

MINUTES – REGULAR PLANNING COMMISSION MEETING

COUNCIL CHAMBERS

18747 CLARKDALE AVENUE, ARTESIA, CA 90701

May 26, 2009

Call to Order

The Regular Planning Commission Meeting of the City of Artesia was called to order on May 26, 2009, at the City of Artesia Council Chambers at 7:00 p.m. by Commissioner Diaz.

Invocation

Commissioner Diaz led the invocation.

Pledge of Allegiance

Commissioner Canales led the pledge of allegiance.

Roll Call

Present:	Commissioner Canales Commissioner Sousa Commissioner Diaz
Absent:	Vice Chairperson Young Chairman Medina
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 Sousa second by Commissioner Diaz to approve the Planning Commission Agenda. The Planning Commission unanimously approved the Agenda.

Announcement of Speaker Cards

Commissioner Diaz 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 March 24, 2009.
- B.** Approval of the Minutes of the Planning Commission Meeting of April 28, 2009.

The following minutes will be approved in the upcoming Planning Commission meeting scheduled for June 23, 2009 due to a lack of quorum to vote on this item.

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. 2009-17 Artesia's Downtown Design Guidelines 18747 Clarkdale Ave.

City of Artesia, 18747 Clarkdale Avenue, Artesia CA 90701
A request for approval of the City of Artesia Downtown Design Guidelines.
Resolution No. 2009-18P

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

Commissioner Diaz opened the public hearing.

Mr. William Kelly on behalf of Urban Futures approached the podium stating that he along with Robert Cane is working closely with the City of Artesia in developing the Pioneer Boulevard plan. Mr. Kelly gave a brief report on the Downtown Design Guidelines that were provided for the Commissioners to review.

Commissioner Canales inquired on the parking structure for this project. Mr. Kelly stated that they are giving the city several suggestions to try to incorporate the parking structure into the main street corridor.

Commissioner Canales suggested having monumental signage be part of the Downtown Design guidelines.

Mr. Kelly stated that the signage guidelines will be taken care of in a case by case issue.

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

No further comments were made.

MOTION by Commissioner Sousa, second by Commissioner Canales to **APPROVE CASE NO. 2009-17/RESOLUTION NO. 2009- 18P**

Said motion was carried in the following roll call vote:

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

3. Case No. 2009-11

**Conditional Use Permit Modification
and Design Review
18526 Pioneer Boulevard**

Jonathan Matson, 13271 South Street, Cerritos CA 90703

A request for approval to modify a conditional use permit and design review approval to enclose an outdoor dining area for the property located at 18525 Pioneer Boulevard in the Commercial General (C-G) Zone.

Resolution No. 2009-12P

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

Commissioner Diaz opened the public hearing.

Mr. Jonathan Matson, applicant for the project approached the podium stating that this modification will give the restaurant more of a flexibility to use this space. Also, Mr. Matson stated that there was a minor typo on condition #15 and was available for any questions Commissioners may have.

Commissioner Diaz stated if the parking ratio will be impacted in any way due to this modification. Mr. Matson stated it will not be affected at all there will actually be a surplus of parking for the property according to the new parking Ordinance as a result.

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

No further comments were made.

MOTION by Commissioner Sousa, second by Commissioner Canales to **APPROVE CASE NO. 2009-11/RESOLUTION NO. 2009- 12P**

Said motion was carried in the following roll call vote:

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

4. Case No. 2009-12

**Conditional Use Permit Modification
17510 Pioneer Boulevard**

Jonathan Matson, 13271 South Street, Cerritos CA 90703

A request for approval to modify a conditional use permit to expand the size of an existing office use on the second floor of an existing commercial center located at 17510 Pioneer Boulevard in the Commercial General (C-G) Zone.

Resolution No. 2009-13P

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

Commissioner Diaz opened the public hearing.

No one approached the podium to speak on this item.

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

No further comments were made.

MOTION by Commissioner Canales, second by Commissioner Sousa to **APPROVE CASE NO. 2009-12/RESOLUTION NO. 2009- 13P**

Said motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Canales, Sousa, and Diaz

NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Young, Medina
ABSTAIN: COMMISSIONERS: None

5. Case No. 2009-13

**Conditional Use Permit
17828 Pioneer Boulevard**

Jonathan Matson, 13271 South Street, Cerritos CA 90703

A request for approval of a conditional use permit to allow a service and professional use on the ground floor for the property located at 17828 Pioneer Boulevard in the Commercial General (C-G) Zone.

Resolution No. 2008-14P

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

Commissioner Diaz opened the public hearing.

Mr. Jonathan Matson, applicant for the project approached the podium stating that he was available for any questions Commissioners may have.

Commissioner Canales asked Mr. Matson if Ziba Beauty moves to the bottom floor, do they anticipate relocating back to the second floor if business picks up. Mr. Matson stated that Ziba Beauty Center will permanently stay on the bottom floor and the second floor will be used for administrative purposes only.

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

Commissioner Diaz asked staff if the hallway that is located on the first floor be removed. Mr. Dor stated yes it will be removed.

MOTION by Commissioner Sousa, second by Commissioner Canales to **APPROVE CASE NO. 2009-13/RESOLUTION NO. 2009- 14P**

Said motion was carried in the following roll call vote:

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

6. Case No. 2009-14

**Variance, Conditional Use Permit,
and Design Review
17022 Roseton Avenue**

Michelle Fellen, 2903-H Saturn Street, Brea CA 92821

A request for approval of a variance to allow for the construction of a ten (10) feet high block wall, a conditional use permit and design review to install a back-up generator as accessory equipment to an existing wireless communication monopole for the property located at 17022 Roseton Avenue in the Light Manufacturing and Industrial (M-1) Zone.

Resolution No. 2009-15P

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

Mr. Dor stated there were two conditions that needed to be modified on the Resolution presented to the Planning Commission.

Commissioner Diaz opened the public hearing.

Ms. Michelle Fellen applicant for the project on behalf of Core Communications representing Verizon Wireless approached the podium stating they are proposing to install an emergency generator at the existing wireless communication facility. Ms. Fellen also stated that they are also proposing to remove the existing 6 foot block wall and replacing it with a 10 foot block wall to mitigate any climbing on the property along with replacing the chain link fence. Ms. Fellen stated she was available for any questions Commissioners may have.

Commissioner Canales inquired on the noise of the generator. Mr. Dor stated the noise will not be an issue due to the fact that the freeway is close by.

Commissioner Canales inquired on who would be responsible if someone is to get hurt either climbing the block wall or getting hurt anywhere around the generator. Deputy City Attorney Melissa Crosthwaite stated an indemnification provision could be added to the conditions of approval. Commissioner Canales suggested having this condition added.

Commissioner Canales suggested using recyclable water for the irrigation system. Ms. Fellen stated that she can explore this option.

Mr. Delmar Schink neighbor to the south of this property approached the podium expressing his graffiti problem he has been having for quite sometime now. Mr. Schink gave Commissioners several suggestions to help mitigate the graffiti problem on his property.

MOTION by Commissioner Diaz, second by Commissioner Canales **TO CLOSE PUBLIC HEARING.**

Motion was approved with additions and modifications to Resolution No. 2009-15P as indicated by Deputy City Attorney Melissa Crosthwaite.

MOTION by Commissioner Diaz, second by Commissioner Canales to **APPROVE CASE NO. 2009-14/RESOLUTION NO. 2009- 15P**

Said motion was carried in the following roll call vote:

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

7. Case No. 2009-16

**Tentative Parcel Map No. 70939,
Conditional Use Permit and Design
Review
11727 Arkansas Street**

Total Environmental Management Inc. 11727 Arkansas Street, Artesia CA 90701
A request for approval of a Tentative Parcel Map No. 70939 to consolidate three (3) separate parcels of land into one (1) parcel of land; a conditional use permit to allow for a warehouse use; and a design review approval for exterior site improvements for the property located at 11727 Arkansas Street in the Light Manufacturing and Industrial (M-1) Zone.
Resolution No. 2009-16P
Resolution No. 2009-17P

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

Johnny Lu architect for the project approached the podium stating that he was available for any question Commissioners may have.

Commissioner Canales asked staff if the water pressure requirements conflict with what is being proposed. Mr. Dor stated this item will not be affected due to the fact that they do not anticipate increasing the square footage of the property.

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

Commissioner Diaz inquired on the exterior color of the building.
Mr. Dor stated a condition can be added to discuss the color change of the building and could be taken care of administratively.

MOTION by Commissioner Canales, second
by Commissioner Sousa to **APPROVE CASE
NO. 2009-16/RESOLUTION NO. 2009- 16P&
17P**

Said motion was carried in the following roll call vote:

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

8. Case No. 2009-20

**Code Amendment
18747 Clarkdale Avenue**

City of Artesia, 18747 Clarkdale Avenue, Artesia CA 90701
A request for approval of a code amendment to amend the Artesia Municipal Code to allow ministerial approval of color improvements for all zones in the City of Artesia.
Resolution No. 2009-20P

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

Commissioner Diaz opened the public hearing.

No one approached the podium to speak on this item.

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

Minor discussion was held among staff and Commissioners.

MOTION by Commissioner Canales, second
by Commissioner Sousa to **APPROVE CASE
NO. 2009-16/RESOLUTION NO. 2009- 20P**

Said motion was carried in the following roll call vote:

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

ABSTAIN: COMMISSIONERS: None

9. Case No. 2009-21

**General Plan Amendment and Zone
Map Amendment
18747 Clarkdale Ave**

City of Artesia, 18747 Clarkdale Avenue, Artesia CA 90701

A request for approval that includes the following two components: 1) General Plan Amendment: a request to amend the Land Use Element of the Artesia General Plan to change the land use designation from Commercial General to Low Density Residential for the properties located along the north side of Hibbing Street; and 2) Zone Map Amendment: a request to amend the Artesia Zoning Map to rezone properties located along the north side of Hibbing Street from Commercial General (C-G) to Single- Family Residential (R-1) Zone.

Resolution No. 2009-21P

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

Commissioner Diaz opened the public hearing.

Mr. Marcel Bates, Ms. Liliana Salinas and Ms. Trenise Bates residents of the surrounding area approached the podium stating that they were all here to support this request and are in favor to get this item approved.

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

All Commissioners agreed that this zone change is the right thing to do.

MOTION by Commissioner Sousa, second by Commissioner Canales to **APPROVE CASE NO. 2009-21/RESOLUTION NO. 2009- 21P**

Said motion was carried in the following roll call vote:

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

Report Item

None

Discussion Items from Staff

None

Items from Staff

None

Additional Citizens' Comments:

None

Items from the Commission

Commissioner Sousa stated that he is glad to see all the alley improvements that are being done in the City of Artesia.

Commissioner Diaz suggested that in the future if we have several citizens waiting an item that is last on the Agenda to be discussed, if it could be moved forward and discussed at the beginning of the meeting that way we don't have citizens having to sit through the entire meeting.

Deputy City Attorney Melissa Crosthwaite stated that this could be done by simply stating at the beginning of the meeting that items will be moved around in a certain order.

Commissioner Diaz also suggested purchasing mobile security cameras to prevent graffiti issues since the fee on these cameras have decreased.

Adjournment

Adjournment at 9:30 p.m. to the next Regular Planning Commission Meeting to be held on Tuesday, June 23, 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 May 28, 2009 were approved at the Regular Planning Commission Meeting held on the 23rd of June, 2009 by the following roll call vote:

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

Erika Castaneda, Planning Clerk