

MINUTES – REGULAR PLANNING COMMISSION MEETING

COUNCIL CHAMBERS

18747 CLARKDALE AVENUE, ARTESIA, CA 90701

November 22, 2011

Call to Order

The Regular Planning Commission Meeting of the City of Artesia was called to order on November 22, 2011, at the City of Artesia Council Chambers at 7:00 p.m. by Chairperson Canales.

Invocation

Commissioner Young led the invocation.

Pledge of Allegiance

Vice Chairperson Uttecht led the pledge of allegiance.

Roll Call

Present: Commissioner Sousa
Commissioner Young
Vice Chairperson Uttecht
Chairperson Canales

Absent: Commissioner Pacheco

Also Present: Redevelopment and Planning Director
Okina Dor
Assistant Planner Jose Hernandez
Deputy City Attorney Candice Lee
Planning Clerk, Erika Castaneda

Approval of the Planning Commission Agenda

Motion by Commissioner Young, second by Commissioner Uttecht to approve the Planning Commission Agenda. The Planning Commission unanimously approved the Agenda.

Announcement of Speaker Cards

Chairman Canales 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. 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 Serita Young.

Commissioner Pacheco arrived at 7:04 p.m.

Continued Business - Public Hearing:

2. Case No. 2011-25

Conditional Use Permit

**11688-11710 South Street and 19105
Pioneer Boulevard**

Artesia Partners, LLC. 204 E. 17th Street #202 Costa Mesa, CA 92627

A request for approval for a code amendment to increase the amount of service and professional square footage on the ground floor, reduce the 1,000 square foot minimum size of a tenant space to 500 square feet with a minimum of 16'-0" store front width and to modify a previously approved conditional use permit (Case No. 2004-48/City Council Resolution No. 1867, Case No. 2004-61/City Council Resolution No. 1881 and Case No. 2006-34/City Council Resolution No. 2013) to allow for an increase of service and professional uses on the ground floor and to reduce tenants space to be less than 1,000 square feet in floor area of for the commercial center known as City Plaza located at 11688-11710 South Street and 19105 Pioneer Boulevard in the South Specific Plan.

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

Commissioner Sousa asked if this modification would trigger a deficient in the parking. Mr. Dor stated that this proposal would not affect the parking requirements.

Chairman Canales opened the public hearing.

Ms. Laura Leonard representative of Artesia Partners and Laurie McMan with IDC approached the podium stating that they were before the Commission seeking to get some type of flexibility for the existing vacancies at the City Plaza. Ms. Leonard then asked that the City revise the two original conditions and not place a new restriction on the condition pertaining to maintaining the 10,000

square foot anchor tenant facing Pioneer Boulevard as a individual/sole tenant space, and not be subdivided into multiple tenant spaces.

MOTION by Commissioner Sousa, second by Vice Chairperson Uttecht to CLOSE PUBLIC HEARING.

Discussion was held among staff and the Commission.

Vice Chairperson Uttecht made a motion recommending that no individual tenant space be less than 500 square feet in floor area with a store front minimum of 16'-0" in width, and maintains the main anchor tenant to 10,000 square feet. Vice Chairperson Uttecht also suggested going with staff's recommendations pertaining to service and professional uses given the maximum allowable for the first floor to be 34% with overall of 52.2% of the total floor area for the overall total development of service and professional uses.

MOTION by Vice Chairperson Uttecht, second by Commissioner Young TO APPROVE CASE NO. 2011-25/RESOLUTION NO. 2011-21P.

Said Motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Pacheco, Sousa, Young, and Uttecht
ANOES: COMMISSIONERS: Canales
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

New Business- Public Hearing

3. Case No. 2011-28

Artesia Boulevard Corridor Specific Plan City Wide

City of Artesia, 18747 Clarkdale Avenue, Artesia CA 90701

The City of Artesia is proposing the adoption and implementation of the Artesia Boulevard Corridor Specific Plan (ABCSP) and related amendments to the General Plan Land Use Map, Zoning Code and Zoning Map within an approximate 21-acre area long Artesia Boulevard, between Gridley Road and Pioneer Boulevard in Artesia, California

Resolution No. 2011-23P

Resolution No. 2011-24P

Ms. Alexa Washburn on behalf of Hogle-Ireland, Inc. gave a presentation pertaining to the Artesia Boulevard Corridor Specific Plan and was available to answer any questions the Commission may have.

Commissioner Pacheco and Commissioner Young abstained from this item due to a conflict of interest.

Chairman Canales opened the public hearing.

Chairman Canales asked if bicycle lanes are going to be installed in the corridors. Ms. Washburn stated that bike facilities were looked into but at this time they are not recommending installing them.

Chairman Canales asked if there was a particular reason they were not recommending the bicycle lanes if the riverbed is close by and high school students will be going down this corridor. Ms. Washburn stated due to the amount of truck traffic on the street as well as on-street parking, it was suggested that bicycle lanes not be implemented.

Chairman Canales recommended further looking into implementing bicycle lanes in the corridor.

Mr. Metha owner of a property on Artesia Boulevard approached the podium stating that there is a lot of traffic as it is and feels that with the new improvements it could bring in additional traffic.

Ms. Washburn stated that a traffic study was done to see how traffic will be handled during the development and stated that two out of three intersections will have a regular flow of traffic with the exception of the intersection on Pioneer and Artesia Boulevard. Ms. Washburn stated to mitigate the traffic at this location, the north bound right turn lane on Pioneer Boulevard would be a through right turn lane.

MOTION by Commissioner Sousa, second by Vice Chairperson Uttecht to **CLOSE PUBLIC HEARING.**

No further comments were made.

MOTION by Chairman Canales, second by Commissioner Sousa **TO APPROVE CASE NO. 2011-28/RESOLUTION NO. 2011-23P & 2011-24P.**

Said Motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Sousa, Uttecht and Canales
ANOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None

ABSTAIN: COMMISSIONERS: Pacheco, Young

4. Case No. 2011-29

**Conditional Use Permit
18500 Pioneer Boulevard**

Vinod Vinett, 12649 Belmont Place, Cerritos CA 90703

A request for approval to allow a conditional use permit to operate a beauty salon at the property located at 18500 Pioneer Boulevard in the Commercial General (C-G) Zone.

Resolution No. 2011-27P

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

Chairman Canales opened the public hearing.

Ms. Vinod Vinett approached the podium stating what their beauty salon will entail.

Chairman Canales asked the applicant if they will be offering threading service. Ms. Vinett stated they will be offering threading at this location.

Chairman Canales asked staff if threading was part of their approval for this business. Mr. Dor stated it is allowed.

MOTION by Vice Chairperson Uttecht, second by Commissioner Sousa to CLOSE PUBLIC HEARING.

No further comments were made.

MOTION by Commissioner Sousa, second by Commissioner Pacheco TO APPROVE CASE NO. 2011-29/RESOLUTION NO. 2011-27P.

Said Motion was carried in the following roll call vote:

AYES: COMMISSIONERS: Pacheco, Sousa, Young, Uttecht and Canales
ANOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: None

5. Case No. 2011-32

**Design Review Modification
11732 Arkansas Street**

Alfredo Gonzalez, 11832 E. 166th Street, Artesia CA 90701

A request for approval to modify a previously approved design review (Case No. 2009-30) for the property located at 11732 Arkansas Street in the Light Manufacturing and Industrial (M-1) Zone.

Resolution No. 2011-28P

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

Chairman Canales opened the public hearing.

No one approached the podium to speak on this item.

**MOTION by Commissioner Young, second by
Commissioner Pacheco to CLOSE PUBLIC
HEARING.**

No further comments were made.

**MOTION by Commissioner Young, second by
Vice Chairperson Uttecht TO APPROVE
CASE NO. 2011-32/RESOLUTION NO. 2011-
28P.**

Said Motion was carried in the following roll call vote:

AYES:	COMMISSIONERS: Pacheco, Sousa, Young, Uttecht and Canales
ANONES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: None
ABSTAIN:	COMMISSIONERS: Canales

Report Item from Staff

None

Discussion Items from staff

6. Outdoor Display

This item was brought before the City of Artesia Planning Commission for review/discussion and Staff is seeking direction with regards to "Outdoor Displays" within private properties.

The Commission's recommendation is to continue with what the City currently has in place pertaining to Outdoor displays.

Additional items from Staff

None

Additional Citizens' Comments

None

Items from the Commission

Commissioner Young wished everyone a Happy Thanksgiving.

Commissioner Pacheco also wished everyone a Happy Thanksgiving and stated this will be his last meeting and wanted to thank staff for everything.

Chairman Canales wanted to thank staff and stated it was a pleasure working with everyone and was a great learning experience being on the Commission.

Adjournment

Adjournment at 8:45 p.m. to the next Regular Planning Commission Meeting to be held on Tuesday, January 24, 2012, 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 November 22, 2011 were approved at the Regular Planning Commission Meeting held on the 24th of January, 2012 by the following roll call vote:

AYES: COMMISSIONERS: Sousa, Young, and Uttecht
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None
ABSTAIN: COMMISSIONERS: Diaz, Natividad



Erika Castaneda, Planning Clerk