

December 5, 2017

ATTN: Mr. William Rawlings, City Manager
Mr. Okina Dor, Planning Director
18747 Clarkdale Ave.
Artesia, CA 90701

Dear City Manager Mr. Rawlings,

At the last Planning Commission Meeting on Tuesday November 21, 2017, the Commission voted to recommend the denial of all resolutions concerning Case No. 2016-19 (denial of the General Plan Agreement, Specific Plan, Tentative Tract Map, Conditional Use Permit, Design Review, and Development Agreement).

We strongly disagree with the Commission's opinion. This project was proposed in accordance with the Processing Development Agreement between the City and Cornerstone Artesia Development. The Planning Staff determined that there is no substantial evidence that the project would have a significant effect on the environment. The Community Development Department recommended the adoption of the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Plan (MMRP). The Staff have determined that the Project is consistent with the General Plan 2030, that there would be no adverse effect on health, safety, and general welfare, that the site is adequate in size and shape, and that it is served by adequate highways and streets.

The Commission have denied the recommendations centered on 3 concerns: the height of the development, traffic congestion, and parking. We feel that the commissioners have confused the number of stories on the structure (7 floors) with height. The height of the building is only 75 feet which is well below the maximum allowed by code for that site. As for traffic congestion and parking, we feel that the commissioners have not taken into account our independent traffic study and parking study which clearly shows that there is no significant impact to the area and that it meets all city, state, and CEQA guidelines. This was the same conclusion as the City Staff.

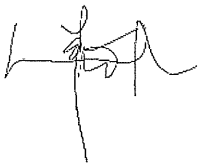
I would like to formally request the Artesia City Council to accept and consider the appeal application for Case No. 2016-19, the Artesia Live II Development Project located on 18600 Gridley Rd.

Furthermore, I would like to request the City Council to set the Conditional Use Permit and Design Review component of this project for public hearing de novo.

Lastly, I would like to request the City Council to continue the entire item Case No. 2016-19 (General Plan Agreement, Specific Plan, Tentative Tract Map, Conditional Use Permit, Design Review, and Development Agreement) to the City Council meeting set for January 2018.

If you have any questions, please contact me. Thank you for your consideration.

Kindest regards,



Betsy Lee
Cornerstone Artesia Development