

**CITY OF ARTESIA  
CITY ATTORNEY’S IMPARTIAL ANALYSIS OF MEASURE “ \_\_\_ ”**

**INITIATIVE MEASURE REQUIRING VOTER APPROVAL OF “MAJOR  
MODIFICATIONS” TO THE ARTESIA CORRIDOR SPECIFIC PLAN**

Land use and property development in the City’s Artesia Boulevard Corridor are governed by the City’s land use General Plan, the Artesia Boulevard Corridor Specific Plan and the City’s Zoning Code. Measure “ \_\_\_ ” was placed on the ballot by a petition signed by the requisite number of voters. If it is approved by a majority of the voters voting on it, would amend the Artesia General Plan 2030, the Artesia Boulevard Corridor Specific Plan, and the Artesia Zoning Code to require “major modifications” to the Artesia Boulevard Corridor Specific Plan to be approved by voters through a Specific Plan amendment.

Currently, the Artesia Boulevard Corridor Specific Plan identifies four quadrants within the Specific Plan area and specifies whether a proposed particular land use is permitted, conditionally permitted, prohibited, or allowed as a temporary or accessory use in that quadrant. The Specific Plan also includes development standards for each type of use in each quadrant. Currently, “major modifications” to the Specific Plan may be made by the City Council, after following State law for adopting specific plan amendments. The Specific Plan defines “major modifications” to refer to increases in density, increases in height, reductions in setback, or changes of use in a manner that are inconsistent with the intent of the Specific Plan.

This initiative would require voter approval for any “major modification” and would expand its definition to include, but not be limited to, increases in density, increases in height, reductions in setbacks, changes of use in a manner that is inconsistent with the intent of the Specific Plan, and changes in the uses permitted by quadrant as identified in Table 2-2 of the Artesia Boulevard Corridor Specific Plan, as well as major modifications not expressly listed. If the initiative passes and voter approval is required for any major modification to the Specific Plan, then that process could add more time and costs to development projects. That is because elections only occur periodically, and they cost money to prepare for and hold.

Although the initiative proponents have titled Measure “ \_\_\_ ” as “City of Artesia No New Taxes/Strengthen Our Economy Initiative”, Measure “ \_\_\_ ” is a zoning and land use regulation. It does not have any legal effect on the City’s Transactions and Use (Sales) Tax measure (Measure “ \_\_\_ ”) which is on the same election ballot as this Measure. Measure “ \_\_\_ ” does not alter the City’s existing rates, methodologies or means of collecting local taxes nor does it restrict the City’s legal authority to enact or amend local taxes in the future. In other words, Measure “ \_\_\_ ” and Measure “ \_\_\_ ” address separate issues.

A “yes” vote on Measure “ \_\_\_ ” will require future voter approval of “major modifications” to the Artesia Boulevard Corridor Specific Plan.

A “no” vote on Measure “ \_\_\_ ” will not require future voter approval of “major modifications” to the Artesia Boulevard Corridor Specific Plan.

**The above statement is an impartial analysis of Measure “ \_\_\_ ”. If you desire a copy of the Measure, please call the City’s elections official at (562) 865-6262 and a copy will be mailed at no cost to you.**

/s/ HONGDAO NGUYEN  
City Attorney