

CHAIRPERSON DIAZ

COMMISSIONER SOUSA

COMMISSIONER BACOLOD

COMMISSIONER THAPA

COMMISSIONER UTTECHT

CITY OF ARTESIA
REGULAR PLANNING COMMISSION MEETING
Tuesday, September 19, 2017
Artesia City Council Chambers
18747 Clarkdale Avenue
(562) 865-6262
6:30 p.m.

- 1. Call to Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Roll Call of Commission**
- 5. Approval of Agenda**
- 6. Selection of Vice-Chair for 2017**
- 7. Announcement of Speaker Slips**

For record keeping purposes, if you wish to make a statement regarding any item on the agenda, please complete a Speaker Slip located in the lobby or at the podium and deposit it with the Planning Aide prior to the commencement of the meeting. Please note that there is a five-minute time limit per speaker imposed. Please stay within this time limit.

- 8. Public Comments on Consent Calendar Items and Any Items Not on the Agenda**
- 9. Consent Calendar**
 - A. Approval of August 15, 2017 Regular Planning Commission Meeting Minutes
- 10. Administration of the Oath**

At this time anyone desiring to speak on a public hearing item should stand and be sworn in by the City Attorney.

11. New Business – Public Hearing

A. **Case No. 2017-24** **Variances, Conditional Use Permits, 16809 Pioneer Boulevard** **and Design Review**

Johal Oil Corp Inc, 16809 Pioneer Boulevard, Artesia, CA 90701

A request for approval of: (1) an application for a Variance from the requirements of Artesia Municipal Code Sections 9-2.3203(l)(1), (3) & (4) to allow sales of alcoholic beverages for consumption off-premises (a) within 1,000 feet of another use where off-premises alcoholic beverages are sold, (b) within 100 feet if a residential zone, and (c) on the same lot or parcel, and in conjunction with premises, that sell gasoline and fuel to the public for the operation of motor vehicles on real property located at 16809 Pioneer Boulevard in the General Commercial (C-G) Zone, (2) an application for a Variance from the requirements of Artesia Municipal Code Section 9-2.3205(c)(3) to allow a rear lot line adjoining property in a residential zone that is less than 10 feet in depth on real property located at 16809 Pioneer Boulevard in the C-G Zone, (3) an application for a Conditional Use Permit to permit a an automobile service station on real property located at 16809 Pioneer Boulevard in the C-G Zone, (4) an application for a Conditional Use Permit to permit the sale of alcoholic beverages off-premises on real property located at 16809 Pioneer Boulevard in the C-G Zone, and (5) a Design Review application for site improvements and a new commercial building with an automobile service station on real property located at 16809 Pioneer Boulevard in the C-G Zone, and making a determination of categorical Class 2 & 3 exemption under CEQA.

Resolution No. 2017-23P

12. Continued Business – Public Hearing

A. **Case No. 2016-19** **General Plan Amendment, Specific 18600 Gridley Road** **Plan, Zoning Code and Map** **Amendments, Tentative Parcel Map,** **Conditional Use Permits, Design** **Review, Development Agreement,**

Artesia LIVE II Development, LLC, 18600 Gridley Road, Artesia, CA 90701

A request for approval of: (1) an application for a General Plan Land Use Sub-Element Amendment to add residential development intensity/density standards to the Commercial General land use designation of up to 95

du/ac, (2) an application to adopt the Artesia Live II Specific Plan, (3) an application to adopt Zoning Code and Map Amendments to change the zoning classification of the area covered by the proposed Artesia LIVE II Specific Plan from General Commercial (C-G) Zone to Artesia LIVE II Specific Plan Zone (SP 16-02), (4) an application for a Tentative Parcel Map to subdivide one parcel of land located at 18600 Gridley Road into 130 residential condominium lots, (5) an application for a Conditional Use Permit to permit the construction of specialty retail and restaurant uses and residential condominiums within a seven-story mixed-use development on real property located at 18600 Gridley Road in the proposed Artesia LIVE II Specific Plan Zone, (6) a Design Review application for a new seven-story mixed-use development on real property located at 18600 Gridley Road in the General Commercial (C-G) Zone, and (7) an application for a Development Agreement for a proposed seven-story mixed-use development on real property located at 18600 Gridley Road in the proposed Artesia LIVE II Specific Plan Zone, and adopting and recommending adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Resolution No. 2016-20P (GPA)

Resolution No. 2016-21P (SP)

Resolution No. 2016-22P (ZA)

Resolution No. 2016-23P (TPM)

Resolution No. 2016-24P (CUP, Design Review)

Resolution No. 2016-34P (DA)

- 13. New Business – Non Public Hearing (None)**
- 14. Report Items (None)**
- 15. Discussion/Additional Items from Staff (None)**
- 16. Additional Citizens' Comments**
- 17. Items from the Commission**

Adjournment to the next Regular Planning Commission Meeting to be held on Tuesday, October 17, 2017, at 6:30 p.m., in the City of Artesia Council Chambers.

The City of Artesia complies with the Americans with Disabilities Act of 1990. If you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please contact the Planning Department at (562) 865-6262 at least 48 hours prior to the meeting.