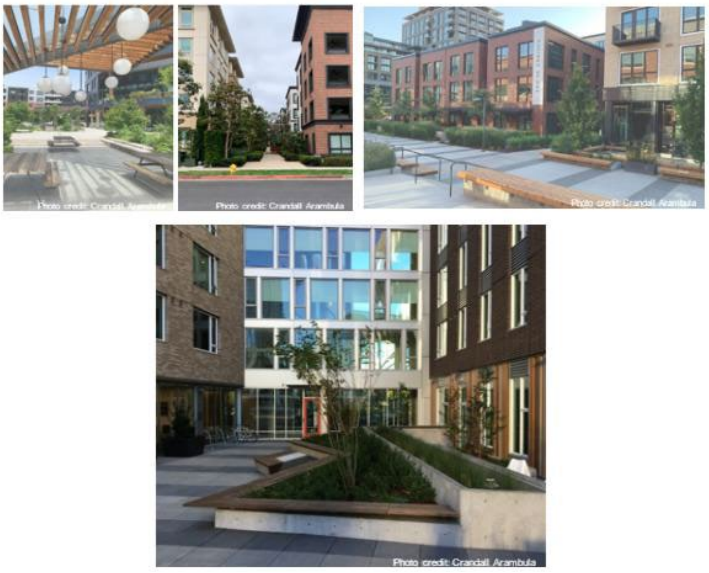
G. Common Open Space.

1. The required front yard setback area shall not be counted toward satisfying the common open space requirement.

2. Each common open space area shall be connected by a pedestrian walkway to at least one building entrance and to a public right-of-way.

3. Common open space areas shall provide at least one permanent seat and one exterior light fixture for every 10 dwelling units or a fraction thereof. At least 30 percent of each common open space area shall consist of landscaping.

4. Common open space sharing a boundary with a street classified as an arterial in the General Plan, a loading area, a refuse enclosure, or an outdoor mechanical-equipment area shall include a landscaped buffer having a minimum width of 10 feet along the shared boundary.



H. Recreation Amenities. The minimum number of Recreation Amenity Points required shall be based on the total number of dwelling units in the development, as follows:

Dwelling Units	Minimum Recreation Amenity Points
2–10	2
11–20	4
21–40	6
41–60	8
61–100	10
101–150	14
151–200	18
201 or more	18, plus 1 point for each additional 25 dwelling units or fraction thereof

1. All play areas shall be located outside any required street setback.

2. Amenity Point Values**.** Each qualifying recreational amenity shall receive the following number of Recreation Amenity Points:

Recreational Amenity	Minimum Standard	Points
Clubhouse	750 square feet	4
Swimming Pool	450 square feet or 15 feet by 30 feet	5
Tennis Court	60 feet by 120 feet	5
Basketball Court	30 feet by 60 feet	4
Racquetball Court	20 feet by 40 feet	4
Playground	600 square feet and three distinct pieces of permanently installed play equipment	4
Sauna or Spa	Manufacturer-rated capacity of at least four persons	2
Day Care Facility	Minimum 500 square feet	4
Community Garden	Minimum 400 square feet	3
Fitness Room	Minimum 500 square feet and at least two permanently installed exercise stations.	4
Outdoor Seating Plaza	Minimum 600 square feet and at least 40 permanently installed seats.	3
Multi-Purpose Lawn	Minimum 1,000 square feet and no dimension less than 20 feet.	3
Dog Run/Pet Run	Minimum 500 square feet and enclosed by fencing complying with subsection (K)(6).	2

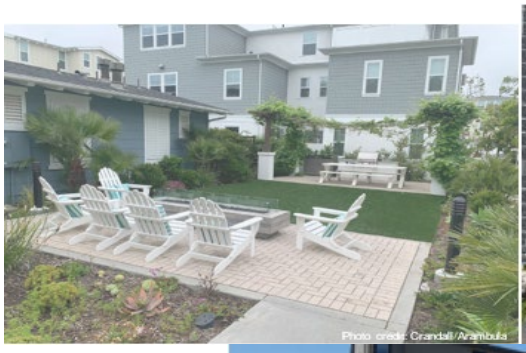
a. Multiple Amenities. Each qualifying recreational amenity may be counted once toward the minimum Recreation Amenity Point requirement. A development may combine multiple recreational amenities within a common recreational area, provided that each amenity independently satisfies the applicable minimum standards.

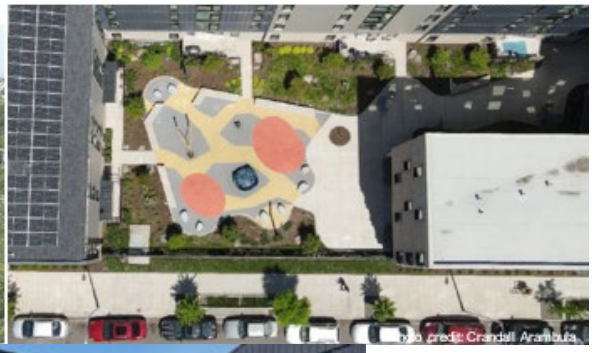
b. Variety of Amenities**.** For developments containing 41 or more dwelling units, at least two different types of recreational amenities shall be provided.

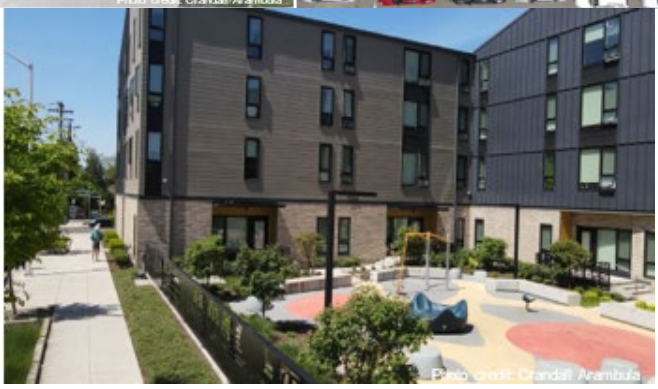
c. Accessibility. All required recreational amenities shall comply with applicable federal and State accessibility requirements, including applicable provisions of the California Building Code.

d. Calculation of Points**.** The applicant shall identify each proposed recreational amenity and its corresponding Recreation Amenity Points on the site plan and project plans. The total points provided shall equal or exceed the minimum number of points required by this subsection.

e. Each recreational amenity used to satisfy this subsection shall be located in a common area and available for use by all residents of the development.







I. Landscaping.

1. Landscaping shall comply with Articles 15 and 15.5 and all mandatory State water-efficient landscape requirements.

a. A minimum of 8 percent of the total site area shall be landscaped.

b. Landscaping may be provided within:

i. Required setback areas;
ii. Landscaped areas within parking lots;
iii. Courtyards;
iv. Paseos;

v. Recreation areas;
vi. Landscape planters;
vii. Perimeter landscape buffers.

2. Landscaping materials shall comply with all of the following:

a. Areas used to satisfy the required landscaping percentage shall contain live plant material meeting the requirements of Article 15.5, except as permitted by subsection (2)(b).

b. Decorative non-living landscaping materials, limited to sand, stone, gravel, wood or water features, may be used to satisfy a maximum of 25 percent of the required landscaping area.

c. Turf areas shall be located within a designated common recreation area and shall have minimum dimensions of 10 feet by 10 feet.

d. Landscape plans shall identify plant species, quantities, container sizes, irrigation type, and landscaped area calculations.





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J. Frontage Types and Standards. “Frontage” means a building façade adjoining a public or private street. “Primary frontage” means the frontage adjoining the street lot line having the greatest length. If two or more street lot lines have the same greatest length, the applicant may designate either as the primary frontage. Each other frontage is a secondary frontage.

K. Ground-Floor Commercial Frontages in Mixed-Use Projects. This subsection applies to each building façade containing a ground-floor commercial use and adjoining a public street.

1. The finished-floor elevation at a ground-floor commercial entrance shall be no more than 6 inches above or below the elevation of the adjoining sidewalk, measured at the entrance, except where a greater elevation difference is required by applicable building, accessibility, floodplain, stormwater, or other health and safety regulations.

2. Each ground-floor commercial entrance shall incorporate at least two of the following:

    a. An awning or canopy projecting at least 3 feet from the façade;

    b. A recess or projection having a minimum depth of 12 inches;

    c. A material or color change extending at least 6 feet horizontally;

    d. A column, portico, arcade, or overhanging roof;

    e. Crown molding or trim extending around the entrance; or

    f. Paving that differs in material from the adjoining sidewalk and extends at least 6 feet from the entrance.

3. For a mixed-use building on a corner lot, the building corner nearest the intersection shall incorporate at least two of the following:

    a. A corner mass at least 10 feet taller than the adjacent façade and no more than 10 feet above the otherwise applicable height limit;

    b. A recess or projection at least six feet deep and 20 feet long extending from grade to the roofline;

    c. A diagonal or curved corner wall segment at least 10 feet long;

    d. A primary pedestrian entrance at the corner with a canopy or awning projecting at least 3 feet;

    e. A material or color change extending at least 20 linear feet and from grade to the top of the highest occupied story; or

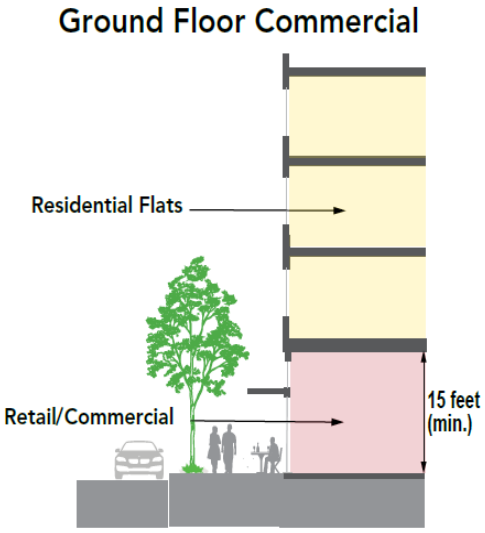
    f. A public open space or common open space of at least 400 square feet located within 30 feet of the corner.

4. Additional Building Standards.

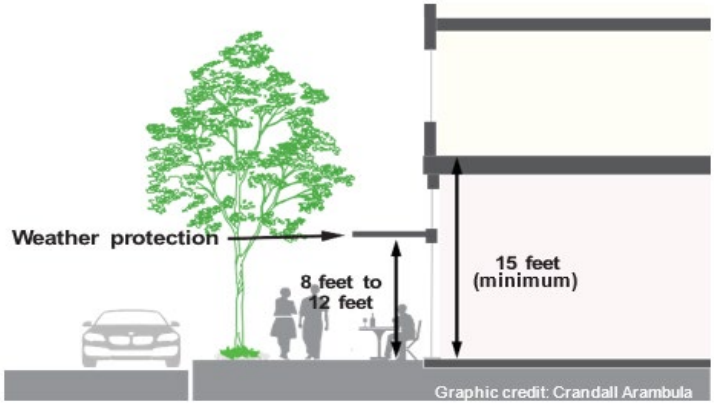
    a. At least 25 percent of each street-facing upper-floor façade area shall consist of windows.

b. Development with retail, commercial, community, or public uses on the ground floor shall have a clear floor-to-ceiling height of at least 15 feet.

c. The lowest point of an awning or marquee shall be at least 8 feet above finished grade, and the highest point shall not exceed 12 feet above finished grade, except as otherwise required by the Building Code.







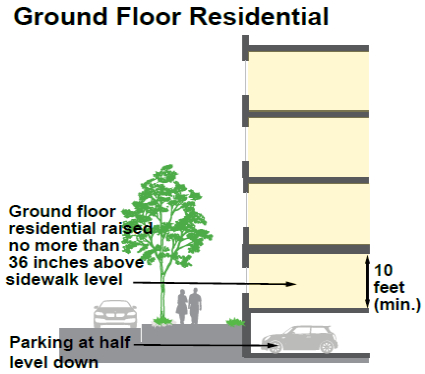
5. Residential Frontages. This subsection applies to street-facing facades of buildings that do not contain ground-floor commercial use.

    a. The ground floor may be elevated to a maximum of 36 inches above the grade of the nearest adjacent public or private sidewalk.

    b. The combined width of garage doors on a street-facing façade shall not exceed 40 percent of the length of that façade.

    c. At least 20 percent of the façade areas of each floor on each street-facing façade shall be occupied by windows.

    d. At least 50 percent of the area of the required setback adjoining the primary frontage shall be landscaped, excluding stoops, front porches, and paved paths to building entrances.



Graphic credit: Crandall Arambula

6. Walls and Fences.

    a. Perimeter walls shall be solid and shall use a material permitted by subsection (b).

    b. Wall materials shall be brick, slump stone, tile, stacked stones, textured concrete, stucco on masonry, or steel-framed wall systems. Plain concrete block walls and chain link fencing shall not be used.

    c. Exterior perimeter walls located along a public street shall either: (i) incorporate a recess or projection having a minimum depth of 2 feet and a minimum width of 10 feet at intervals not exceeding 75 linear feet; or (ii) be separated from the sidewalk by a continuous landscaped strip having a minimum width of 2 feet.

    d. Retaining walls within a street facing setback shall not exceed 4 feet in height and shall provide a landscaped strip having a minimum width of 18 inches between the wall and sidewalk.


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7. Private Street. "Private street" means an internal vehicular street that is not dedicated as a public right-of-way.

    a. A curb and sidewalk having a minimum unobstructed width of 4 feet shall be provided along at least one side of each private street. Streetlights and street trees shall be provided in accordance with applicable City engineering and landscaping standards. The sidewalk shall comply with applicable accessibility requirements. Parallel parking is permitted along private streets, subject to the applicable street standards established by the General Plan and Municipal Code.

8. Private Driveway Standards. Private driveways shall comply with the following:

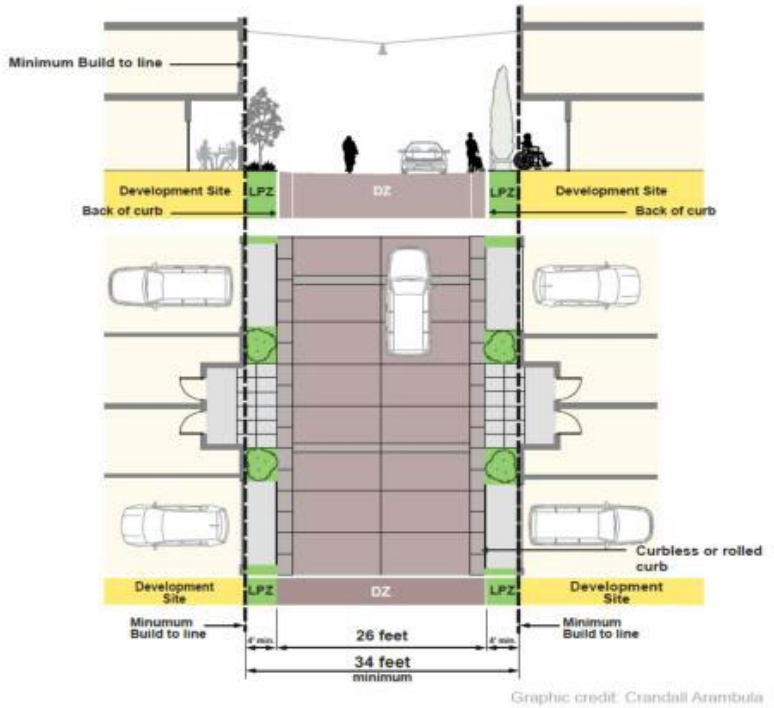
    a. Private Driveway Right-of-Way. All private driveways shall provide a minimum unobstructed width of 26 feet, or any greater width required by the applicable fire-apparatus access standard. No dead-end driveway shall exceed 150 feet in length unless a greater length is permitted by the Fire Code.

    b. Driveway Zones. Two zones described below comprise the driveway:

        i. Driveway Zone (DZ). Paving shall be asphalt, stone, decomposed granite (DG), brick, or concrete unit pavers or poured-in-place concrete with integral color pigment. Stamped concrete shall be prohibited.

        ii. Landscape and Paving Zone (LPZ). A zone having a minimum width of 4 feet shall be provided. At least 20 percent of the area of each

Landscape and Paving Zone shall be landscaped. Each landscaped portion shall contain at least two of the following plant types: vines, ornamental grasses, shrubs, ground cover, or ornamental trees. Landscaping in pots is permitted.



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9. Height Modulation Standards. Buildings greater than 40 feet in height shall incorporate at least one of the following:

    a. Roofline Variation. Variation in roof height of at least 5 feet for every 80 linear feet of façade length; or

    b. Stepback. A stepback having a minimum depth of 6 feet and extending across at least 75 percent of each façade of all floors above 40 feet, measured from the primary façade plane; or

    c. Height Averaging. Up to 30 percent of the building footprint area may extend up to 12 feet above the maximum allowed height, provided an equal or greater amount of building footprint area is at least 12 feet below the maximum allowed height; or

    d. Rooftop Terrace. An unenclosed rooftop terrace shall occupy at least 20 percent of the roof area above the uppermost habitable floor and shall be accessible to all residents of the development.

10. Facade Modulation. The project shall comply with the following horizontal modulation standards:

    a. Minor Modulation. Each street-facing façade greater than 60 feet in length shall include a minimum modulation of 20 percent of the façade length that is a minimum of 3 feet in depth from the primary façade plane. The façade area used to meet this standard may be recessed behind, or project out from, the primary façade plane and may be in one continuous section or a combination of sections across the façade.

    b. Major Modulation. Each street-facing façade exceeding 240 feet in length shall include at least one building separation, plus one additional separation for each additional 240 feet of façade length. Each separation shall be at least 6 feet deep and 20 feet long and shall extend from grade to the highest story.

11. Gateway Elements. A gateway element is required for a building that is:

    a. Located on a corner lot where both intersection streets have a right-of-way 100 feet or more; or

    b. Located on a lot at the terminus of a street where an extension of the street centerline intersects the lot.

    c. Required Features. The required gateway element shall incorporate at least two of the following features at the building corner described in subsection (a) or centered on the point at which the extended street centerline intersects the building façade for a lot described in subsection (b):

i. A portion of the building at least 20 feet wide that extends at least 10 feet above the adjoining façade, but not more than 3 feet above the otherwise applicable height limit; or

ii. A recess or projection having a minimum depth of 6 feet and width of 20 feet and extending from grade to the roofline; or

iii. A diagonal or curved corner wall segment at least 10 feet long; or

iv. A primary building entrance at the corner with a canopy or awning projecting at least 3 feet; or

v. A material or color change extending at least 20 linear feet and from grade to the roofline; or

vi. A public open space or common open space of at least 400 square feet located within 30 feet of the applicable corner or street centerline.

L. Materials and Finishes. Materials for projects subject to this Article shall conform to the following standards:

1. All building facades shall incorporate a minimum of two materials.

2. Changes in material or color shall occur only at an inside corner or along the vertical edge of a column, recess, or projection.

3. For buildings over 3 stories, at least 60 percent of the façade area of either the ground level or topmost level of each street-facing façade shall consist of an exterior finish material different from the material covering the greatest area of the intervening levels. For the purposes of this requirement, window glazing is considered a different material.

4. If employed on stucco facades, expansion joints shall align with at least one of the following:

    a. Window and/or door jambs, sills, and/or headers;

    b. The centerlines of windows and/or doors; or

    c. Wall breaks such as recesses and/or soffits created by balcony openings.

M. Blank Facades. A “blank façade" means a horizontal façade segment at least 30 feet long that contains no window, door, or balcony. Each blank façade shall incorporate at least one of the following:

1. A mural covering at least 100 square feet and measuring at least 10 feet in either width or height.

2. One or more trellises, screens, or changes in materials that cover at least 50 percent of the blank façade surface.

N. Windows. All window patterns shall conform to the following standards to the extent permitted by applicable building, fire, and accessibility requirements:

1. The centerline of each window facing a window in an adjacent building located within 20 feet shall be horizontally offset from the centerline of the facing window by at least 12 inches.

2. All windows between the ground floor and 50 feet above grade shall satisfy at least one of the following:

    a. The window shall be recessed at least 3 inches from the plane of the surrounding exterior wall;
    b. The window shall have trim at least 1 inch deep and 4 inches wide;
    c. A window in a stucco wall shall have raised relief at least 1 inch deep; or
    d. A window in a brick wall shall have brickmold at least 2 inches wide.

3. The windows on each street-facing façade shall collectively incorporate at least two of the following features:
    i. At least two window types or sizes, with the sizes differing by at least 6 inches in width or height; or
    ii. Architectural brackets projecting at least 4 inches from the surrounding wall; or
    iii. Trim; or
    iv. Shutters; or
    v. Awnings and/or trellises.

4. Non-residential. For a ground-floor non-residential use, a minimum of 50 percent of the street-facing façade between 3 feet and 7 feet above the adjoining sidewalk shall be transparent.

O. Utilities and Rooftop Equipment. All utility installations shall comply with the following standards:
1. Electrical meters, junction boxes, transformers, gas meters, and mechanical equipment shall not obstruct a required pedestrian path of travel.
    a. Such equipment shall be located in one of the following:
        i. a utility room;
        ii. a façade facing an alley;
        iii. within a parking area, but outside any required parking space, drive aisle, or pedestrian walkway;
        iv. a rear or side yard; or
        v. a recessed building area at least 24 inches deep.

b. A screen shall be installed between exterior equipment and each public street or public open space adjoining the project site. The screen shall consist of masonry, metal panels, louvers, opaque fencing, or a combination thereof. The screen shall equal or exceed the height of the equipment.

c. Electrical transformers, mechanical equipment, and other equipment regulated by this subsection shall not be located within 50 feet of the intersection of two street-facing lot lines or within a designated publicly accessible open space.

2. Rooftop equipment, including roof access structures and mechanical equipment, shall comply with the following. Mechanical equipment less than 2 feet in height, solar panels, wind generators, or green roof features are exempt from these requirements.

    a. Roof-mounted equipment and its screening shall be stepped back at least 10 feet horizontally from the exterior face of the parapet or, where no parapet exists, from the roof edge.

    b. Roof-mounted equipment greater in height than the parapet wall shall be screened to a height equal to the height of the equipment.

P. Small Projects. For purposes of this subsection, "small project" means a residential-only development containing between 2 and 10 dwelling units in one building, in attached buildings on individual lots, or in no more than 4 detached buildings. In addition to the other applicable standards of this section, small projects shall comply with the following standards:
    1. Small projects shall comply with the following standards:
        a. Where the development consists of a single building, the primary building entrance shall be located on the primary frontage.

        b. Each building or street facing façade shall incorporate at least two of the following features:
            i. A wall recess or projection at least 2 feet deep;
            ii. A base or horizontal material band at least 12 inches high extending across at least 50 percent of the façade;
            iii. A change in primary façade material covering at least 20 percent of the façade area; or
            iv. A roofline height difference of at least 2 feet.

c. On a corner lot, at least one primary building entrance shall be located on each street-facing façade, or a single corner entrance shall be located within 30 feet of the intersection of the two street lot lines.

d. For projects with two or more buildings, primary building entrances may be located on either the primary or secondary frontage. Entrances may be located on a façade adjoining a common interior courtyard or garden if either of the following is satisfied:

   i. An opening at least 10 feet wide and 10 feet high is provided between the street and the common interior courtyard or garden. Any fence or wall across the opening shall have openings constituting at least 80 percent of its surface area. Gates, fences, and landscaping installed within the opening shall not exceed 6 feet in height; or

   ii. At least one unit shall have a primary entrance located on the primary frontage.

e. Where units share a common driveway, whether the units are connected or separated, the facades facing the driveway shall be offset from each other by at least 5 feet.

f. Ground floor entrances shall comply with subsections (a), (c), and (d).

g. Entrances to upper-level units shall use at least one of the following methods:
   i. Individual entrances on the upper level accessed from an exterior stair; provided that no upper-level doorway shall be located on the primary frontage; or

   ii. A single entry at ground level that provides access to a shared internal stairway with individual unit entries from that stairway or walkway at each upper level.

§9-2.5006 Indemnification, Fees, and Community Facilities District Requirements.

The requirements of this section apply to each project subject to this Article.

A. Indemnification. To the extent permitted by applicable law, the applicant shall defend, indemnify, and hold harmless the City, its City Council, boards and commissions, officers, officials, employees, agents, and representatives from and against any and all claims, actions, proceedings, damages, liabilities, losses, costs, and expenses, including attorneys' fees and

costs, arising out of or relating to the City's processing, consideration, approval, or implementation of a project under this Article, including any action or proceeding to attack, set aside, void, or annul the City's decision or any approval issued in connection with the housing development project approved pursuant to this Article. The City shall have the right to approve the legal counsel providing the City's defense. The applicant shall be responsible for the costs of such defense and shall cooperate with the City in the defense of any such claim, action, or proceeding. The City may participate in the defense of any such matter and, to the extent permitted by applicable law, may require the applicant to execute an indemnification agreement in a form approved by the City Attorney.

B. Fees. A project subject to this Article shall be subject to all applicable application, processing, review, development impact, permit, and other fees and charges imposed by the City, and the applicant shall pay such fees and charges, to the extent authorized by applicable law and not preempted or prohibited by the Governing State Law or other applicable law.

C. Community Facilities District Requirements. A project subject to this Article shall be subject to all applicable requirements of Chapter 16 of Title 8 of this Code, including Section 8-16.01, and shall comply with those requirements as a condition of any subsequent building permit, to the extent applicable to the project and not preempted or prohibited by the Governing State Law or other applicable law.

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: October 20, 2026 **ITEM NO: 6B.**

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2026-09; LU-26-1004 - ZCA, CUP, and DR - 17221 Pioneer Boulevard

FROM: Devan A. Wells, Assistant Planner

REVIEWED AND APPROVED BY:
Steven Valdez, Planning Manager

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Open and conduct a public hearing; and
2. Adopt Resolution No. 2026-10P: A Resolution of the Planning Commission of the City of Artesia approving a Design Review for a complete facade remodel, and a 1,087-square-foot ground-floor addition, along with the creation of a 900-square-foot second-story outdoor deck, at an existing, 4,356-square-foot former restaurant, located at 17221 Pioneer Boulevard, in the Commercial General (C-G) zoning district.; and
3. Adopt Resolution No. 2026-20P: A Resolution of the Planning Commission of the City of Artesia Recommending that the Planning Commission recommend that the City Council approve of a Zone Change Amendment (ZCA) permitting banquet halls and facilities as a Citywide permitted land use, and which are to include special development standards; and
4. Adopt Resolution No. 2026-22P: A Resolution of the Planning Commission of the City of Artesia approving a Conditional Use Permit (CUP) to allow for the establishment and operation of a banquet hall at 17221 Pioneer Boulevard, in the Commercial General (C-G) zone.; and
5. Find that the proposed project is exempt from the requirements of the California Environmental Quality Act (“CEQA”), pursuant to Sections 15301 - Existing Facilities and 15303 - New Construction or Conversion of Small Structures of the CEQA guidelines, as well finding the Zone Code Amendment categorically exempt pursuant to Section 15061(b)(3), also known as the "common sense exemption"

BACKGROUND:

The applicant, Martin Rodriguez, submitted an application on April 26, 2026 requesting (i) a Zoning Text Amendment to reinstate banquet halls and facilities as a conditionally-permitted use, (ii) Design Review pursuant to AMC Section 9-2.2002(a)(1), and (iii) a Conditional Use Permit pursuant to Article 17 of Chapter 2 of the AMC, for the renovation of an existing 4,356-square-foot former restaurant for operation as a banquet hall on property located on the west side of Pioneer Boulevard near Pioneer Boulevard and Artesia Boulevard, identified as Assessor's Parcel No. 7035-020-083 (approximately 32,925 square feet in area), in the Commercial General (C-G) Zone. The proposed renovation comprises a 1,087-square-foot ground-floor addition, along with the creation of a 900-square-foot second-story outdoor deck, both to be added to an existing 4,356-square-foot former restaurant located at the site.

ANALYSIS:

On November 9, 2020, the City Council conducted a duly noticed public hearing and (1) adopted Ordinance No. 20-905, amending AMC Sections 9-2.1103, 9-2.403, and 9-2.3203 to prohibit the establishment of new banquet halls and facilities, except for those lawfully in operation at the time of adoption, and (2) adopted Resolution No. 20-2826, removing the "banquet hall" designation from the Artesia Boulevard Corridor Specific Plan. In furtherance of this, on November 9, 2020, the City Council conducted a duly noticed public hearing and (1) adopted Ordinance No. 20-905, amending AMC Sections 9-2.1103, 9-2.403, and 9-2.3203 to prohibit the establishment of new banquet halls and facilities, except for those lawfully in operation at the time of adoption, and (2) adopted Resolution No. 20-2826, removing the "banquet hall" designation from the Artesia Boulevard Corridor Specific Plan.

The applicant is now requesting approval of a package comprising a Zoning Code Amendment (ZCA) to allow for banquet halls to be a permitted land use in the City, a Conditional Use Permit for the establishment and operation of a banquet hall, as well as a Design Review to to permit the development of two new building additions measuring 1,987 square feet to an existing 4,356-square-foot commercial building.

Pursuant to Artesia Municipal Code Section (AMC) §9-2.3203(aa)), a Conditional Use Permit (CUP) is required for banquet halls and facilities as principal commercial uses in the Commercial General (C-G) and Commercial Planned Development (CPD) zones. The CUP is to permit the establishment and operation of the banquet hall, as they are otherwise not permitted by right anywhere in the city. The CUP will have project-specific Conditions of Approval regulating the hours of operation, noise level, provisioning of alcohol, and event management associated with The Monarch, which is the name the applicant has given the proposed banquet hall.

Prior to this summer, AMC Section 9-2.2002(a)(1) provided 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. Now, under that same section, nonresidential projects greater than 5,000 square feet in gross floor area require Planning Commission Design Review. Therefore, Design Review is still required. The proposed Design Review request is to permit a 1,087-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, 1,987 square feet of building additions, in conjunction with the patio and commercial tenant improvements necessary for the operation of a banquet hall, comprise the proposed scope of work.

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. Due immediately South of the project site is the key intersection of Pioneer Boulevard and Artesia Boulevard. The site is a highly visible site located on one of the key entryways to the City. The site information and surrounding uses are provided with the table below:

SITE INFORMATION AND SURROUNDING USES:

Table 1.0 - Site Information and Surrounding Uses

ADDRESS:	17221 Pioneer Boulevard
ASSESSOR NO.	7035-020-083
ZONING:	General Commercial (C-G)
GENERAL PLAN:	General Commercial

ADJACENT DEVELOPMENT:	**NORTH**: Cannabis Dispensary **SOUTH:** Restaurant and Cannabis Dispensary **EAST:** Shopping Center **WEST:** Ready Mix Cement Mixing Plant
EXISTING USE:	Vacant, 4,356-square-foot former restaurant
LOT SIZE:	The subject site is approximately 32,925 square feet (0.75 acres) in size

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.

ZONING CODE AMENDMENT:

The proposed project seeks to authorize the reinstatement of the “banquet hall or facilities” designation as a permissible land use in the City’s Zoning Code. The relevant applicability for this zone code amendment is based on Government Code Section 65853. Namely, this section provides that an amendment to a zoning ordinance that modifies regulations listed in Government Code Section 65850 shall be adopted in the manner set forth in Government Code Sections 65854 through 65857, which require both a noticed Planning Commission hearing (Section 65854) and a written Planning Commission recommendation to the legislative body stating the reasons for the recommendation and the relationship of the amendment to applicable general and specific plans (Section 65855). As such, the Planning Commission will be tasked with reviewing and making a recommendation for City Council approval and adoption.

Pursuant to the Zoning Code Amendment, three tiers of banquet halls have been established.

- Tier 1 Banquet Room: A custom, dedicated space within a structure, separate from a restaurant use, designed to host events using tables, chairs, and served food provided from on-site Los Angeles County Department of Health-approved restaurant commercial kitchen services.
- Tier 2 Banquet Hall: An indoor venue designed to host formal or large-scale gatherings such as banquets, weddings and receptions, birthday events, fundraisers, award ceremonies, quinceaneras, and graduations. The venue is to have sufficient seating capacity, provide on-site full commercial kitchen services, and ensure that the indoor entertainment space and event area meet parking requirements.
- Tier 3 Banquet Hall: An indoor room hosting formal or large-scale gatherings such as banquets, weddings and receptions, birthday events, fundraisers, award ceremonies, quinceaneras, and graduations. Such locations having no onsite Los Angeles County Department of Health- approved commercial kitchen services are not permitted within the City.

A maximum of three (3) Tier 2 Banquet Halls or Facilities are allowed. There is no limit placed on Tier 1 Banquet Rooms. New Tier 3 Banquet Halls or Facilities will not be allowed in the City.

Given that this is an administrative action, it should be stated that the ordinance alone does not authorize or approve any type of land use or project that could or would have any effect on the environment. Moreover, an ordinance amending an administrative document, that being the City's Zoning Code, does not constitute a project in and of itself.

GENERAL PLAN CONFORMITY:

Staff finds the proposed amendments to be consistent with the Artesia General Plan 20230. A key reason for this is that the General Plan encourages the expansion of the City's commercial offerings. In advocating for a greater level of commercial diversity and variation within the City's commercial offering, the reinstating of banquet halls and facilities achieves a high level of conformity with the stated goals and objectives of the General Plan. Moreover, the commercial land use designation itself does not constitute or represent any sort of material project or development that would be contrary to the overarching goals and objectives of the General Plan.

Planning staff have determined the 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, welcomes a new commercial land use to the City, provides a community benefit in revitalizing a vacant 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), which aim to increase the ease of doing business in the City, as well as promote economic development and economic diversity. 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.*

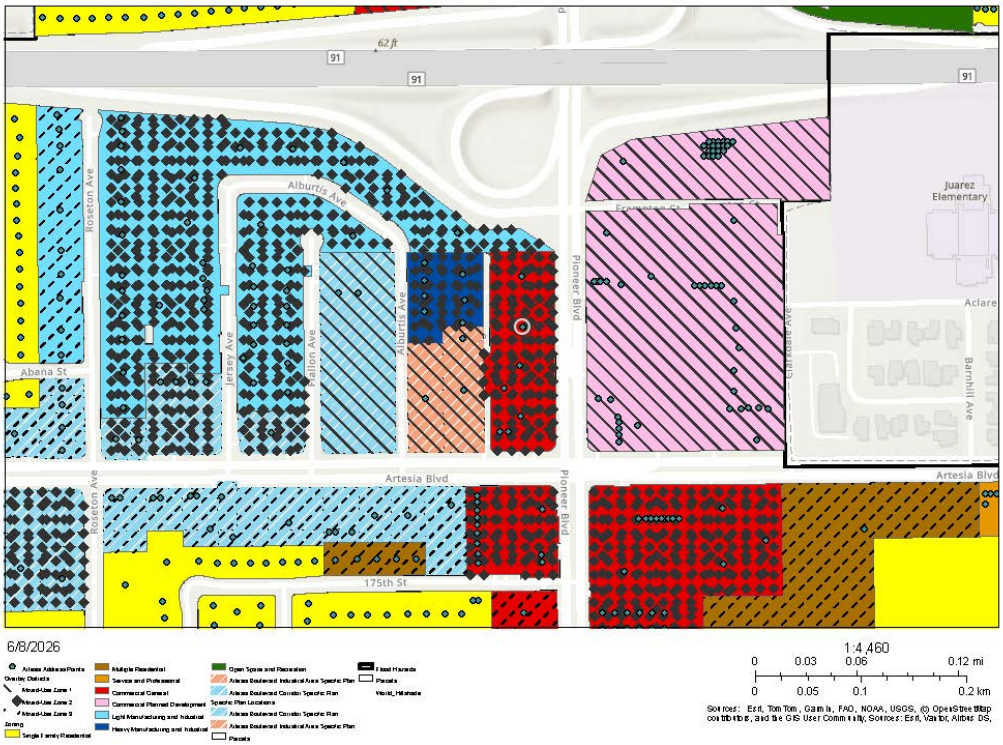
Community Policy LU 1.2: *which encourages "a wide variety of retail and commercial services in appropriate locations."*

Policy Action LU 1.2.1: *"Analyze the current inventory of developed and undeveloped commercial sites in the City in order to assess which are economically viable commercial developments that can be supported."*

The City wishes to expand retail opportunities within the City, as well as facilitate a business-friendly environment. Recent actions, including the creation and adoption of the Artesia Downtown Specific Plan, align with this goal. While it is true that banquet halls and facilities require large spaces and parcels, which require large parcels of property that may be better utilized to sustain economic growth within the City, the City feels that banquet halls are a land use of value to comprehensive City Planning and business development efforts. This City wishes to maintain a diversity of land uses, and through this, balance the need of existing banquet facilities within the City and other retail and commercial service uses.

The zoning map below shows the zoning of the site and surrounding neighborhood:

17221 Pioneer Blvd Zoning Map



CONDITIONAL USE PERMIT:

The amended Artesia Municipal Code Section (AMC) §9-2.3203(aa)) will require a Conditional Use Permit for banquet halls and facilities as principal commercial uses in the Commercial General (C-G) and Commercial Planned Development (CPD) zones. As such, within the C-G and CPD zones, the only zoning districts where banquet halls and facilities are a permitted land use, banquet halls and facilities are subject to a Conditional Use Permit (CUP), Planning Commission approval, and all project-specific conditions therein. Accessory banquet halls and facilities, whereupon less than 50% of the total floor area of a given establishment is dedicated to the operation of a banquet use, are also allowed by-right.

Planning staff have reviewed the project submittal, and following this review, have determined that granting this Conditional Use Permit will not adversely affect the adjacent use, nor will it be detrimental to public health, safety or welfare. Granting the proposed CUP will impose additional requirements for event and traffic management, the provisioning of alcohol, and hours of operation, among other conditions to be stipulated. Additional requirements may arise from Planning Commission and City Council review, of which the Planning Division will add at as relevant Conditions of Approval to the project.

Similarly, it has been determined that the subject site is adequate in size and shape to accommodate the subject use. Moreover, the subject site is sufficient in size, shape, and area to suitably comply with all Zoning Code and Development Standards as they relate to on-site parking, guest occupancy classifications, and building lot coverage and height compliance, respectively. Planning staff have determined that the 32,925-square-foot site is adequate in size, shape, and street access to accommodate the 4,356-square-foot banquet hall building, required parking, and on-site circulation. Building on this, as conditioned, the use will not be detrimental to adjacent properties, the surrounding neighborhood, or the public health, safety, and welfare. Potential noise, traffic, and parking impacts are addressed through the Conditions of Approval, including hours-of-operation limits, indoor containment of amplified sound, and the parking requirements of AMC § 9-2.1103(b)(8).

DESIGN REVIEW:

Prior to this summer, pursuant to Section 9-2.2002(a)(1) of the Artesia Municipal Code, Design Review approval was required for exterior modifications to existing structures, as well as for new construction, regardless of size or square footage, requiring a building permit within the Commercial General (C-G) zoning district. Following the adoption of Ordinance No. 26-989, which among other things, amended and streamlined Design Review procedures and thresholds, nonresidential projects greater than 5,000 square feet in gross floor area remain subject to Planning Commission Design Review and approval. The proposed project includes exterior alterations, as well as two additions to the existing nonresidential building that is greater than 5,000 square feet in gross floor area. Therefore, Design Review approval is required under both the previous and current version of the ordinance. The project's compliance with the applicable development standards is summarized in Table 2.0 below.

As previously noted, the proposed additions represent a total of 1,987 square feet being added to the existing building. The project consists of a 1,087-square-foot ground floor addition, the creation of a 900-square-foot second-story deck, along 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. As proposed, the maximum height will be 23 feet, six inches, below the 45 feet permitted within the C-G zone.

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 building additions totaling 1,987 square feet, and a new rear patio area totaling 858 square feet for a total of 2,845 square feet of usable space added to proposed banquet hall facility. 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	Per existing off-street parking requirements: 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. **Per new banquet hall and facility parking standards for properties between 20,000 and 45,000 square feet: one (1) space per 100 square feet of floor area: 44 spaces using a gross square footage calculation. Revised, lower and parking-compliant number to be confirmed following receipt of revised plans.**	43 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 and again on September 25, 2026. Additionally, in accordance with AMC Section 9-2.2301(b), notices were also mailed to property owners within a 300-foot radius on June 04, 2026 and September 30, 2026. Lastly, public notices were posted on the bulletin display case outside of City Hall, as well as at the subject property site itself.

FISCAL IMPACT:
Approval and implementation of the proposed Zoning Code Amendment, Conditional Use Permit, and Design Review application for the permitting of the proposed project 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. All site renovation and improvements will be borne by the building owner. Additionally, specific to "The Monarch" development impact fees from the new square footage will be collected.

Planning staff believe that the City will generate minor revenue from banquet halls and facilities, as they will be a newly legalized and permitted land use within the City. Broadly speaking, banquet hall-related revenue is expected to come in the form of Measure V sales tax revenue from said businesses, business license fees, fees from the review of proposed projects, and the issuance of building permits. 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 Sections 15301 (Class 1 – Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) 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. In utilizing this exemption, it has been determined that the new additions are in line with neighboring properties in terms of height, size, function, and overall massing. Moreover, the project site is located within an urbanized area surrounded by existing development and does not contain sensitive habitat or other environmental resources

For the Zoning Code Amendment component of this project, CEQA Guidelines Section 15061(b)(3) (common sense exemption), because it can be seen with certainty there is no possibility the activity will have a significant effect on the environment. This Ordinance amends the text of the Zoning Code to reinstate a conditionally permitted use category; it approves no development project. Each future banquet hall or facility will require a Conditional use Permit and design review with project-specific environmental review as applicable.

RECOMMENDED PLANNING COMMISSION ACTION:
Planning staff formally recommend that the Planning Commission take the following actions:

1. Adopt Resolution No. 2026-10P: A Resolution of the Planning Commission of the City of Artesia approving a Design Review; and
2. Adopt Resolution No. 2026-20P: A Resolution of the Planning Commission of the City of Artesia recommending that the City Council approve a Zone Change Amendment permitting banquet halls and facilities as a Citywide permitted land use.; and
3. Adopt Resolution No. 2026-22P: A Resolution of the Planning Commission of the City of Artesia approving a Conditional Use Permit (CUP) to allow for the establishment and operation of a banquet hall at 17221 Pioneer Boulevard, in the Commercial General (C-G) zone.; and
4. Find that the proposed project is exempt from the requirements of the California Environmental Quality Act (“CEQA”), pursuant to Sections 15301 - Existing Facilities and 15303 - New Construction or Conversion of Small Structures of the CEQA guidelines, as well finding the Zone Code Amendment categorically exempt pursuant to Section 15061(b)(3), also known as the "common sense exemption"

ATTACHMENTS:

1. PC Resolution 2026-10P
2. PC Resolution 2026-21P
3. PC Resolution 2026-22P
4. CC Ordinance 26-11
5. Project Plans
6. Letter of Intent

Attachments

Letter of Intent.pdf
PC Resolution No. 2026-22P - CUP
PC Resolution No. 2026-10P - Design Review
Exhibit A to PC Reso 2026-10P- Architectural Plan.pdf
PC Resolution No. 2026-21P - Recommendation to CC
Exhibit A to PC Reso 2026-21P- Ordinance No. 2026-994

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,

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

CITY OF ARTESIA
PLANNING COMMISSION

RESOLUTION NO. 2026-22P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA, CALIFORNIA, CONTINGENTLY APPROVING A CONDITIONAL USE PERMIT TO PERMIT THE ESTABLISHMENT AND OPERATION OF A TIER 2 BANQUET HALL AS A PRIMARY USE WITHIN AN EXISTING COMMERCIAL BUILDING IN THE COMMERCIAL GENERAL (C-G) ZONE; AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15301 and 15303.

RECITALS

WHEREAS, on April 26, 2026, Martin Rodriguez ("Applicant") filed an application requesting (i) a Zoning Text Amendment to reinstate banquet halls and facilities as a conditionally permitted use, (ii) Design Review pursuant to AMC Section 9-2.2002(a)(1), and (iii) a Conditional Use Permit ("CUP") pursuant to Article 17 of Chapter 2 of the AMC, for the renovation of an existing 4,356-square-foot former restaurant for operation as a banquet hall on property located on the west side of Pioneer Boulevard near Pioneer Boulevard and Artesia Boulevard, identified as Assessor's Parcel No. 7035-020-083 (approximately 32,925 square feet in area), in the C-G Zone; and

WHEREAS, The Planning Commission conducted a duly noticed public hearing on October 20, 2026, in compliance with the requirements of the Artesia Municipal Code for a Conditional Use Permit to allow establishment and operation of a banquet hall at the site of an existing, 4,356-square-foot former restaurant, located at 17221 Pioneer Boulevard, in the Commercial General (C-G) zone.

WHEREAS, Applicant desires a conditional use permit to legally establish and operate a banquet hall at 17221 Pioneer Boulevard, in the C-G zone.

WHEREAS, the Planning Commission is separately considering an amendment to the Artesia Municipal Code Section (AMC) §9-2.3203(aa)) that would require a Conditional Use Permit for banquet halls and facilities as principal commercial uses in the Commercial General (C-G) and Commercial Planned Development (CPD) zones ("City Council Ordinance No. 2026-994").

WHEREAS, on October 20, 2026, the Planning Commission conducted a duly noticed public hearing to consider the proposed conditional use permit, along with the presentation of all relevant information, and following receipt of public testimony, closed the public hearing.

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

SECTION 1: The recitals above are incorporated by reference and adopted as findings by the Planning Commission.

SECTION 2. CEQA: 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 to 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. While a second story is proposed to be added, it is well within the parameters set forth of Section 15303, which allows for infill of a minor scale that will have no anticipated impact on the surrounding environment. 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 3: **FINDINGS**: Pursuant to Article 17 of the Artesia Municipal Code (AMC), the Planning Commission finds and determines that the evidence presented does justify the granting of the Conditional Use Permit identified in Section 4 for the following reasons:

a) General Plan Consistency: The approval of this Conditional Use Permit will not conflict with the General Plan or the Zoning Ordinance of the City of Artesia. The General Plan designation for the subject site is Commercial General, whereas the zoning for the subject property is Commercial General (C-G). Within the C-G and CPD zones, banquet halls and facilities are a permitted land use, subject to a Conditional Use Permit and all project-specific conditions therein. The banquet hall use, as conditioned, is consistent with the Artesia General Plan 2030, including Community Goal LU 1, Policies LU 1.2, LU 2.4, and LU 3.1, and Policy N 1.2.

b) Zoning: The use is listed as conditionally permitted in the C-G zone (AMC § 9-2.3203(aa)) and complies with all applicable C-G development standards, as conditioned.

c) Granting this Conditional Use Permit will not adversely affect the adjacent use, nor will it be detrimental to public health, safety or welfare. Granting the proposed CUP will impose additional requirements for event and traffic management, the provisioning of alcohol, and hours of operation, among other conditions to be stipulated.

d) Site Adequacy: The subject site is adequate in size and shape to accommodate the subject use. Moreover, the subject site is sufficient in size, shape, and area to suitably comply with all Zoning Code and Development Standards as they relate to on-site parking, guest occupancy classifications, and building lot coverage and height compliance, respectively. Planning staff have determined that the 32,925-square-foot site is adequate in size, shape, and street access to accommodate the 6,343-square-foot banquet hall building after renovations, required parking, and on-site circulation.

e) Additionally, the highways and streets surrounding the subject use are adequate in width and are improved as necessary to carry the traffic expected by this project. This is in addition to the on-site parking being sufficient for the proposed square footage and type of commercial land use. The subject business is served by a major north-south street in the form of Pioneer Boulevard (complete with a 60-foot right-of-way), with key east-west routes in the form of State Route 91 and Artesia Boulevard bookending the immediate area to the North and South, respectively.

f) Compatibility: As conditioned, the use will not be detrimental to adjacent properties, the surrounding neighborhood, or the public health, safety, and welfare. Potential noise, traffic, and parking impacts are addressed through the conditions of approval, including hours-of-operation limits, indoor containment of amplified sound, and the parking requirements of AMC § 9-2.1103(b)(8).

g) Conditions necessary: The project-specific conditions imposed are necessary to ensure the use is compatible with the area, to protect the public welfare, and to implement the goals and objectives of the General Plan.

SECTION 4: CONDITIONS OF APPROVAL

The Conditional Use Permit is approved subject to the following conditions, in addition to the Design Review conditions listed in Resolution 2026-10P.

1. Approved plans and use description. Business operation shall conform to the approved plans and the Tier 2 banquet hall use description on file; any expansion of floor area, occupancy, or outdoor event activity requires an amended CUP.

2. Maximum occupancy. The certified occupancy level shall not exceed the maximum occupancy established by the Fire Department and Building Official.

3. Hours of operation: Indoor events shall end by 11:00 p.m. Sunday–Thursday and 12:00 midnight Friday–Saturday; setup/cleanup within one hour thereafter.

4. Noise. All music and amplified sound shall be contained indoors with doors and windows closed during events; the use shall comply with City noise standards at the property line.

5. Alcohol. No alcoholic beverages shall be sold or served without all required State Alcoholic Beverage Control licenses; a copy of the ABC license shall be filed with the Community Development Department prior to any service.

6. Security and event management. For events with more than 100 guests, the operator shall provide licensed security personnel and a designated event manager on site for the duration of the event.

7. Traffic and valet. For events expected to exceed 150 guests, the operator shall implement a valet parking and traffic management plan approved by the Community Development Director.

8. Parking. The 44 off-street spaces required by AMC § 9-2.1103(b)(8) shall be provided and maintained; no required space shall be used for storage. Any approved variance or shared parking agreement shall be recorded prior to occupancy.

9. Outdoor activity. No outdoor amplified entertainment, outdoor food service, alcohol or outdoor event staging except as expressly approved in the CUP plans.

10. Lighting, signage, landscaping, trash. As required by the Design Review conditions (Section 6).

11. The Applicant and property owner shall install, operate, and continuously maintain a comprehensive video surveillance system for the subject property. The applicant shall provide a floor plan that identifies all interior and exterior location of cameras and camera equipment, type of cameras being used. The system shall provide full camera coverage of all building entrances and exits, the exterior areas immediately surrounding the building,

all public rights-of-way adjacent to the property, all on-site parking areas, drive aisles, pedestrian access areas, and other areas reasonably identified by the Los Angeles County Sheriff's Department as necessary for public safety and crime prevention.

The video surveillance system shall be capable of producing clear, color images sufficient to identify persons and activities recorded by the system. The system shall record continuously during all hours of operation and shall retain recorded video for a minimum of thirty (30) days. The recording system shall be secured against unauthorized access, alteration, or removal.

The surveillance system shall be capable of remote access and retrieval of live and recorded video. Upon request by the Los Angeles County Sheriff's Department for a legitimate law-enforcement or criminal-investigative purpose, the Applicant, property owner, or operator shall provide the Sheriff's Department with access to and/or copies of relevant live or recorded video. The Applicant shall provide the Sheriff's Department with the necessary system to access information, including username and password or other credentials reasonably necessary to access the system, when requested for law enforcement purposes.

All cameras and associated equipment shall be installed and maintained to the satisfaction of the Los Angeles County Sheriff's Department. The Sheriff's Department may require additional cameras or modification of camera locations when reasonably necessary to provide adequate coverage of the premises or to address demonstrated public safety concerns. The Applicant and property owner shall maintain the surveillance system in good working order at all times and shall promptly repair or replace any non-functioning equipment.

Prior to issuance of a Certificate of Occupancy, the Applicant shall demonstrate to the City and, if requested, the Los Angeles County Sheriff's Department that the surveillance system has been installed and is operational. The surveillance system shall remain operational for the life of the approved use.

12. Business license and permits. The operator shall maintain a valid City business license and all required health, fire, and building permits.

13. Indemnification. The applicant and property owner shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and

alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of 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 entitlement.

14. Development Impact Fees - Additional fees are required prior to issuance of development permits. Fees shall be paid as specified in adopted fee resolution. The Developer shall pay the required Development Impact Fees, totaling $6,645 as authorized by City Council Resolution 19-2742 and the Mitigation Fee Act (Gov. Code Section 66000 et seq.). Pursuant to Government Code Section 66020(d) the project applicant has 90 days from the date of this notice to protest the development impact fees imposed on the project.

15. Payment of Development Fees. The project Applicant shall pay all applicable development fees prior to issuance of building permits. A faithful performance bond shall be posted by the project Applicant to guarantee installation of public improvements pursuant to the submitted approved plans.

16. School Impact Fees. The applicant shall pay all applicable school impact fees pursuant to California Government Code Section 65995.

17. Review and revocation. The Planning Commission may review this CUP for compliance; violation of any condition that is grounds for modification or revocation following a public hearing.

18. Expiration. The CUP expires if the use is not established within one (1) year of the effective date, unless extended by the Planning Commission; discontinuance of the use for twelve (12) consecutive months voids the CUP.

SECTION 5: EFFECTIVENESS: Planning Commission approval of the CUP is contingent on City Council approval and adoption of City Council Ordinance No. 2026-994. This Resolution takes effect upon the effective date of City Council Ordinance No. 2026-994. If Ordinance No. 2026-994 is not adopted, this approval is void.

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

SECTION 7: The location and custodian of the documents and other material, which constitute the record of proceedings upon which the Planning Commission based its decision, is as follows: Paul Bollier, Community Development Director 18747 Clarkdale Avenue Artesia, CA 90701 (562) 865-6262 Ext. 227.

PASSED, APPROVED AND ADOPTED this 20th day of October 2026.

_____

Victor Manalo, Chairperson

ATTEST: _____

Paul Bollier, Community Development Director

ROLL CALL VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA CONTINGENTLY 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 17221 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 SECTION 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 1,087-square-foot first- and – a 900-square-foot second-story addition, at 17221 Pioneer Boulevard, in the Commercial General (C-G) zoning district.

SECTION 2: The proposed project is subject to the design review process specified in Section 9-2.2002(a) Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code ("AMC").

SECTION 3: The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, October 20, 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 to 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. While a second story is proposed to be added, it is well within the parameters set forth of Section 15303, which allows for infill of a minor scale that will have no anticipated impact on the

surrounding environment. 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: FINDINGS. Based on all the evidence in the record, the Planning Commission finds that the evidence presented does justify the approval of this Design Review to permit the development of two new additions measuring 1,987 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. The banquet hall will be subject to a conditional use permit, along with all relevant Conditions of Approval, which along with code-specific development standards that, will collectively ensure compliance with all relevant codes. 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 6,343 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, 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 carefully reviewed, with feedback given to improve the design. 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 6: 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 of 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 trees 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 and property owner shall install, operate, and continuously maintain a comprehensive video surveillance system for the subject property. The applicant shall provide a floor plan that identifies all interior and exterior location of cameras and camera equipment, type of cameras being used. The system shall provide full camera coverage of all building entrances and exits, the exterior areas immediately surrounding the building, all public rights-of-way adjacent to the property, all on-site parking areas, drive aisles, pedestrian access areas, and other areas reasonably identified by the Los Angeles County Sheriff's Department as necessary for public safety and crime prevention.

    The video surveillance system shall be capable of producing clear, color images sufficient to identify persons and activities recorded by the system. The system shall record continuously during all hours of operation and shall retain recorded video for a minimum of thirty (30) days. The recording system shall be secured against unauthorized access, alteration, or removal.

    The surveillance system shall be capable of remote access and retrieval of live and recorded video. Upon request by the Los Angeles County Sheriff's Department for a legitimate law-enforcement or criminal-investigative purpose, the Applicant, property owner, or operator shall provide the Sheriff's Department with access to and/or copies of relevant live or recorded video. The Applicant shall provide the Sheriff's Department with the necessary system to access information, including username and password or other credentials reasonably necessary to access the system, when requested for law-enforcement purposes.

All cameras and associated equipment shall be installed and maintained to the satisfaction of the Los Angeles County Sheriff's Department. The Sheriff's Department may require additional cameras or modification of camera locations when reasonably necessary to provide adequate coverage of the premises or to address demonstrated public safety concerns. The Applicant and property owner shall maintain the surveillance system in good working order at all times and shall promptly repair or replace any non-functioning equipment.

Prior to issuance of a Certificate of Occupancy, the Applicant shall demonstrate to the City and, if requested, the Los Angeles County Sheriff's Department that the surveillance system has been installed and is operational. The surveillance system shall remain operational for the life of the approved use.

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. The 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 entitlement.

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. The installation, maintenance, and operation of an interior and exterior security camera system is required. Said footage captured by the security cameras is to be retained and made accessible by City staff and law enforcement for a period of thirty (30) days.

20. 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.

21. Approved plans. The project shall be developed in substantial conformance with the plans stamped 'Approved' and on file with the Community Development Department (Exhibit A). Minor modifications may be approved by the Community Development Director; substantial modifications require amended Design Review approval.

22. Entitlement contingency. This approval is contingent upon the effectiveness of City Council Ordinance No. 2026-21 and the issuance of a Conditional Use Permit for the banquet hall use. If Ordinance No. 2026-21 is not adopted, this approval is void.

23. Parking. The applicant shall provide the off-street parking required by AMC Section 9-2.1103(b)(8) (44 spaces for the 6,343-square-foot building at 1/100) or obtain a parking variance or shared-parking agreement approved by the City prior to issuance of a certificate of occupancy.

24. Hours of operation. Indoor events shall end by 11:00 PM. Sunday–Thursday and 12:00AM (midnight) Friday–Saturday.

25. Noise. All amplified sound and entertainment shall be contained within the building. The project shall comply with the City's noise standards at all times; doors and windows facing adjacent residential uses shall remain closed during events with amplified sound.

26. Lighting. All exterior lighting shall be shielded and directed away from adjacent residential properties and public rights-of-way.

27. Landscaping and maintenance. All landscaping shall be installed per the approved landscape plan and maintained in a healthy, weed-free condition; the site shall be kept free of debris and graffiti.

28. Signage. All signage requires separate permits and shall comply with the AMC sign regulations.

29. Trash and service areas. Trash enclosures shall be provided per City standards, kept closed, and serviced during daytime hours only.

30. Building permits. The applicant shall obtain all required building permits and comply with the California Building Standards Code (Title 24).

31. Expiration. This approval expires one (1) year from the effective date if building permits have not been issued, and construction diligently pursued, unless extended by the Planning Commission.

SECTION 6: Effectiveness. Planning Commission approval of the Design Review per Section 8 above is contingent on City Council approval and adoption of City Council Ordinance No. 2026-994. This Resolution takes effect upon the effective date of City Council Ordinance No. 2026-994. Operation of the banquet hall additionally requires a Conditional Use Permit pursuant to Article 17 of Chapter 2 of the AMC.

SECTION 7: The Community Development Director shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED THIS 20th DAY of OCTOBER 2026.

_____

Victor Manalo, Chairperson

ATTEST:

_____

Paul Bollier, Community Development Director

ROLL CALL VOTE:

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

THE MONARCH

INTERIOR / EXTERIOR TENANT IMPROVEMENT

17221 PIONEER BLVD., ARTESIA CA 90701



ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	MECH.	MECHANICAL
ALUM.	ALUMINUM	MET.	METAL
AMP.	AMPERE	MFR.	MANUFACTURER
@	AT	MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BLD'G	BUILDING	MR	MAIN RUNNER
BLK'G	BLOCKING	MTD.	MOUNTED
BOT.	BOTTOM	MTL.	METAL
CAB.	CABINET	MUL.	MULLION
CLG.	CEILING	NO.	NUMBER
C	CENTERLINE	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	N.T.S.	NOT TO SCALE
COL.	COLUMN	O/	OVER
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	OFF.	OFFICE
CONTR.	CONTRACTOR	PLAS. LAM	PLASTIC LAMINATE
DED.	DEDICATED	PL.	PLATE
DET.	DETAIL	PLUMB.	PLUMBING
D.F.	DRINKING FOUNTAIN	PLYWD.	PLYWOOD
DIA.	DIAMETER	PR.	PAIR
DIAG.	DIAGONAL	PTN.	PARTITION
DIM.	DIMENSION	R.	RADIUS
DN.	DOWN	REF.	REFERENCE
DWG.	DRAWING	REFR.	REFRIGERATOR
DWR.	DRAWER	REQ'D	REQUIRED
EA.	EACH	R.H.	RIGHT HAND
ELECT.	ELECTRICAL	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EP	ELECTRICAL PANEL	SCHED.	SCHEDULE
EQ.	EQUAL	S.C.	SOLID CORE
EXT.	EXTERIOR	SECT.	SECTION
EXIST'G	EXISTING	S.F.	SQUARE FEET
F.D.	FLOOR DRAIN	SHT.	SHEET
F.E.C.	FIRE EXTINGUISHER CABINET	SIM.	SIMILAR
F.H.C.	FIRE HOSE CABINET	SPEC.	SPECIFICATIONS
FIN.	FINISH	S.S.	STAINLESS STEEL
FIXT.	FIXTURE	STL.	STEEL
FLUOR.	FLUORESCENT	STOR.	STORAGE
F.O.C.	FACE OF COLUMN	STRUCT.	STRUCTURAL
F.O.S.	FACE OF STUD	SUSP.	SUSPENDED
F.O.W.	FACE OF WALL	SYM.	SYMMETRICAL
F.S.	FLOOR SINK	TELE.	TELEPHONE
FURR.	FURRING	TEMP.	TEMPERED
FURN.	FURNISH (ED) FURNITURE	THK.	THICK
GA.	GAUGE	T.O.W.	TOP OF WALL
GL.	GLASS	TYP.	TYPICAL
GYP.BD.	GYPSUM BOARD	U.L.	UNDERWRITERS LABORATORY
H.	HIGH	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	V.	VOLT
HDWR.	HARDWARE	V.C.T.	VINYL COMPOSITION TILE
H.M.	HOLLOW METAL	VERT.	VERTICAL
HOR.	HORIZONTAL	VEST.	VESTIBULE
H.R.	HOUR	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W/	WITH
H.V.A.C.	HEATING, VENTILATION, & AIR CONDITIONING	WC	WALL COVERING
		W.C.	WATER CLOSET
INSUL	INSULATION	W.H.	WATER HEATER
INT.	INTERIOR	W.P.	WATER PROOF
JAN.	JANITOR	W.R.	WATER RESISTANT
J-BOX	JUNCTION BOX		
LAM.	LAMINATE		
LAM. PLAS.	LAMINATED PLASTIC		
LAV.	LAVATORY		
L.H.	LEFT HAND		
L.T.	LIGHT		
MAINT.	MAINTENANCE		
MAT.	MATERIAL		
MAX.	MAXIMUM		

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:

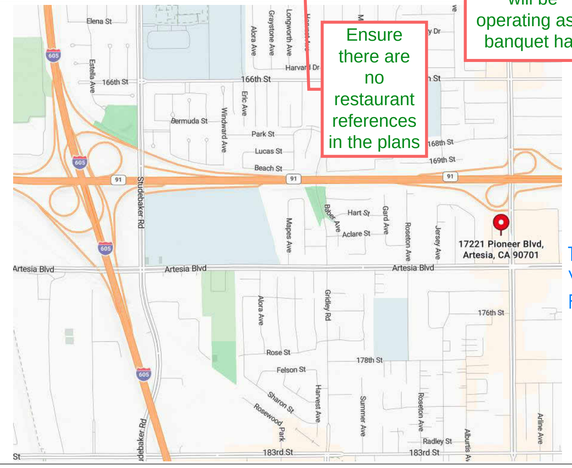
TENANT IMPROVEMENT AND ADDITION TO AN EXISTING 4,356 SF RESTAURANT
TO INCLUDE:

- 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 807 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

SEE NOTE BELOW:

Add language to include that the business will be operating as a banquet hall

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 AREA	907 SQ. FT.
• (N) WOMEN RESTROOM	73 SQ. FT.
• (N) WOMEN LOUNGE	107 SQ. FT.
• STAIRWELL	136 SQ. FT.
2ND FLOOR	
• DECK AREA	900 SQ. FT.
• UNISEX RESTROOM	48 SQ. FT.
• STAIRWELL	136 SQ. FT.
(N) REAR PATIO	858 SQ. FT.

Include the approximate square footage of the banquet hall area

SHOW SQ. FOOTAGES FOR: KITCHEN, EXISTING RESTROOMS, PROPOSED MAIN BANQUET HALL, PROPOSED REAR DINING ROOM ETC WITH THE EXISTING SQ. FOOTAGES

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 STALL	*2 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.

TENANT IMPROVEMENT + ADDITION TO EXIST. 4,356 SQ. FT. VACANT RESTAURANT -TO CONVERT TO NEW BANQUET FACILITY. SCOPE FO WORK TO INCLUDE:

***REMOVE THE WORD "RESTAURANT" FROM ALL AREAS EXCEPT THE FIRST NOTE. REPLACE WITH "PROPOSED BANQUET FACILITY"

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

PROJECT DIRECTORY:

DESIGNER + PROJECT MANAGER:	MRD STUDIO 5903 EASTBROOK AVE. LAKEWOOD, CA 90703 949.254.9380
ENGINEER:	LARRY FINLEY, P.E. 1178 E. 9TH ST. LONG BEACH, CA 90813 562.346.7323
OWNER:	DHANESH K. BHINDI 18508 PIONEER BLVD ARTESIA, CA 90701 562-402-8755
TENANT CONTACT:	THE MONARCH GURVINDER SINGH 17221 PIONEER BLVD. ARTESIA, CA 90701 562-353-0416

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

No.	Revision / Submissions	Date

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

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

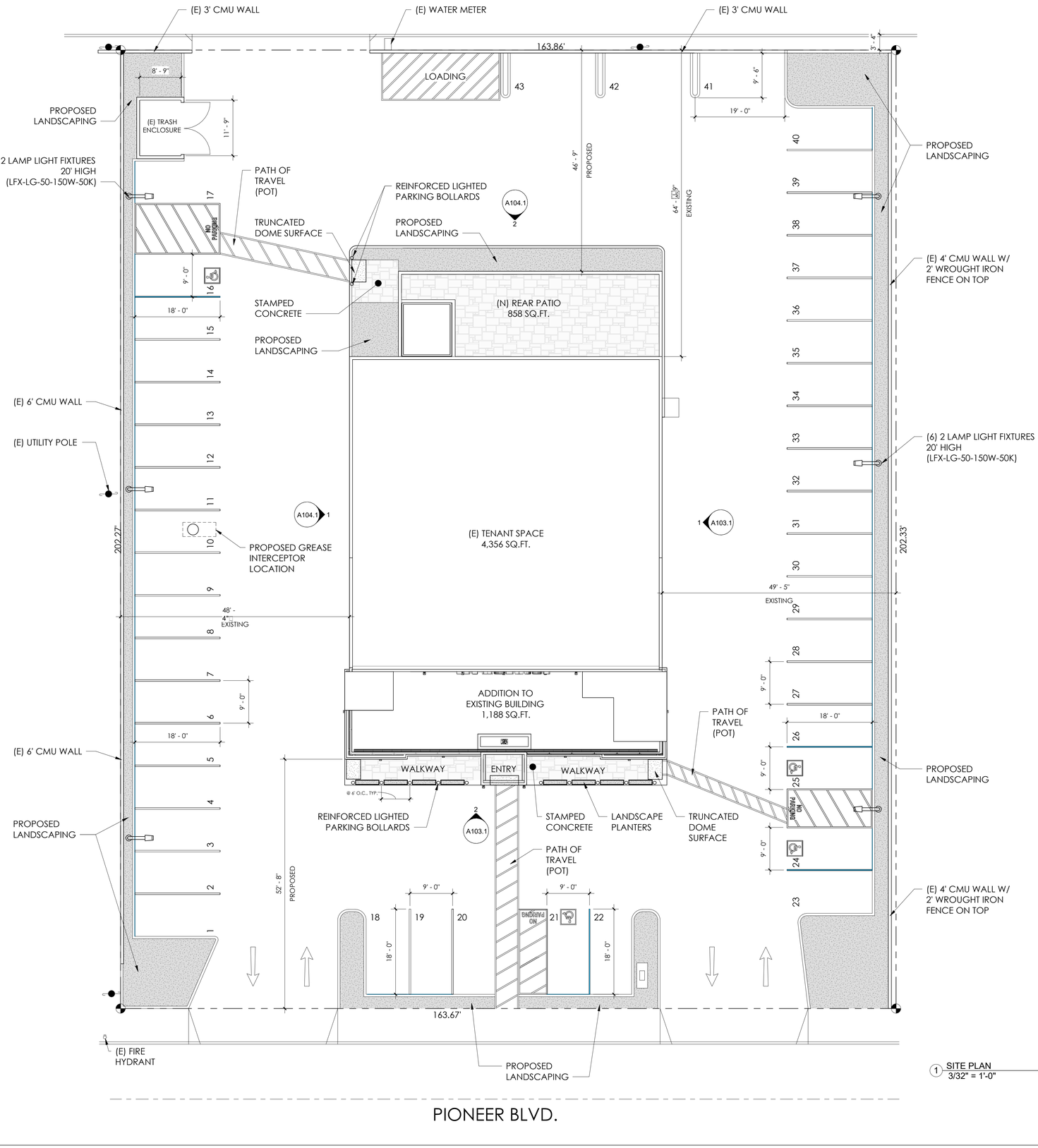
COVER SHEET

Project number	--
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

A100

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

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.



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

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

No.	Revision / Submissions	Date

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

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

SITE PLAN

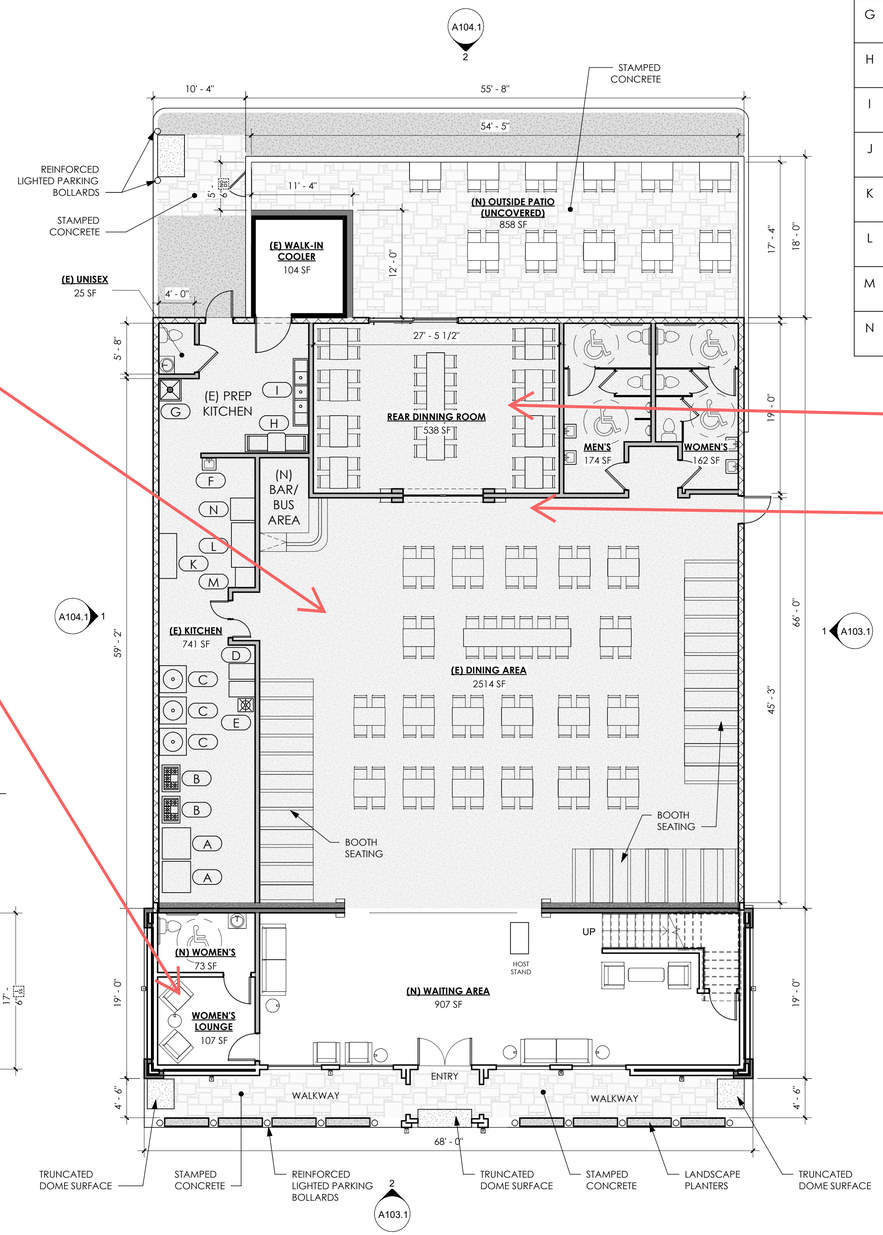
Project number	--
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

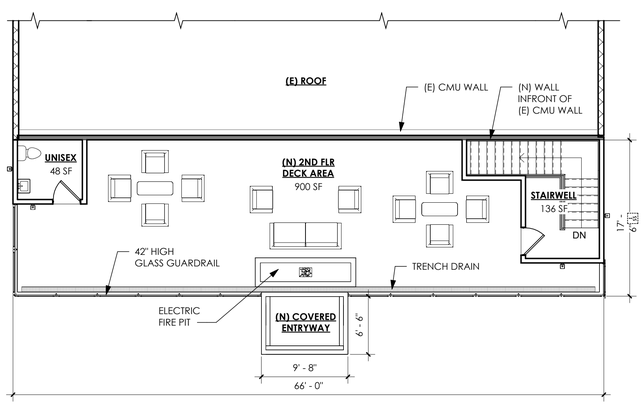
Scale 3/32" = 1'-0"

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

#	NAME	DESCRIPTION	MANUFACTURER	MODEL
A	Double Stack Convection Oven	38"x42" Oven - Cooking Performance Group. Natural gas with 2 standard ovens. 108,000 BTU.	Cooking Performance Group	FGC-200-NK
B	Stove with Griddle	60"x32" Stove - Cooking Performance Group. Natural Gas 4 burner with griddle and 2 standard ovens; 30,000 BTU.	Cooking Performance Group	S60-G36-N
C	Tandoor	36"x36" Tandoor - Morni. Natural Gas; 100,000 BTU.	Morni	CH06
D	Fryer	21"x34" Fryer - Avantco. Natrual Gas; 100,000 BTU.	Avantco	F5-ES-N
E	Stock Pot Stove	18"x21" Stock Pot Stove - American Range. 1 burner natural gas; 125,000 BTU.	American Range	65AARSPJN
F	Hand Sink	Stainless Steel Handsink with S.S. Guards on each side		
G	Mop Sink	18"x18" Mop Sink.		
H	Dishwasher	22" Dishwasher with Left and right drain board.		
I	3 Comp Sink	Stainless steel 3 compartment sink with two drain boards.		
J	Prep Sink	Stainless Steel Prep Sink with one drain board		
K	Prep Table	60"x24" Prep Sink - Steelton. Stainless Steel.	Steelton	522ETSG2460
L	Sandwich Prep Table	60"x31" Sandwich Prep Table With Refrigerator - Avanto.	Avantco	APT-60-HC
M	Soda Fountain	26"x27" Soda Fountain - Coca Cola.	Coca Cola	
N	Ice Machine	30"x32" Ice Machine - Avantco.	Avantco	KMC-H-530-A



1 1ST FLR
1/8" = 1'-0"



2 2ND FLR DECK
1/8" = 1'-0"

Confirm if this will be the final floor plan layout

Clarify if this room will be kept

Will this divider be removed? Please clarify

Lounge/ nursing room area ok per last conversation

G - CONFIRM ALL SQUARE FOOTAGES FOR EACH ROOM AND THEN MAKE THEM BIGGER/EASIER TO READ

LIGHTEN THE FURNITURE/EQUIP/AND BOOTHS. IT READS TOO DARK AND BLENDS IN WITH THE WALLS

I'LL ANSWER ALL QUESTIONS ON A RESPONSE SHEET.

WALL LEGEND

NEW WALL

EXISTING WALL

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

No.	Revision / Submissions	Date

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

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

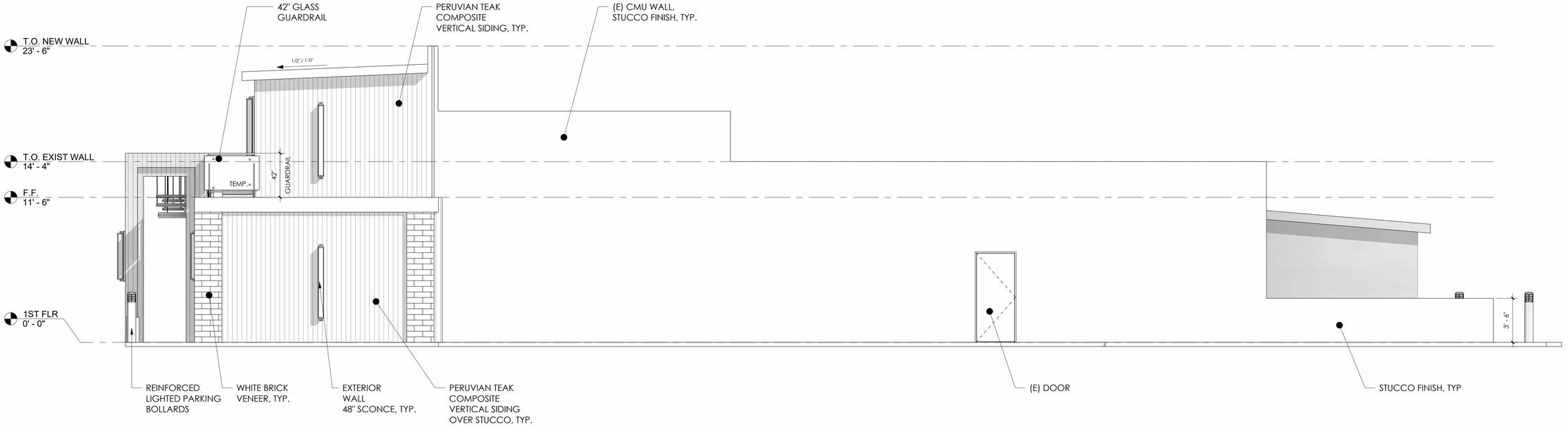
PROPOSED FLOOR PLANS

Project number	--
Date	Issue Date
Drawn by	Author
Checked by	Checker

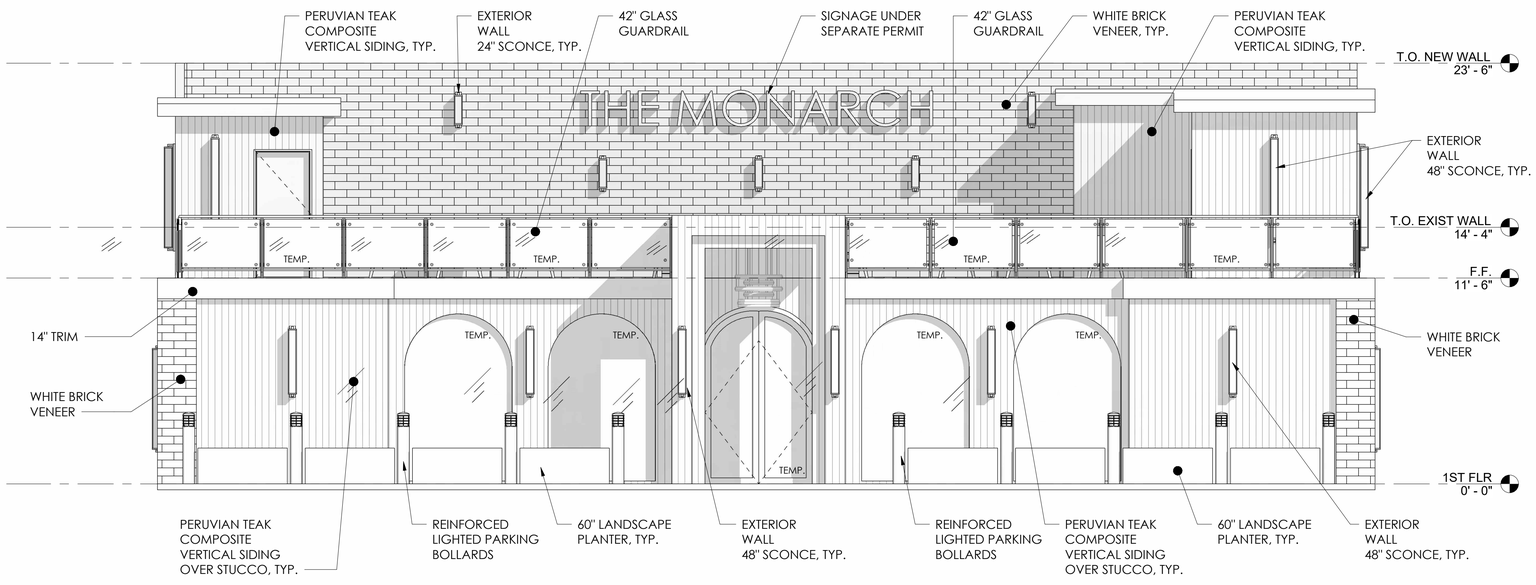
A102

Scale: As indicated

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



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

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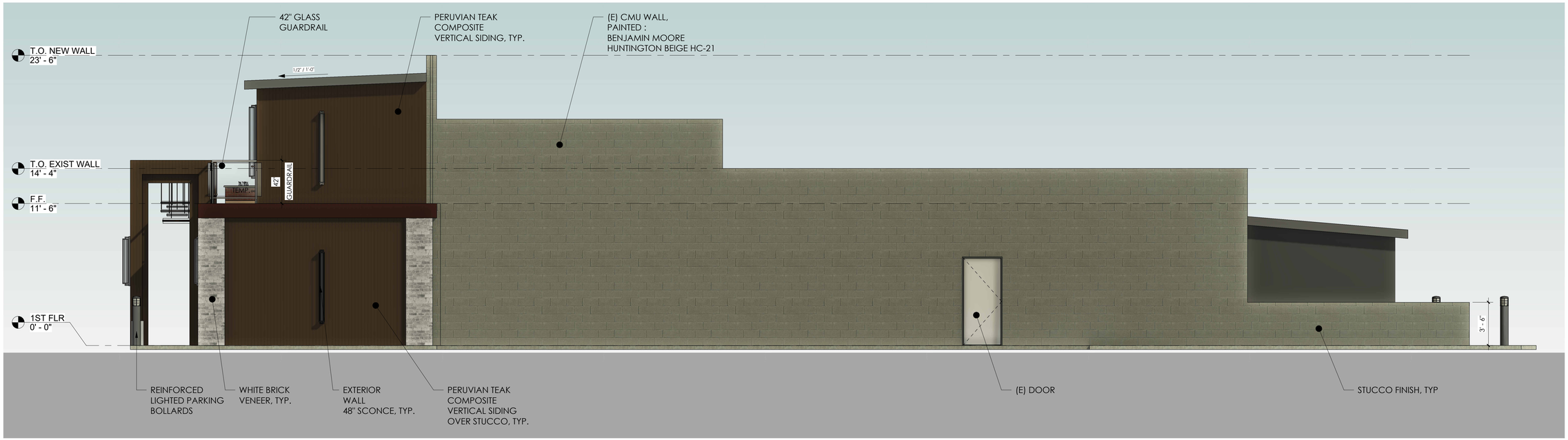
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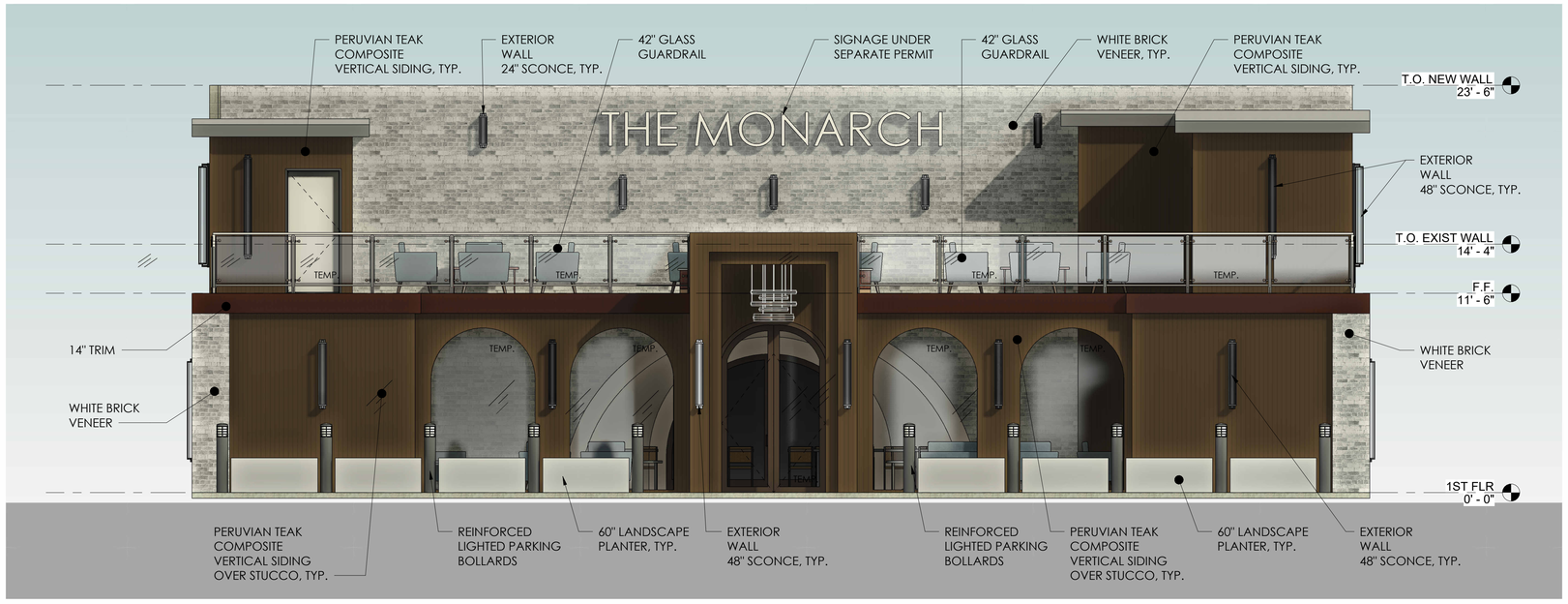
ELEVATIONS

Project number	--
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A103



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



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

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COLOR ELEVATIONS

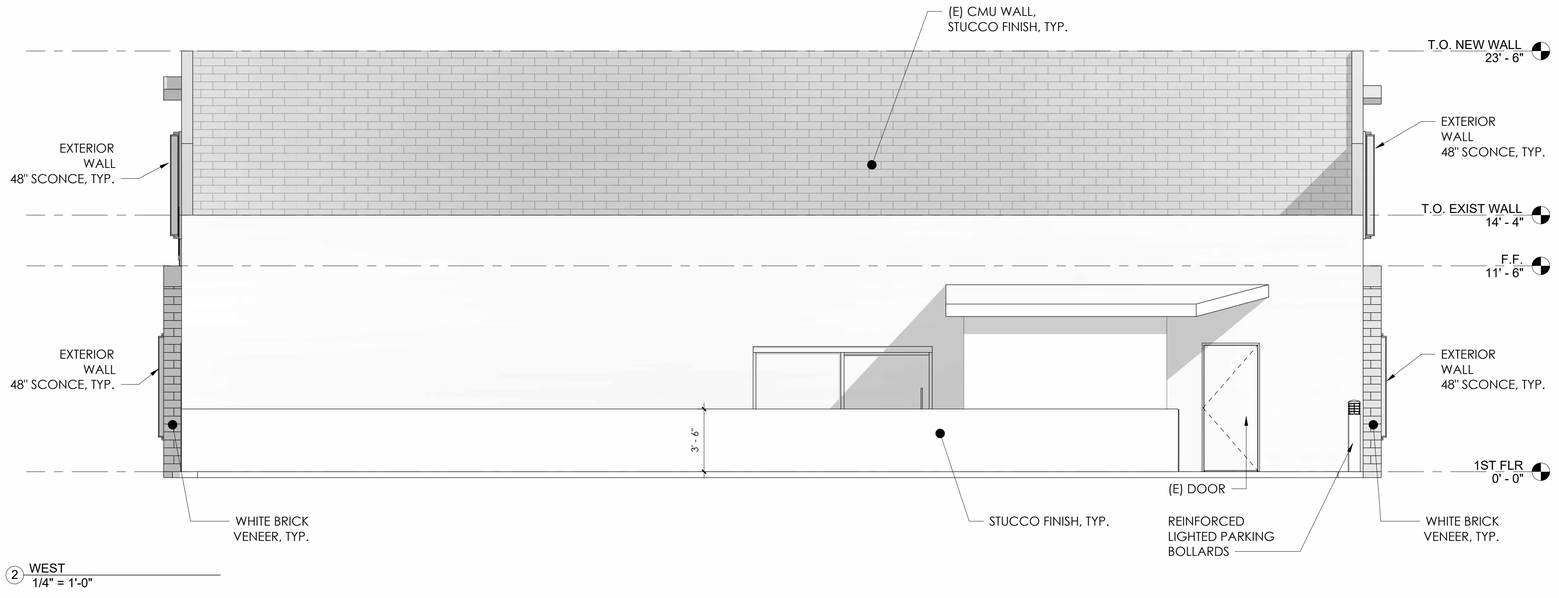
Project number	--
Date	Issue Date
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A103.1

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1 SOUTH
1/4" = 1'-0"



2 WEST
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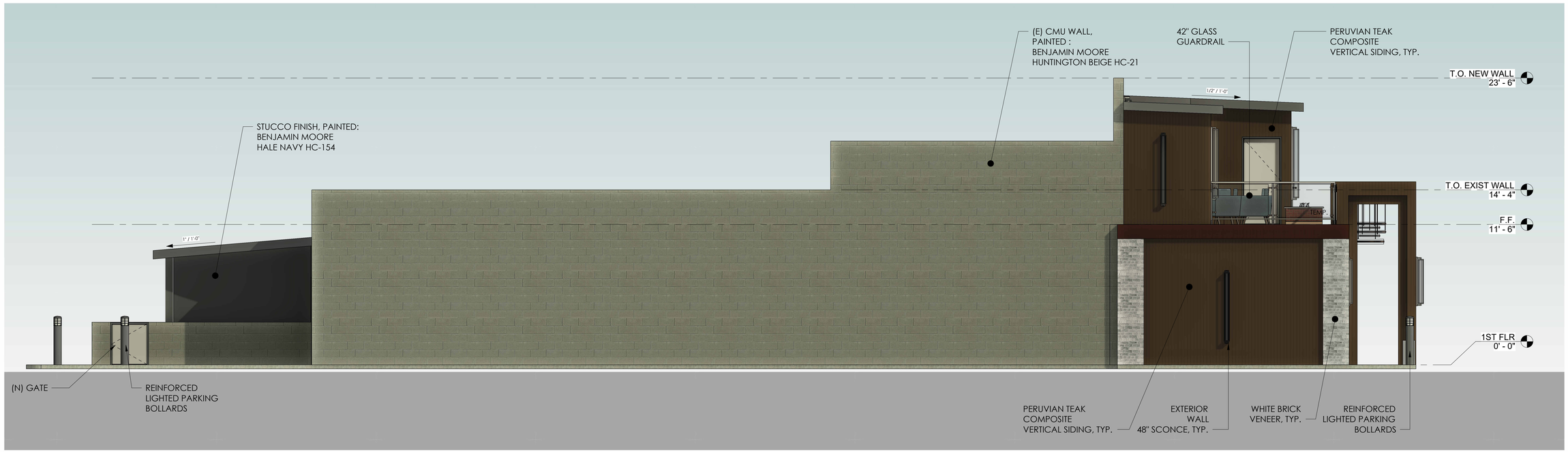
ELEVATIONS

Project number	--
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Drawn by	Author
Checked by	Checker

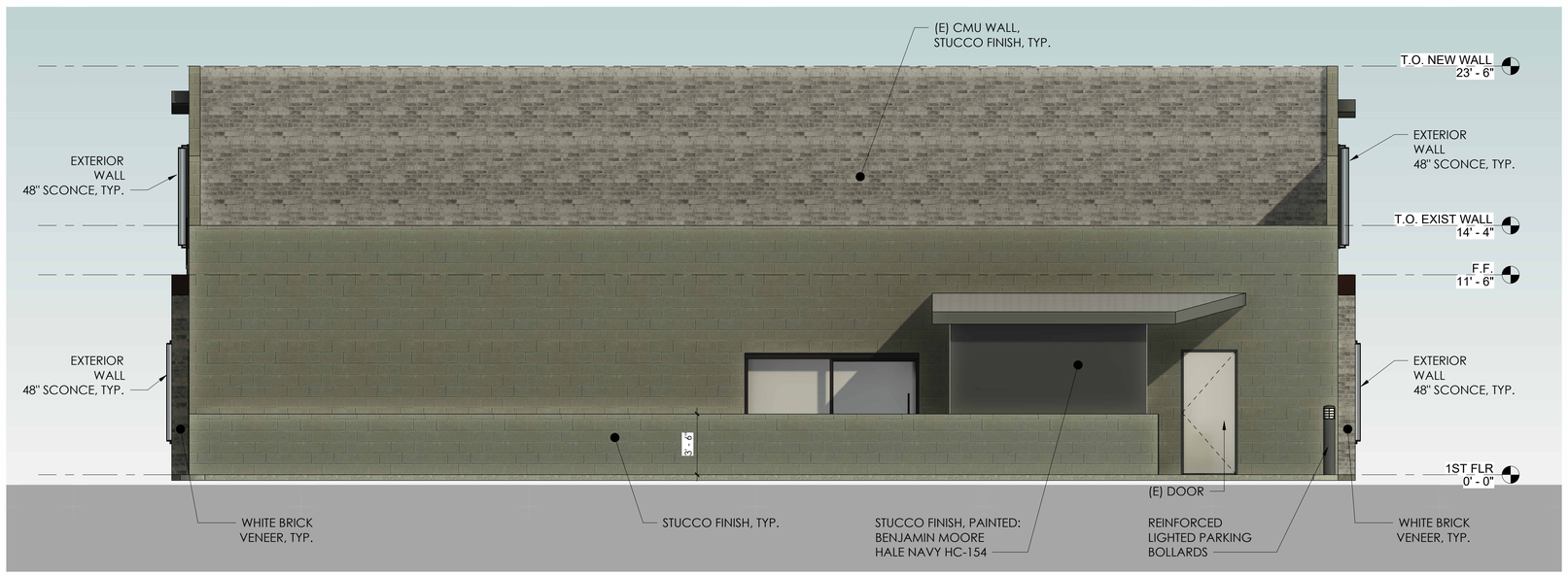
A104

Scale 1/4" = 1'-0"

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



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

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PREPARED FOR:
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ARTESIA, CA 90701

COLOR ELEVATIONS

Project number	--
Date	Issue Date
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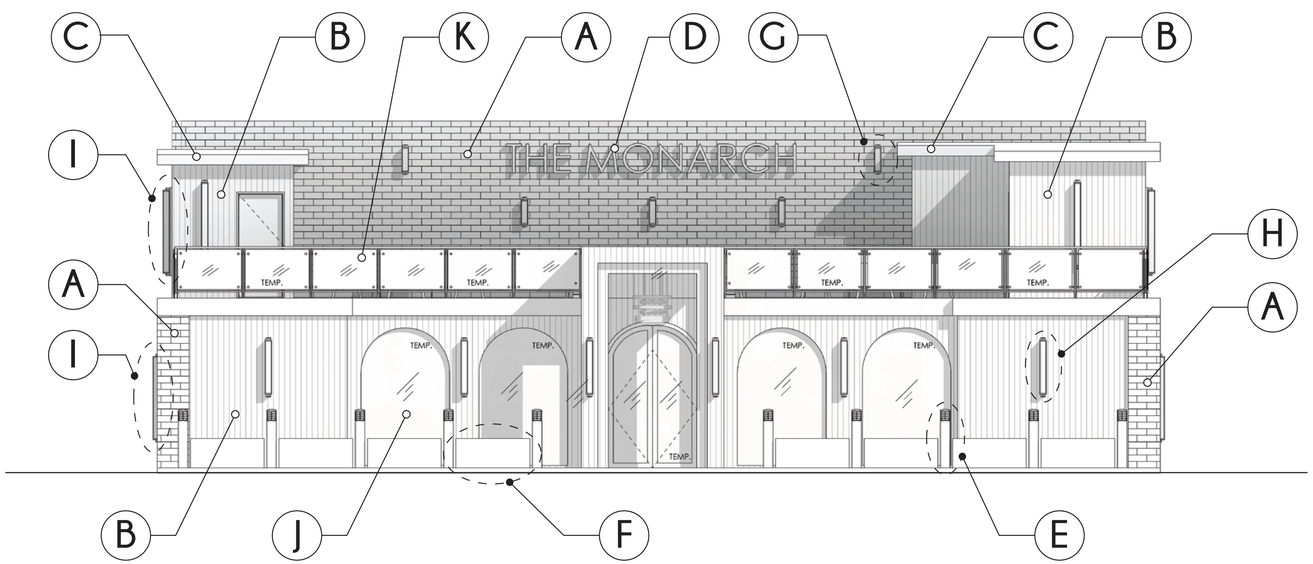
A104.1

Scale 1/4" = 1'-0"

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THE MONARCH MATERIAL BOARD





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

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

Ⓒ - Metal fascia - Color : Charcol

Ⓓ - The Monarch - Backlit LED Signage

Ⓔ - Safety Lighted Bollard -
Taffic Guard - S20 Impact Rated 8” x 48”

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

Ⓖ - Outdoor LED Wall Sconce
Aicon - 24”

Ⓗ - Outdoor LED Wall Sconce
Aicon - 48”

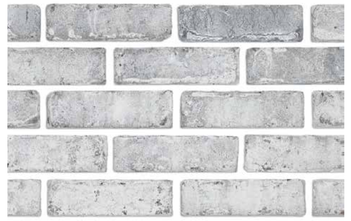
Ⓘ - Outdoor LED Wall Sconce
Aicon - 72”

Ⓙ - Custom Fixed Tempered glass window -
Arched Top

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

Ⓛ - BENJAMIN MOORE -
HUNTINGTON BEIGE HC-21

Ⓜ - BENJAMIN MOORE -
HALE NAVY HC - 154



Ⓐ



Ⓑ



Huntington Beige

LRV: 40

An easy medium neutral that can gently enliven a space.

Ⓛ



Ⓔ



Ⓕ



Hale Navy

LRV: 8.36

A use-anywhere shade of navy with a classic maritime feel.

Ⓜ



Ⓚ



Ⓖ
Ⓗ
Ⓘ

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

RESOLUTION NO. 2026-21P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL AMEND SECTIONS 9-2.1103, 9-2.403, 9-2.3203, AND 9-2.3302 OF CHAPTER 2 (ZONING) OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE TO REINSTATE BANQUET HALLS AND FACILITIES AS A CONDITIONALLY PERMITTED USE IN THE GENERAL COMMERCIAL (C-G) AND COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONES; AND FIND THAT THE PROPOSED CHANGES ARE EXEMPT FROM CEQA (CASE NO. 2026-09)

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

SECTION 1. Banquet halls and facilities were first established as an allowed land use in the City of Artesia by Ordinance No. 08-736 (2008), which added the “Banquet hall or facility" definition to Section 9-2.403(b) of the Artesia Municipal Code ("AMC") and listed banquet halls as a conditionally permitted use in the General Commercial (C-G) Zone (AMC Section 9-2.3203(aa)); and

SECTION 2. On August 31, 2020, the Planning Commission conducted a duly noticed public hearing to consider citywide zoning and Specific Plan Amendments regarding banquet halls and facilities and, following receipt of public testimony, adopted Resolution No. 2020-06P recommending City Council action; and

SECTION 3. On November 9, 2020, the City Council conducted a duly noticed public hearing and (1) adopted Ordinance No. 20-905, amending AMC Sections 9-2.1103, 9-2.403, and 9-2.3203 to prohibit the establishment of new banquet halls and facilities, except for those lawfully in operation at the time of adoption, and (2) adopted Resolution No. 20-2826, removing the "banquet hall" designation from the Artesia Boulevard Corridor Specific Plan; and

SECTION 4. On April 26, 2026, Martin Rodriguez ("Applicant") filed an application requesting (i) a Zoning Text Amendment to reinstate banquet halls and facilities as a conditionally-permitted use, (ii) Design Review pursuant to AMC Section 9-2.2002(a)(1), and (iii) a Conditional Use Permit pursuant to Article 17 of Chapter 2 of the AMC, for the renovation of an existing 4,356-square-foot former restaurant for operation as a banquet hall on property located on the west side of Pioneer Boulevard near Pioneer Boulevard and Artesia Boulevard, identified as Assessor's Parcel No. 7035-020-083 (approximately 32,925 square feet in area), in the C-G Zone; and

SECTION 5. Government Code Section 65853 provides that an amendment to a zoning ordinance that modifies regulations listed in Government Code Section 65850

shall be adopted in the manner set forth in Government Code Sections 65854 through 65857, which require both a noticed Planning Commission hearing (Section 65854) and a written Planning Commission recommendation to the legislative body stating the reasons for the recommendation and the relationship of the amendment to applicable general and specific plans (Section 65855); and

SECTION 6. The City currently has several existing banquet facilities within the City, and wishes to diversify the City's retail offerings; and

SECTION 7. To ensure a mix of land uses and maintain a healthy retail climate within the City, the City wishes to amend the Zoning Code to allow for the establishment of additional banquet uses and facilities within the City; and

SECTION 8. On October 20, 2026, the Planning Commission conducted a duly noticed public hearing in accordance with Government Code Sections 65090 and 65091, received the staff report and public testimony, and following receipt of public testimony, closed the public hearing.

SECTION 9. CEQA. The Planning Commission finds and recommends that the City Council find this Ordinance is exempt from (Pub. Resources Code §§ 21000 et seq.; 14 Cal. Code Regs. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15061(b)(3) (common sense exemption), because it can be seen with certainty there is no possibility the activity will have a significant effect on the environment. This Ordinance amends the text of the Zoning Code to reinstate a conditionally permitted use category; it approves no development project. Each future banquet hall or facility will require a conditional use permit and design review with project-specific environmental review as applicable.

In authorizing the "banquet hall or facilities" designation to be permitted as a permissible land use in the City's Zoning Code, the ordinance alone does not authorize or approve any type of land use or project that could or would have any effect on the environment. Moreover, an ordinance amending an administrative document, that being the City's Zoning Code, does not constitute a project in and of itself.

SECTION 10. GENERAL PLAN CONSISTENCY FINDINGS: The Planning Commission finds and recommends that the City Council find that the proposed amendments are consistent with the General Plan (2030). Specifically, in allowing for the

expansion of the City's commercial offerings, the ordinance achieves consistency with the following policies and actions provided in the City's General Plan, as follows below:

1. **Community Goal LU 1**: whereupon the City strives to be "A well planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community vision."

2. **Community Policy LU 1.2**: which encourages "a wide variety of retail and commercial services in appropriate locations."

3. **Policy Action LU 1.2.1**: "Analyze the current inventory of developed and undeveloped commercial sites in the City in order to assess which are economically viable commercial developments that can be supported."

4. **Community Policy LU 3.1**: "Encourage a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of the area's present and future customers." In revisiting banquet halls and facilities, the City is actively responding to dynamic and ever-changing market conditions, including the demand of new or otherwise previously allowed land uses.

5. **Community Policy N 1.2**: In reviewing and issuing project-specific conditions of approval, including those restricting or otherwise limiting noise, the City is considering the noise impacts associated with the development of non-residential uses in the vicinity of residential uses.

6. **Policy Action LU 2.3.2:** Through adapting to market conditions and exploring new avenues of growth, the City is not only monitoring existing intensive commercial or industrial uses, but is actively reviewing all requests to expand said intensive commercial or industrial uses.

7. All other C-G and CPD development standards — such as parking, landscaping, and setbacks — remain unchanged.

Accordingly, as shown above, the proposed amendments to Chapter 2 of Title 9 of the AMC are consistent with the General Plan (2030) goal of a well-planned community with a varied and diverse range of land uses and intensities to meet the needs of anticipated growth and achieve the community's vision (Community Goal LU 1) by promoting development that will foster a strong community identity, enhance City

neighborhoods, provide new employment, encourage investment and greater commercial activity. Also included within this are overall increases to the City's shopping and entertainment opportunities, both of which strengthen the City's tax base.

The City wishes to expand retail opportunities within the City, as well as facilitate a business-friendly environment. Recent actions, including the creation and adoption of the Artesia Downtown Specific Plan, and the permitting of live-work spaces, all align with this goal. Elsewhere, the City has streamlined the business license and permitting processes. While it is true that banquet halls and facilities require large spaces and parcels, which can use large parcels of property that may be better utilized to sustain economic growth within the City, the City feels that banquet halls are a land use of value to comprehensive City Planning and business development efforts. This City wishes to maintain a diversity of land uses, and through this, balance the need of existing and future banquet facilities within the City and other retail and commercial service uses.

Furthermore, the proposed amendments are consistent with the proposed General Plan (2030) in that they assist in and authorize the analyzing of the current inventory of developed and undeveloped commercial sites in order to assess which are economically viable commercial developments that can be supported. The proposed amendments to the City's C-G and CPD zones will not adversely affect or be detrimental to adjacent properties, as the proposed banquet hall and facilities land use designation will be subject to a Conditional Use Permit, project-specific Conditions of Approval, as well as subject to compliance with the City's C-G and CPD development standards.

Collectively, these will ensure that the banquet halls and land uses will substantially align with the built neighborhood surrounding it. All other standards including parking, landscaping and setbacks will remain the same ensuring the protection and enhancement of adjacent residential neighborhoods. Noise standards, the provisioning of alcohol, and logistics surrounding events, too, will be reviewed and subject to the City's Municipal Code and the relevant processes contained therein.

SECTION 11. In light of the above, the Planning Commission of the City of Artesia recommends that the City Council adopt Ordinance No. 26-994 attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 12. The Community Development Director shall certify to the adoption of this resolution and forward a copy to the City Council.

PASSED, APPROVED AND ADOPTED this 20th day of October 2026.

_____

VICTOR MANALO, CHAIRMAN

ATTEST:

_____

PAUL BOLLIER, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT “A”
ORDINANCE NO. 26-994

CITY OF ARTESIA
CITY COUNCIL
ORDINANCE NO.26-994

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA AMENDING SECTIONS 9-2.1103, 9-2.403, 9-2.3203, AND 9-2.3302 OF CHAPTER 2 (ZONING) OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE TO REINSTATE BANQUET HALLS AND FACILITIES AS A CONDITIONALLY PERMITTED USE IN THE GENERAL COMMERCIAL (C-G) AND COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONES; AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. 2026-09).

SECTION 1. Recitals.

WHEREAS, banquet halls and facilities were first established as an allowed land use in the City of Artesia by Ordinance No. 08-736 (2008), which added the "Banquet hall or facility" definition to Section 9-2.403(b) of the Artesia Municipal Code ("AMC") and listed banquet halls as a conditionally permitted use in the General Commercial (C-G) Zone (AMC Section 9-2.3203(aa)); and

WHEREAS, on August 31, 2020, the Planning Commission conducted a duly noticed public hearing to consider citywide zoning and specific plan amendments regarding banquet halls and facilities and, following receipt of public testimony, adopted Resolution No. 2020-06P recommending City Council action; and

WHEREAS, on November 9, 2020, the City Council conducted a duly noticed public hearing and (1) adopted Ordinance No. 20-905, amending AMC Sections 9-2.1103, 9-2.403, and 9-2.3203 to prohibit the establishment of new banquet halls and facilities, except for those lawfully in operation at the time of adoption, and (2) adopted Resolution No. 20-2826, removing the "banquet hall" designation from the Artesia Boulevard Corridor Specific Plan; and

WHEREAS, on April 26, 2026, Martin Rodriguez ("Applicant") filed an application requesting (i) a Zoning Text Amendment to reinstate banquet halls and facilities as a conditionally-permitted use, (ii) Design Review pursuant to AMC Section 9-2.2002(a)(1), and (iii) a Conditional Use Permit pursuant to Article 17 of Chapter 2 of the AMC, for the renovation of an existing 4,356-square-foot former restaurant for operation as a banquet hall on property located on the west side of Pioneer Boulevard near Pioneer Boulevard

and Artesia Boulevard, identified as Assessor's Parcel No. 7035-020-083 (approximately 32,925 square feet in area), in the C-G Zone; and

WHEREAS, Government Code Section 65853 provides that an amendment to a zoning ordinance that modifies regulations listed in Government Code Section 65850 shall be adopted in the manner set forth in Government Code Sections 65854 through 65857, which require both a noticed Planning Commission hearing (Section 65854) and a written Planning Commission recommendation to the legislative body stating the reasons for the recommendation and the relationship of the amendment to applicable general and specific plans (Section 65855); and

WHEREAS, the City currently has several existing banquet facilities within the City, and wishes to diversify the City's retail offerings; and

WHEREAS, to ensure a mix of land uses and maintain a healthy retail climate within the City, the City wishes to amend the Zoning Code to allow for the establishment of additional banquet uses and facilities within the City; and

WHEREAS, on October 20, 2026, the Planning Commission conducted a duly noticed public hearing in accordance with Government Code Sections 65090 and 65091, received the staff report and public testimony, and adopted Resolution No. 2026-20P recommending that the City Council amend the AMC as set forth herein; and

WHEREAS, on November 9, 2026, the City Council conducted a duly noticed public hearing in accordance with Government Code Section 65856, at which interested persons were afforded an opportunity to testify in support of or in opposition to the proposed amendments; and

WHEREAS, the City Council has reviewed and considered the staff report, the Planning Commission's recommendation in Resolution No. 2026-20P, and all oral and written testimony and evidence in the record; and

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

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

SECTION 2. Incorporation of Recitals. The City Council hereby finds that the foregoing recitals are true and correct and incorporated herein as substantive findings of this Ordinance.

SECTION 3. CEQA. The City Council finds this Ordinance is exempt from (Pub. Resources Code §§ 21000 et seq.; 14 Cal. Code Regs. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15061(b)(3) (common sense exemption), because it can be

seen with certainty there is no possibility the activity will have a significant effect on the environment. This Ordinance amends the text of the Zoning Code to reinstate a conditionally permitted use category; it approves no development project. Each future banquet hall or facility will require a conditional use permit and design review with project-specific environmental review as applicable.

In authorizing the “banquet hall or facilities” designation to be permitted as a permissible land use in the City’s Zoning Code, the ordinance alone does not authorize or approve any type of land use or project that could or would have any effect on the environment. Moreover, an ordinance amending an administrative document, that being the City's Zoning Code, does not constitute a project in and of itself.

SECTION 4. General Plan Consistency Findings. The City Council finds the amendments consistent with the Artesia General Plan 2030. Specifically, in allowing for the expansion of the City's commercial offerings, the ordinance achieves consistency with the following policies and actions provided in the City’s General Plan, as follows below:

1. **Community Goal LU 1**: whereupon the City strives to be “A well planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community vision.”
2. **Community Policy LU 1.2**: which encourages "a wide variety of retail and commercial services in appropriate locations.”
3. **Policy Action LU 1.2.1**: “Analyze the current inventory of developed and undeveloped commercial sites in the City in order to assess which are economically viable commercial developments that can be supported.”
4. **Community Policy LU 3.1**: “Encourage a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of the area’s present and future customers.” In revisiting banquet halls and facilities, the City is actively responding to dynamic and ever-changing market conditions, including the demand of new or otherwise previously allowed land uses.
5. **Community Policy N 1.2**: In reviewing and issuing project-specific conditions of approval, including those restricting or otherwise limiting noise, the City is considering the noise impacts associated with the development of non-residential uses in the vicinity of residential uses.
6. **Policy Action LU 2.3.2:** Through adapting to market conditions and exploring new avenues of growth, the City is not only monitoring existing intensive commercial or industrial uses, but is actively reviewing all requests to expand said intensive commercial or industrial uses.
7. All other C-G and CPD development standards — such as parking, landscaping, and setbacks — remain unchanged.

Accordingly, as shown above, the proposed amendments to Chapter 2 of Title 9 of the AMC are consistent with the General Plan (2030) goal of a well-planned community with a varied and diverse range of land uses and intensities to meet the needs of anticipated growth and achieve the community's vision (Community Goal LU 1) by promoting development that will foster a strong community identity, enhance City neighborhoods, provide new employment, encourage investment and greater commercial activity. Also included within this are overall increases to the City's shopping and entertainment opportunities, both of which strengthen the City's tax base.

The City wishes to expand retail opportunities within the City, as well as facilitate a business-friendly environment. Recent actions, including the creation and adoption of the Artesia Downtown Specific Plan, align with this goal. Elsewhere, the City has streamlined the business license and permitting processes. While it is true that banquet halls and facilities require large spaces and parcels, which can use large parcels of property that may be better utilized to sustain economic growth within the City, the City feels that banquet halls are a land use of value to comprehensive City Planning and business development efforts.. This City wishes to maintain a diversity of land uses, and through this, balance the need of existing banquet facilities within the City and other retail and commercial service uses.

Furthermore, the proposed amendments are consistent with the proposed General Plan (2030) in that they assist in and authorize the analyzing of the current inventory of developed and undeveloped commercial sites in order to assess which are economically viable commercial developments that can be supported. The proposed amendments to the City's C-G and CPD zones will not adversely affect or be detrimental to adjacent properties, as the proposed banquet hall and facilities land use designation will be subject to a Conditional Use Permit, project-specific Conditions of Approval, as well as subject to compliance with the City's C-G and CPD development standards.

Collectively, these will ensure that the banquet halls and land uses will substantially align with the built neighborhood surrounding it. All other standards including parking, landscaping and setbacks will remain the same ensuring the protection and enhancement of adjacent residential neighborhoods. Noise standards, the provisioning of alcohol, and logistics surrounding events, too, will be reviewed and subject to the City's Municipal Code and the relevant processes contained therein.

SECTION 5. **Amendment**. The Definition of "Banquet hall or facility" is added to Section 9-2.403 of the Artesia Municipal Code as follows (additions in underline):

"§ 9-2.403 "B" Words and Phrases. . .. .

Banquet hall or facility

means a building with a Los Angeles County Department of Health-approved commercial kitchen that is not a restaurant that provides seating for at least twenty (20) or more individuals and which is used exclusively for organized events in which full sit-down or buffet meals are provided.

Banquet halls or facilities consists of the following tiers:

(1) Tier 1 Banquet Room: A custom, dedicated space within a structure, separate from a restaurant use, designed to host events using tables, chairs, and served food provided from on-site Los Angeles County Department of Health-approved restaurant commercial kitchen services.

(2) Tier 2 Banquet Hall: An indoor venue designed to host formal or large-scale gatherings such as banquets, weddings and receptions, birthday events, fundraisers, award ceremonies, quinceaneras, and graduations. The venue is to have sufficient seating capacity, provide on-site Los Angeles County Department of Health-approved commercial kitchen services, and ensure that the indoor entertainment space and event area meet parking requirements.

(3) Tier 3 Banquet Hall: An indoor room, that hosts formal or large-scale gatherings such as banquets, weddings and receptions, birthday events, fundraisers, award ceremonies, quinceaneras, and graduations. Such locations have no onsite Los Angeles County Department of Health- approved commercial kitchen services. Tier 3 Banquet Halls are not permitted within the City."

SECTION 6. **Amendment**. Section 9-2.1103(b)(8) of the Artesia Municipal Code is amended as follows (additions in underline, deletions in ~~strikethrough~~):

"(8) Restaurants, Cafés, Banquet Halls or Facilities, Night Clubs, Bars, Cocktail Lounges and Other Similar Places Dispensing Food or Refreshments. Restaurants, cafés, banquet halls or facilities, night clubs, bars, cocktail lounges and other similar places dispensing food or refreshments shall provide off-street parking as follows:

LARGE PROPERTIES (45,000 s.f. or greater)	**TYPE OF RESTAURANT/USE**	**PARKING REQUIREMENTS**
A. Large Properties (45,000 s.f. or greater). Properties with one or more buildings totaling at least 45,000 square feet of gross floor area:	(1) Restaurants	**1/200**. One parking space for each 200 square feet of gross floor area.
	(2) Take-out restaurants including, but not limited to, coffee, ice cream, yogurt, juice, beverage and	**1/250**. If no customer seating, then one parking space for each 250 square feet of gross floor area.

	doughnut shops, bakeries, deli, sandwich and specialty food shops	
	(3) Banquet halls or facilities	**1/200**. One (1) parking space for each one hundred (200) square feet of gross floor area. In no event shall less than ten (10) parking spaces be provided for such use.
	~~(3)~~(4) Night clubs, bars, cocktail lounges, and areas in which live entertainment is provided, and similar uses, including areas in which any such use occurs in a restaurant	**1/60**. One (l) parking space for each 60 square feet of gross floor area. In no event shall less than 10 parking spaces be provided for such use.
MEDIUM PROPERTIES (20,000—45,000 s.f.)	**TYPE OF RESTAURANT/USE**	**PARKING REQUIREMENTS**
B. Medium Properties (20,000 to 45,000 s.f.). Properties with one or more buildings totaling 20,000 or more but less than 45,000 square feet of gross floor area:	(1) Restaurants	**1/175.** One parking space for each 175 square feet of gross floor area.
	(2) Take-out restaurants including, but not limited to, coffee, ice cream, yogurt, juice, beverage and doughnut shops, bakeries, deli, sandwich and specialty food shops	(a) **1/250**. If the take-out restaurant has no customer seating, then one parking space for each 250 square feet of gross floor area. (b) **1/200**. If the take-out restaurant is less than 1,500 square feet of gross floor area and has not more than 600 square feet of customer seating, then one parking space for each 200 square feet of gross floor area.

	(3) Banquet halls or facilities	**1/100**. One (1) parking space for each one hundred (100) square feet of gross floor area. In no event shall less than ten (10) parking spaces be provided for such use.
	~~(3)~~(4) Night clubs, bars, cocktail lounges, and areas in which live entertainment is provided, and similar uses, including areas in which any such use occurs in a restaurant	**1/60**. One parking space for each 60 square feet of gross floor area. In no event shall less than 10 parking spaces be provided for such use.
SMALL PROPERTIES (less than 20,000 s.f.)	**TYPE OF RESTAURANT/USE**	**PARKING REQUIREMENTS**
C. Small Properties (less, than 20,000 s.f.). Properties with one or more buildings totaling less than 20,000 square feet of gross floor area:	(1) Restaurants	**1/150**. One parking space for each 150 square feet of gross floor area.
	(2) Take-out restaurants including, but not limited to, coffee, ice cream, yogurt, juice, beverage and doughnut shops, bakeries, deli, sandwich and specialty food shops	**(a) 1/250**. If the take-out restaurant has no customer seating, then one parking space for each 250 square feet of gross floor area. **(b) 1/175**. If the take-out restaurant is less than 1,500 square feet of gross floor area and has not more than 600 square feet of customer seating, then one parking space for each 175 square feet of gross floor area.
	(3) Banquet halls or facilities	**1/100**. One (1) parking space for each one hundred (100) square feet

		of gross floor area. In no event shall less than ten (10) parking spaces be provided for such use.
	~~(3)~~(4) Night clubs, bars, cocktail lounges, and areas in which live entertainment is provided, and similar uses, including areas in which any such use occurs in a restaurant	**1/60**. One parking space for each 60 square feet of gross floor area. In no event shall less than 10 parking spaces be provided for such use.
OLD DOWNTOWN AREA	**TYPE OF RESTAURANT/USE**	**PARKING REQUIREMENTS**
D. Old Downtown Area. Within the area along Pioneer Boulevard bounded by 186th Street on the north, southerly parcels of 187th Street on the south, the first alley east of Pioneer Boulevard on the east and first alley of Pioneer Boulevard on the west.	(1) Restaurants	**1/250**. One parking space for each 250 square feet of gross floor area.
	(2) Take-out restaurants including, but not limited to, coffee, ice cream, yogurt, juice, beverage and doughnut shops, bakeries, deli, sandwich and specialty food shops	**1/250**. One parking space for each 250 square feet of gross floor area.
	(3) Banquet halls or facilities	**1/100**. One (1) parking space for each one hundred (100) square feet of gross floor area. In no event shall less than ten (10) parking spaces be provided for such use.
	~~(3)~~(4) Night clubs, bars, cocktail lounges, and areas in which live entertainment is provided, and similar uses, including areas in which any such use occurs in a restaurant	**1/60**. One parking space for each 60 square feet of gross floor area. In no event shall less than 10 parking spaces be provided for such use.

	ADDITIONAL REQUIREMENTS IN THE OLD DOWNTOWN AREA
	In addition to the parking requirements specified in this subsection (D), restaurants, take-out restaurants, drive-thru restaurants, nightclubs, bars, and cocktail lounges located in the "Old Downtown Area" shall be required to meet the following additional standards and requirements: 1. Not more than 50% of the total square footage of gross floor area on either side of Pioneer Boulevard in the Old Downtown Area shall be occupied by the uses covered by this section. Once this limit is obtained, no additional uses covered by this section shall be permitted in this area. 2. The application must be submitted for review and approval by the City's contract urban planning professional (architect or planner), together with a deposit of fees to pay for such review. The urban planning professional shall work with the applicant to ensure a high-quality architectural design that helps achieve the City's goal of developing a successful and vibrant destination Old Downtown Area and shall base his or her action to approve or disapprove the submittal based on the required findings for development review approval contained in Section **9-2.2005** of the Artesia Municipal Code. 3. The property owner shall eliminate rear parking lot boundary fences or walls and allow for cross-pedestrian and cross-vehicular traffic between and across adjoining parking areas, when the property is adjacent to a property used as a restaurant. 4. The property owner or applicant pays a parking facility in lieu fee in an amount set by resolution of the City Council for each parking space required for the proposed use under this section that cannot be accommodated on the property based on the existing number of on-site parking spaces and other existing and continuing uses on the property. The fee may be reduced pursuant to an agreement with the City if the property owner provides a publicly available pedestrian accessway of a minimum of five feet in width from the rear to the front of the property, subject to City staff approval.

SECTION 7. **Amendment**. Section 9-2.3203(aa) of the Artesia Municipal Code is amended as follows (additions in underline, deletions in ~~strikethrough~~):

. . . . "**(aa)** ~~(Reserved)~~ Tier 1 or Tier 2 Banquet hall or facility. Tier 3 banquet halls are not permitted."

SECTION 8. **Amendment**. Section 9-2.3302 of the Artesia Municipal Code is amended to add Section 9-2.3302(h) as follows:

"**(h)** Tier 1 or Tier 2 banquet hall or facility. A maximum of three (3) Tier 2 Banquet Halls or Facilities are allowed. Tier 3 banquet halls are not permitted."

SECTION 9. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application thereof to any person or place, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact than any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 10. Effective Date; Publication. This Ordinance takes effect thirty (30) days after final passage and adoption (Gov. Code § 36937). The City Clerk shall certify adoption and cause publication as required by Gov. Code § 36933.

PASSED, APPROVED AND ADOPTED this ___ day of _____ 2026.

_____

RENE TREVINO, MAYOR

ATTEST:

_____

Jennifer Aldrete, City Clerk

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: October 20, 2026 **ITEM NO: 6C.**

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. 2025-24: 151 Residential Unit Mixed-Use Development (Design Review) at 11746 South Street

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

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

RECOMMENDATION:
Planning staff recommends that the Planning Commission continue this item to a date certain, December 15, 2026.

BACKGROUND:
The proposed project is a six-story contemporary mixed-use development that blends urban convenience with modern aesthetics, featuring 10,002 square foot active retail/dining spaces on the ground floor, the leasing offices, and a portion of the integrated parking structure serving the residential and commercial uses are also located on the ground floor.

The second floor contains the remaining portion of the 49,521 square foot integrated parking structure, followed by the third floor, which features a swimming pool, outdoor barbecue areas, dining areas for residents, work spaces, a lounge area, an outdoor plaza with fire pits, a gym, 34 of the 151 residential units and other amenities totaling 39,572 square feet of floor area. The remaining 117 residential units are located on the fourth through sixth floors each of those floors containing 39 units. Each of the floors from fourth through sixth floors contain approximately 39,541 square feet of floor area.

During the project review process, the City Attorney's Office advised staff to amend the applicable in-lieu fee and secure approval of a Development Agreement prior to advancing the project. Accordingly, Planning staff recommends that the Planning Commission continue consideration of the project to the December 15, 2026, hearing. This additional time will allow staff to update the in-lieu fee and present the required Development Agreement to the City Council for review and approval.

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: October 20, 2026 **ITEM NO: 6D.**

TO: Honorable Chairperson and Members of the Planning Commission

SUBJECT: Case No. LU-26-1017: Specific Plan Amendment, and Design Review for Bhindi Jewelry Store Expansion

FROM: Steven Valdez, Planning Manager

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

RECOMMENDATION:
Planning staff recommends that the Planning Commission continue this item to a date certain, December 15, 2026.

BACKGROUND:
The proposed project involves a proposal to expand and comprehensively remodel the existing three-story, fifty-foot tall Bhindi Jewelers store at 18501-18508 Pioneer Boulevard, within the Pioneer Boulevard Subarea of the Artesia Downtown Specific Plan (ADSP). The proposed project will add approximately 12,971 square feet of floor additions, comprising a 143-square first-floor addition, a 2,414-square foot second-floor addition, 5,014-square-foot third-floor addition and a 5,400-square-foot fourth-floor customer experience deck, together with a complete exterior façade modification, a complete interior remodel, and associated site improvements including parking, landscaping, and loading areas. During project review, the City Attorney's Office determined that Tribal Consultation was required to amend the height within the ADSP. As such, Planning staff is recommending that the Planning Commission continue this project to the December 15, 2026 hearing to allow staff to conclude Tribal Consultation.

ARTESIA HOUSING AUTHORITY AGENDA REPORT

MEETING DATE: October 20, 2026 **ITEM NO: 6E.**

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; and
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 Commercial General (C-G) 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.

BACKGROUND:

This project was first presented at the September 15, 2026 Planning Commission meeting, where it was then continued to the October 20, 2026 Planning Commission meeting. The rationale for the continuance was based on the comments from the Commission regarding potential lighting impacts and the proposed roof-mounted sign details. In response, the applicant revised the project plans, cabinet copy sign colors, and cabinet sign designs. The applicant is now seeking approval of the updated sign program, as described below.

PROJECT REQUEST:

The applicant is requesting Planning Commission approve the revised Comprehensive Sign Program for Hotel Maya, a full-service, 161-room hotel located at 16905 Pioneer Boulevard, in the Commercial General zone. As proposed, the Sign Program establishes a coordinated sign program comprising one (1) exterior roof sign and four (4) cabinet sign face changes.

The proposal consists of an approximately 42.5-foot-wide by 4-foot-high (170 square foot) 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, one approximately 22-foot-high by 19-foot-wide sign, and one approximately 14-foot-high by 9.67-foot-wide sign. These are proposed as like-for-like cabinet face changes only, without enlargement, relocation, or any other modification.

SIGN SCHEDULE:

Sign	Qty.	Copy	Size	Design / Material	Illumination
A — Primary roof-mounted sign	1	HOTEL MAYA	Approx. 42.5 ft wide; 4 ft letter height (170 Square feet)	White channel letters; final materials per approved program	Internally Illuminated; stationary/constant
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 Comprehensive Sign Program is proposed at an existing hotel for the Hotel Maya property located at 16905 Pioneer Boulevard in the C-G Zone (processed under Case No. LU-26-1013). The proposed Comprehensive Sign Program facilitates the re-branding of the existing hotel through the replacement of the existing primary building identification signage. Additionally, the program will make changes to the faces of existing permanent signs on the property and includes a new roof-mounted sign. No new building construction, renovation, or expansion of any sort is proposed as part of or in conjunction with this request.

The proposed sign program establishes a coordinated design for the property's permanent identification signage. The new signage will serve to promote the transition to the forthcoming Hotel Maya, and function as the relevant branding and company identity. 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 dark blue color treatment with a white outline. 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, will be installed in a wall/parapet-face mounted configuration. The configuration complies with City's standards through a Comprehensive Sign Program, as well as the City's Design Review process for signs in excess of 100 square feet.

ANALYSIS:

Comprehensive Sign Program (CSP) 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 that align with the colors and architectural style of the hotel.
- **Architectural compatibility:** The sign treatment is intended to complement the existing hotel architecture and landscaping.
- **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. The illumination of a roof-mounted hotel sign next to a freeway must also meet **Caltrans overhead sign lighting standards**, and F**ederal legibility guidance**. This means **LED-based, dimmable lighting** with brightness are capped at ~300 nits to ensure driver safety and avoid light pollution. Furthermore, lighting associated with a sign shall comply with the following Lighting performance standards:
    - All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties, onto public right-of-way, other public areas, and/or driveway areas.
        - Lighting shall not be directed toward or seen from any highway, freeway, or public street, alleyway, or other public path in such a manner that would result in disabling glare for drivers.

The sign program will require the roof-mounted sign to meet lighting standards to ensure lighting associated with the sign does not trespass onto adjacent properties or impact drivers on the freeway from any glare. A photometric study will be required, prior to the issuance of a building permit to ensure all relevant local, state and federal standards are adhered to.

1. Primary HOTEL MAYA Roof-Mounted Sign

The roof-mounted sign, an approximately 170-square-foot, roof-mounted sign consists of individual HOTEL MAYA channel letters approximately four-feet high. The sign will be mounted directly to the vertical building/parapet face.

2. Structural / Building Code Review

The Comprehensive Sign Program (CSP) establishes a Planning-level conceptual framework. As such, it does not approve structural construction documents. The proposed sign will be directly attached to the vertical building/parapet face using an engineered connection. Final structural documents will address sign weight, substrate, anchors, fasteners, support framing, wind loading, and all other applicable structural criteria. Adherence to applicable 2025 California Building Code, 2025 California Energy Code, and 2025 California Electrical Code requirements will be required as part of the permit process.

5. Comprehensive Sign Program Findings

A — Signs within the Sign Program are coordinated with each other so as to enhance the overall development by incorporation compatible architectural style, design, color and material: The sign proposed will be coordinated through a consistent Hotel Maya identification treatment, compatible materials and colors, and consistent fonts and mounting requirements.

B — Signs within the Sign Program complement the architectural design, color, and material of the main building or buildings upon the site, and shall be compatible with the character of existing improvements: The signs complement the architectural design, color, and materials of the Maya Hotel building. The vertical building/parapet face is consistent with hotel signage on similar types of buildings.

C — Sign copy includes minimal information and the name of the business or use is the dominant message contained therein. Pictures are not permitted nor is information such as telephone numbers or lists of products or services: 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.

D — Any illumination is internal and is at all times stationary and constant in intensity and color. All signs will have stationary and constant internal illumination.

ENVIRONMENTAL REVIEW

Following a review and analysis of the project, Planning staff have found the proposed Comprehensive Sign Program to be 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. No additional noticing was required for this hearing given that the project was continued to a date certain.

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

PC Resolution No.2026-19P Comprehensive Sign Program.pdf

Exhibit A - Hotel Maya Sign Program.pdf

CITY OF ARTESIA
PLANNIGN COMMISSION
RESOLUTION NO. 2026-19P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A COMPREHENSIVE SIGN PROGRAM APPLICATION, CASE NO. LUS-26-1013, FOR A COORDINATED SIGNS PACKAGE, INCLUDING A PROPOSED ROOF MOUNTED IDENTIFICATION SIGN, AND FOUR FACE COPY SIGNS WITHIN THE COMMERCIAL GENERAL (C-G) ZONING DISTRICT; AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15301 – EXISTING STRUCTURES AND 15303 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES.

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

SECTION 1. The applicant, Venkatesh Koka, submitted an application for a Comprehensive Sign Program for Hotel Maya located at 16905 Pioneer Boulevard, APN [7014-004-033] (Hotel Maya Sign Program").

SECTION 2 The application was reviewed by the Planning Commission at a duly noticed hearing on September 15, 2026, and continued by the Planning Commission to a date certain, October 20,2026.

SECTION 3. The proposed project is subject to the Comprehensive Sign Program process pursuant to Article 12 of Chapter 2 of Title 9 of the Artesia Municipal Code.

SECTION 4. The Planning Commission hereby finds that the foregoing recitals are true and correct and incorporated herein by this reference.

SECTION 5. The Planning Commission of the City of Artesia conducted a duly noticed public hearin on Tuesday October 20, 2026, to consider this application (LU-26-1013), and following the receipt of public testimony, closed the public hearing.

SECTION 6 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 7. 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. The proposed roof sign 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 8. Based on the findings set forth above and all the evidence in the record, the Planning Commission hereby approves the Hotel Maya Comprehensive Sign Program, Case No. LU-26-1013, Attachment A, incorporated herein by reference.

SECTION 9. 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 10. 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 11. 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.

SECTION 12: The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 20th day of October 2026.

_____

VICTOR MANALO, CHAIRMAN

ATTEST:

_____

PAUL BOLLIER, COMMUNITY DEVELOPMENT DIRECTOR

ATTACHMENT A

APPROVED COMPREHENSIVE SIGN PROGRAM

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YOUR VISION. OUR DESIGN. YOUR SIGN

HOTEL MAYA

Prepared exclusively for
project LU-26-1013

16905 Pioneer Blvd,
Artesia, CA 90701

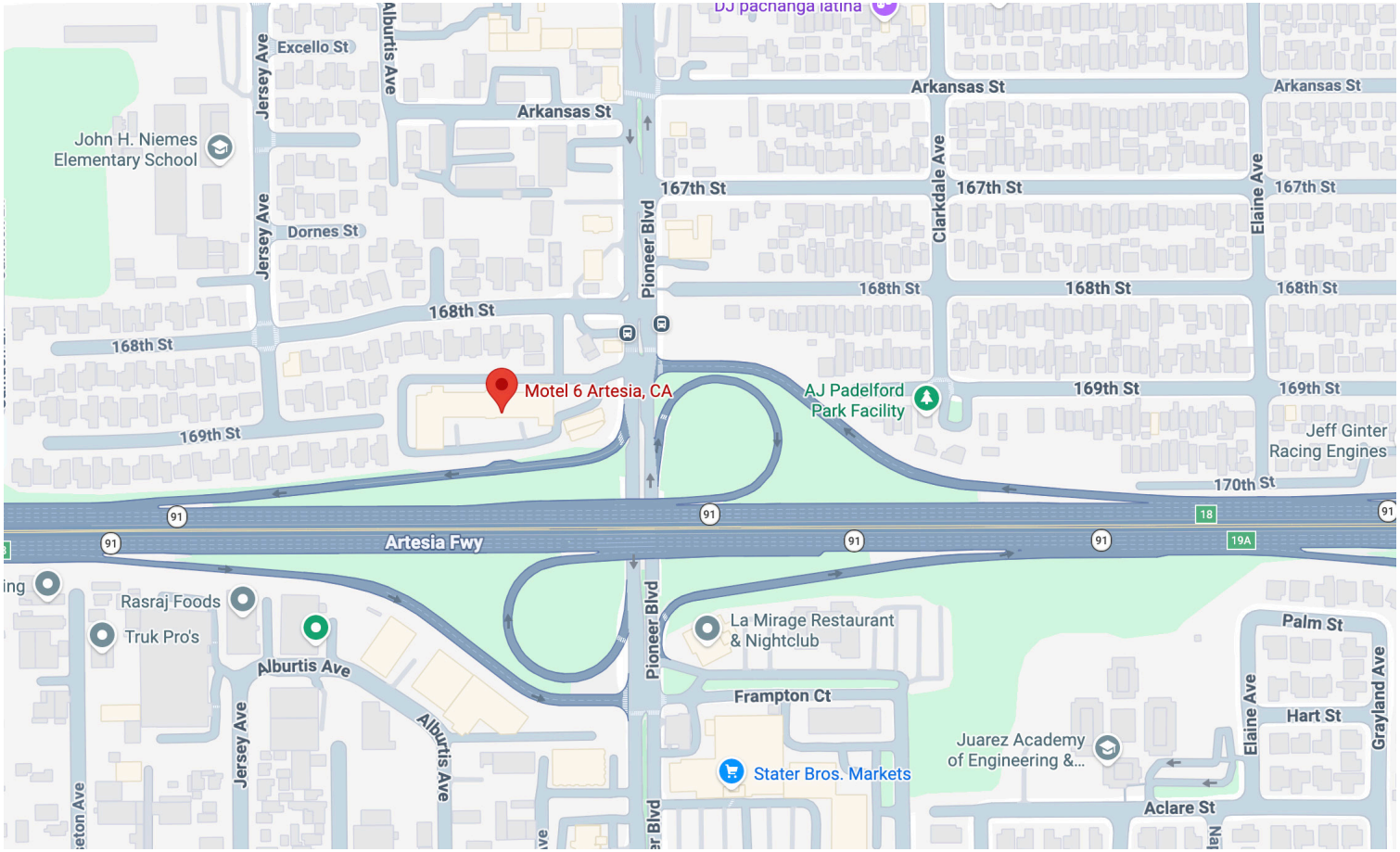
October 16, 2026

Account Manger: John Wesley
jw4designs@gmail.com
(626) 241 8070

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LOCATION MAP



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281 E COLORADO BLVD #628, PASADENA, CA 91102

PROJECT LU-26-1013	PREPARED BY JOHN WESLEY
ADDRESS: 16905 PIONEER BLVD, ARTESIA, CA 90701	OCTOBER 16, 2026
DESCRIPTION: HOTEL MAYA	CUSTOMER SIGNATURE

HOTEL MAYA

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EXISTING



PROPOSED CLOSE UP VIEW



Sign Schedule

A — 4ft x 42.5 ft Sign (170 Sq)

HOTEL MAYA

Each letter fabricated from aluminum metal, acrylic faces. Sealed against light leaks, enamel exterior. Each letter has 1/4" diameter drain holes at the bottom of every letter stroke. Front illumination with LED.

PROPOSED LONG VIEW



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281 E COLORADO BLVD #628, PASADENA, CA 91102

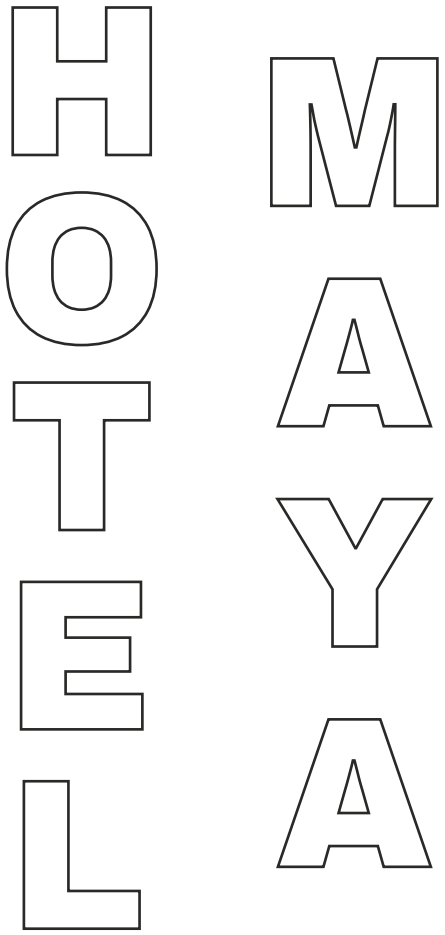
PROJECT LU-26-1013	PREPARED BY JOHN WESLEY
ADDRESS: 16905 PIONEER BLVD, ARTESIA, CA 90701	OCTOBER 16, 2026
DESCRIPTION: HOTEL MAYA	CUSTOMER SIGNATURE

HOTEL MAYA

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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
E	36.5" x 45.7" 11.6 sqft	White		3/4" Black	5" Gloss Black
L	34.8" x 45.7" 11 sqft	White		3/4" Black	5" Gloss Black
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

Total: 170 Sq

JW4Designs
CREATIVE DESIGNS | PRINTING | MEDIA PRODUCTION

281 E COLORADO BLVD #628, PASADENA, CA 91102

PROJECT LU-26-1013	PREPARED BY JOHN WESLEY
ADDRESS: 16905 PIONEER BLVD, ARTESIA, CA 90701	OCTOBER 16, 2026
DESCRIPTION: HOTEL MAYA	CUSTOMER SIGNATURE

HOTEL MAYA

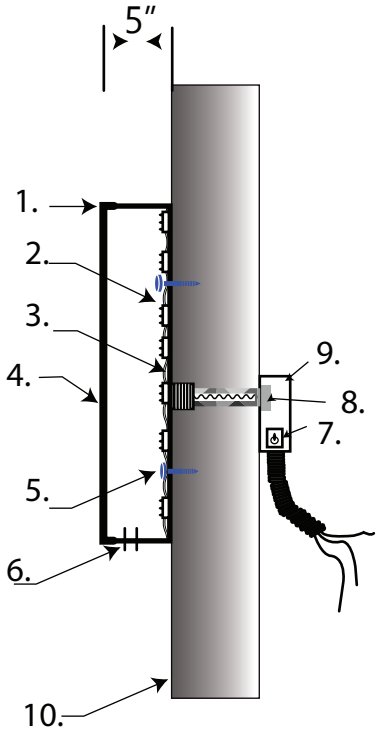
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3D 5" CHANNEL LETTERS.

1. TRIM CAP
2. LED MODULE
3. SLICE CONNECTOR
4. 177 ACRYLIC FACE
5. ATTACHMENT
   1/4" X 1 1/2" @ 24"OC
   EXPANSION BOLT
   6 MINIMUN PER LETTER
6. DRAIN HOLDS
7. DISCONNECT SWITCH
   PRIMARY WIRING IN 1/2" FLEX CONDUIT
   OR PER LOCAL CODES/NEC
8. LED POWER SOURCE OUT PUT 5V.DC
   TRANSFORMER
9. TRASFORMER BOX W/LED POWER
   SUPPLY & WEATHER PROOF
   TOLE SWITCH



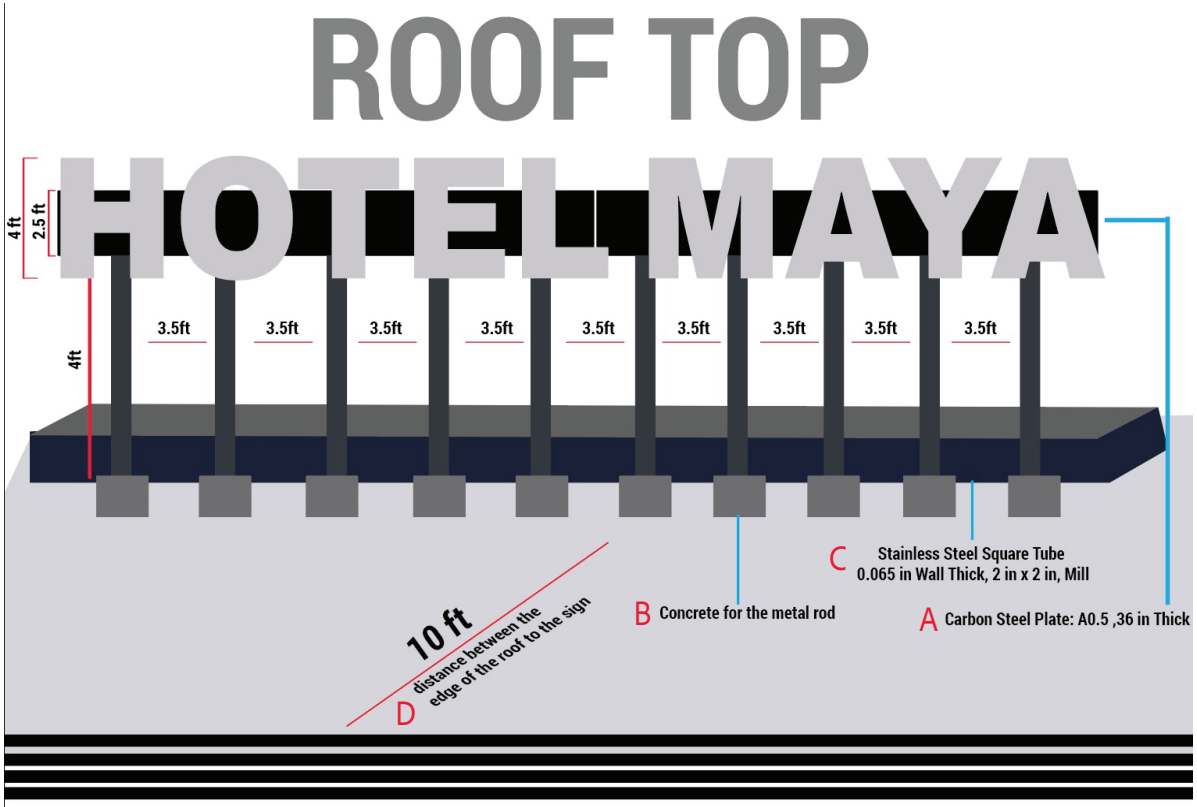
CHANNEL LETTER NOT TO SCALE UL APPROVED

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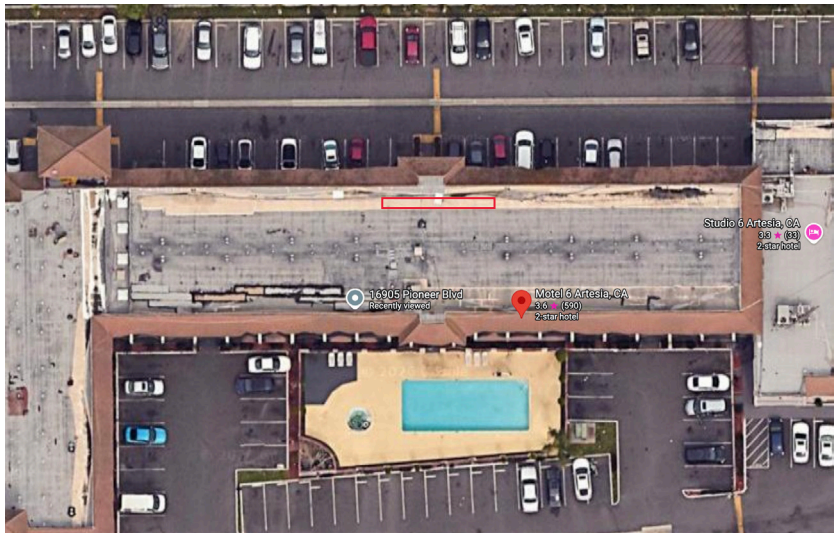
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ROOF TOP



AERIAL VIEW



A Carbon Steel Plate: A0.5,36 in Thickness

B Concrete for the metal Rod

C Stainless Steel Square Tube 0.065 in Wall Thick 2x2in

D Distance Between the edge of the roof to the sign

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281 E COLORADO BLVD #628, PASADENA, CA 91102

PROJECT LU-26-1013	PREPARED BY JOHN WESLEY
ADDRESS: 16905 PIONEER BLVD, ARTESIA, CA 90701	OCTOBER 16, 2026
DESCRIPTION: HOTEL MAYA	CUSTOMER SIGNATURE

HOTEL MAYA

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NIGHT VIEW



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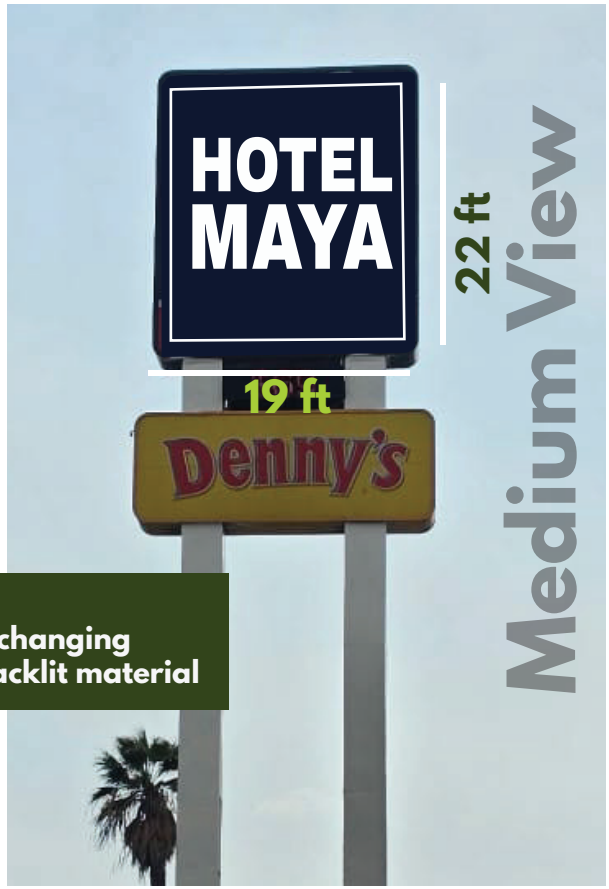
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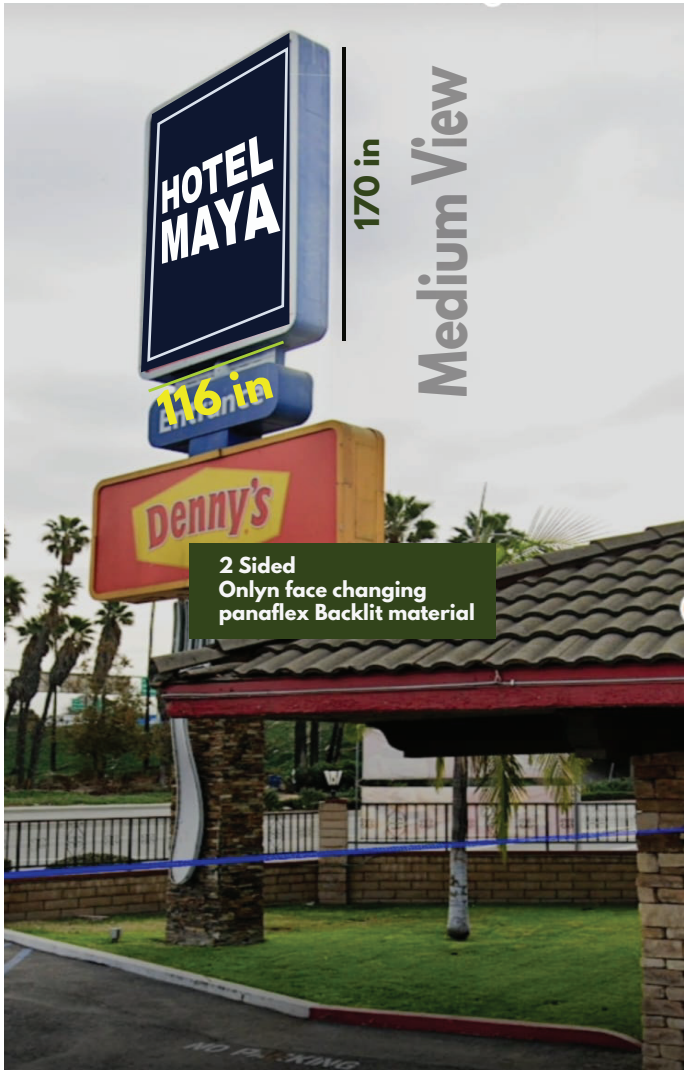
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2 Sided
Onlyn face changing
panaflex Backlit material



Onlyn face changing
panaflex Backlit material

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