

MINUTES – REGULAR PLANNING COMMISSION MEETING

COUNCIL CHAMBERS

18747 CLARKDALE AVENUE, ARTESIA, CA 90701

December 23, 2008

Call to Order

The Regular Planning Commission Meeting of the City of Artesia was called to order on December 23, 2008, at the City of Artesia Council Chambers at 7:04 p.m. by Chairman Menezes.

Invocation

Commissioner Young led the invocation.

Pledge of Allegiance

Vice Chairperson Diaz led the pledge of allegiance.

Roll Call

Present: Chairperson Menezes
Vice Chairperson Diaz
Commissioner Young
Commissioner Sousa

Absent: Commissioner 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 Young second by Commissioner Sousa to approve the Planning Commission Agenda. The Planning Commission unanimously approved the Agenda.

Announcement of Speaker Cards

Chairman Menezes 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 November 25, 2008.

MOTION by Commissioner Young, second by Vice Chairperson Diaz **TO APPROVE THE MINUTES OF THE PLANNING COMMISSION MEETING OF NOVEMBER 25, 2008.**

Said Motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Sousa, Young, Diaz, and Menezes
ANOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Medina
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. 2008-52

**General Plan Amendment, Zone Map
Amendment
19028 Norwalk Boulevard**

Scott Gerrity, 15747 Woodruff Ave. Bellflower, CA 90706

A request for approval that includes the following three 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 Mixed Commercial/Low Density Residential for property located at the Commercial General (C-G) Zone properties that are bounded by the east side of Norwalk Boulevard, south of Hibbing Street, westerly properties from the Single Family Residential (R-1) Zone, and north of Flora Vista; 2) Zone Map Amendment: A request to amend the Artesia Zoning Map to rezone the Commercial General (C-G) Zone properties that are bounded by the east side of Norwalk Boulevard, south of Hibbing Street, westerly properties from the Single Family Residential (R-1) Zone, and north of Flora Vista from Commercial General (C-G) to Mixed Commercial/Single Family Residential (M-C-R) Zone; 3) Code Amendment: A request to amend the Artesia Municipal code to include a new zone, Mixed Commercial/Single Family Residential (M-C-R) Zone.

Resolution No. 2008-49P

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

Chairperson Menezes opened the public hearing.

Deputy City Attorney Melissa Crosthwaite stated if this Resolution would be adopted, she suggested adding a section 12 to the existing Resolution 2008-49P that would amend article five (5) of the zoning code to add paragraph "m" to section 9-2.501 to note the addition of the new zone.

Mr. Scott Gerrity, applicant for the project approached the podium encouraging staff to update the zoning guidelines to include retail and professional offices for the spaces where retail that cannot be leased.

Chairman Menezes asked staff if there was ever any consideration to include some or one lot to the east within this zoning. Chairman Menezes stated if so property owners would have the advantage of consolidating an additional parcel within this zoning which would pick up the Commercial development for this area.

Mr. Dor stated that this option was considered, but based on the direction from City Council and the applicant; the zoning issue was only addressed.

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

Mr. Dor stated that staff is recommending to add another section to 9-2.2964 within the development standards to address the parking requirements. The language should reflect that the parking shall comply with the zone that it's in.

MOTION by Vice Chairperson Diaz, second by Commissioner Young to **APPROVE CASE NO. 2008-52/RESOLUTION 2008- 49P.**

Said motion was carried in the following roll call vote:

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

3. Case No. 2008-55

**Design Review
12215 South Street**

Joe Partida, 670 Parkridge Ave. #101 Corona, CA 92879

A request for approval of a design review to install remediation equipment (clean air separator) from an existing gasoline station located at 12215 South Street in the Commercial General (C-G) Zone.

Resolution No. 2008-51P

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

Chairman Menezes opened the public hearing.

Mr. Joe Partida approached the podium to speak on this item. Chairman Menezes asked the applicant if he understood all the conditions of approval stated in the Resolution. Mr. Partida inquired on condition No. 4 and was clarified by staff.

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

Chairmen Menezes suggested revising condition No. 4 to read that the enclosure shall be consistent with the same material and color to match the existing exterior building subject to city approval.

Chairmen Menezes also stated to comply with any fire departments approvals as well.

MOTION by Chairmen Menezes, second by Commissioner Young to **APPROVE CASE NO. 2008-55/RESOLUTION 2008- 51P.**

Said motion was carried in the following roll call vote:

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

Report Item

None

Discussion Items from Staff

None

Items from Staff

Staff wished everyone a Merry Christmas and Happy New to all Commissioners.

Items from the Commission

Commissioner Sousa wished everyone a Merry Christmas and Happy New Year to everyone.

Vice Chairperson Diaz thanked Chairmen Menezes for all his work since this will be his last meeting and will no longer be a member on the Planning Commission. Vice Chairperson Diaz stated if a re-organization could be done when the new Commissioner is in place and stated she did not want to serve as a Chairperson at this time.

Commissioner Young also thanked Chairmen Menezes for all his time served with the city and would like to wish him the best of luck.

Chairmen Menezes thanked all staff as well as the Commissioners for everything they have done for him as well as the city.

Adjournment

Adjournment at 8:00 p.m. to the next Regular Planning Commission Meeting to be held on Tuesday, January 27, 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 December 23, 2008 were approved at the Regular Planning Commission Meeting held on the 27th of January, 2009 by the following roll call vote:

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

Erika Castaneda, Planning Clerk