

MINUTES – REGULAR PLANNING COMMISSION MEETING

COUNCIL CHAMBERS

18747 CLARKDALE AVENUE, ARTESIA, CA 90701

February 24, 2009

Call to Order

The Regular Planning Commission Meeting of the City of Artesia was called to order on February 24, 2009, at the City of Artesia Council Chambers at 7:08 p.m. by Chairman Medina.

Invocation

Commissioner Diaz led the invocation.

Pledge of Allegiance

Vice Chairperson Young led the pledge of allegiance.

Roll Call

Present: Commissioner Canales
Commissioner Sousa
Commissioner Diaz
Vice Chairperson Young
Chairman Medina

Absent: None

Also Present: Associate Planner Okina Dor
Assistant Planner Jose Hernandez
Deputy City Attorney Melissa M. Crosthwaite
Planning Clerk Erika Castañeda

Approval of the Planning Commission Agenda

Motion by Commissioner Diaz second by Commissioner Sousa to approve the Planning Commission Agenda. The Planning Commission unanimously approved the Agenda.

Announcement of Speaker Cards

Chairman Medina announced that for recording purposes, if anyone wishes to make a statement regarding any item on the agenda, to complete a speaker slip and deposit it with the planning clerk 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.

Public Comments

There were no comments from the public.

1. Consent Calendar

- A. Approval of Minutes of the Planning Commission Meeting of January 27, 2009.

MOTION by Commissioner Diaz, second by Vice Chairperson Young TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING OF JANUARY 27, 2009.

Said Motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Canales, Sousa, Diaz, Young, and Medina
ANOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

Administration of the Oath:

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

New Business - Public Hearing:

2. Case No. 2009-04

Code Amendment & Design Review 11903 Ashworth Street

Jonathan Matson, 13271 South Street, Artesia CA 90703

A request for approval of a code amendment to include "community halls" as a principally permitted use in the Single Family Residential (R-1) Zone and request for approval of a design review for an expansion to an existing community hall located at 11903 Ashworth Street in the Single Family Residential (R-1) Zone.

Resolution No. 2009-04P

Resolution No. 2009-07P

Details of the case were presented by Assistant Planner Jose Hernandez, as noted in the staff report.

Chairperson Medina opened the public hearing.

Mr. Jonathan Matson, architect for the project approached the podium thanking staff for all their assistance and is looking forward to working on this project.

Mr. Matson stated that the foot print of the building will stay as is with minor additions. One addition consists of adding two sets of doors to control the noise level coming out of the hall into the courtyard area where it will not disturb any adjacent residents. Also, walkways will be incorporated on both sides of the building that are not currently there.

Mr. Matson then stated that on the north side of the building there is an existing storage shed that will be removed as part of the project.

Commissioner Canales asked staff what was the square footage that would be added as part of the project.

Mr. Matson stated that the addition would be 843 square feet.

Commissioner Sousa asked Mr. Matson how the process will run in the event where two separate functions are being held in the hall at the same time where food is involved.

Mr. Matson stated some type of walkway will be provided in this situation, but this will be something that the management of the facility would work out.

Commissioner Diaz inquired on the parking and landscape ratio.

Mr. Matson stated that there is a large courtyard area in the middle of the site which is open space as well as the south side of the buildings is open space, but most of the landscape is in the parking lot area. Mr. Matson then stated that the center of the arena is also open space.

Chairman Medina stated that a Phase 1 was mentioned and wanted to know when Phase 2 would take place.

Mr. Matson stated that the organization has talked about long term goals and Phase 2 would fall under that goal which would maybe consist of adding a couple of offices, but that would be in the near future.

**MOTION by Chairman Medina, second by
Commissioner Sousa TO CLOSE PUBLIC
HEARING.**

Commissioner Diaz asked staff if they received any feedback from the adjacent residents pertaining to this item.

Mr. Dor stated they did not receive any feedback.

Commissioner Canales asked staff how the modifications that are taking place justify with today's parking requirements and dead space.

Mr. Dor stated that in this situation a code amendment was proposed to bring into compliance with today's requirements regarding parking and dead space requirements.

Commissioner Canales asked staff if the modifications being made trigger any water pressure test requirements to take place.

Mr. Dor stated in this situation it would not trigger any water pressure requirements due to the fact that that addition is below 1,000 square feet.

MOTION by Commissioner Sousa, second by Vice Chairperson Young to APPROVE CASE NO. 2009-04/RESOLUTION NO. 2009- 04P & RESOLUTION NO. 2009-07P.

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Canales, Sousa, Diaz, Young, and Medina
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

3. Case No. 2009-05

Code Amendment City of Artesia

City of Artesia, 18747 Clarkdale Ave, Artesia CA 90701

A request for approval of a code amendment to identify "dead space" within commercial uses and will exclude dead spaces as part of the parking ratio requirements.

Resolution No. 2009-05P

Details of the case were presented by Associate Planner Okina Dor, as noted in the staff report.

Chairman Medina opened the public hearing.

No one approached the podium to speak on this item.

MOTION by Commissioner Diaz, second by Commissioner Medina to CLOSE PUBLIC HEARING.

Commissioner Canales asked staff to clarify the intent of what dead space is.

Mr. Dor clarified that question for Commissioner Canales.

Minor discussion was held among Commissioners.

Mr. Dor stated that he recommends amending the language pertaining to this item to add any elevator and equipment shafts.

MOTION by Vice Chairperson Young, second by Commissioner Sousa to **APPROVE CASE NO. 2009-05/RESOLUTION NO. 2009- 05P.**

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Canales, Sousa, Diaz, Young, and Medina
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

4. Case No. 2009-06

**Design Review
18421-18429 Arline Avenue**

Pablo & Reyna Reynoso, 12012 169th Street, Artesia CA 90701

A request for design review approval to improve the existing residential structures located at 18421-18429 Arline Avenue in the Multiple Family Residential (M-R) Zone.

Resolution No. 2009-06P

Details of the case were presented by Assistant Planner Jose Hernandez, as noted in the staff report.

Chairman Medina opened the public hearing.

No one approached the podium to speak on this item.

MOTION by Chairman Medina, second by Commissioner Sousa to **CLOSE PUBLIC HEARING.**

Commissioner Diaz inquired if there would be a time frame to take care of all un-permitted work as well as the garage enclosures.

Mr. Dor stated a time frame would be appropriate since this project has been lingering for quite sometime. Mr. Dor stated a condition can be incorporated in the conditions of approval stating that the final would be contingent upon the un-permitted work.

Commissioner Diaz recommended having this condition added.

Mr. Dor suggested adding the following conditions: First, the applicant/property owner shall submit plans for plan check within fifteen (15) days from the date of the Planning Commission's approval of Resolution No. 2009-06P. Second, the applicant shall obtain approval from the plan check department within forty five (45) days from the date of submittal, and third the construction shall be completed within six (6) months of the date of building permit issuance.

MOTION by Commissioner Diaz, second by Commissioner Canales to APPROVE CASE NO. 2009-06/RESOLUTION 2009- 06P.

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Canales, Sousa, Diaz, Young, and Medina
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

Report Item

5. Staff is seeking direction from the Planning Commission in regards to the current Artesia Municipal Code Regulations for pole signs and monument signs.

On August 23, 2007, Architectural Design & Signs submitted an application on behalf of Mr. Dhanesh Bhindi to request for a variance for two monument signs and a design review approval for a sign program and the construction of two monument signs for the property located at 18120-18180 Pioneer Boulevard in the Commercial General (C-G) Zone. In addition to the monument signs the applicant submitted a sign program for the Bhindi International Crossroads commercial center.

The Planning then recommended to the City Council to deny the variance for the two monument signs and approve the design review for the sign program. Based on the findings set forth on all the evidence in the record, the City Council denied the request of a variance for two monument signs and approved the Sign Program. However, the City Council directed staff to work with the applicant to review other options and alternatives and bring that information to the Planning Commission for consideration and direction to staff. One of the options discussed was to look at amending the current codes to allow for these types of signs for unique developments on a case by case scenario.

Mr. Dor stated that staff is seeking direction from the Planning Commission to either initiate a code amendment or not.

Commissioner Diaz stated she is very sympathetic but is not in favor to change the code for one specific project due to the fact that it will only create a precedent.

Commissioner Canales stated if this proposal would tie into the downtown revitalization and if it is cohesive as oppose to separate, Mr. Canales would be in favor of this proposal.

Chairman Medina stated he is also not in favor of the code amendment and feels it is not fair overall to change the code for one project.

All Commissioners were in favor to receive and file information.

MOTION by Chairman Medina, second by Commissioner Canales to **RECEIVE AND FILE INFORMATION.**

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Canales, Sousa, Diaz, and Medina
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: Young

Discussion Items from Staff

None

Items from Staff

None

Items from the Commission

Adjournment

Adjournment at 9:20 p.m. to the next Regular Planning Commission Meeting to be held on Tuesday, March 24, 2009, at 7:00 p.m., in the City of Artesia Council Chambers.

Attest

I, Erika Castaneda, Planning Clerk of the City of Artesia, do hereby certify that the Minutes of the Regular Planning Commission Meeting of February 24, 2009 were approved at the Regular Planning Commission Meeting held on the 24th of March, 2009 by the following roll call vote:

AYES: COMMISSIONERS: Canales, Sousa, Diaz, Young and Medina
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

Erika Castaneda, Planning Clerk