



Arkansas Street Specific Plan

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PREPARED FOR



CITY OF ARTESIA

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CHAPTER 01

INTRODUCTION

1.1 GOALS AND OBJECTIVES

The Specific Plan Will:

- Provide flexibility for future development.
- Provide housing opportunities responsive to the needs of the community.
- Encourage revitalization of underutilized sites through pragmatic and progressive development standards.
- Create a cohesive enclave through organized architectural and landscape design.
- Provide standards and guidelines that permit a mixed use neighborhood.
- Activate Arkansas Street with better pedestrian orientation and interface between new development and the street.
- Encourage high quality design and sustainable building through design and construction methods and practices.

Implementation of this Specific Plan provides the parameters for desirable, infill development. The Specific Plan coordinates the land use, intensity, and scale of development with the goals and policies of the Artesia General Plan.

INTRODUCTION

1.2 DOCUMENT ORGANIZATION

The Specific Plan defines a vision and establishes standards and requirements for site development. The Specific Plan is arranged into six chapters as follows:

Chapter 1 Introduction

This chapter provides the purpose and intent of the Specific Plan, development overview, site location, and a summary of the existing conditions affecting the Specific Plan area, including existing City land use and zoning designations, as well as existing and surrounding development area land uses.

Chapter 2 Land Use Plan

Forming the core of the Specific Plan document, this chapter presents the Land Use Plan, serves as the zoning for the development, and specifies the permitted and conditionally permitted uses.

Chapter 3 Development Standards and Guidelines

Chapter 3 provides specific standards for how buildings can be developed including setbacks, parking requirements, and architectural styles.

Chapter 4 Circulation

This chapter examines the existing circulation and any modifications as a result of the Specific Plan.

Chapter 5 Infrastructure

This chapter describes public services, solid waste disposal, utilities, emergency services, and school provisions.

Chapter 6 Implementation and Administration

The process for implementation, procedures for amending this Specific Plan, and General Plan Consistency are discussed in Chapter 6.

1.2.1 SPECIFIC PLAN TERMINOLOGY

The terms "shall", "should", and "may" are used within the Specific Plan. The term "shall" is used to denote a standard where compliance is required. The term "should" is used to denote a guideline that is recommended, but not required in all circumstances. The term "may" is used to denote something that is allowed or optional, but not required.

1.3 HISTORY AND BACKGROUND

The City of Artesia was founded in southeast Los Angeles County in the mid-1800s. In 1869, Daniel Gridley purchased 1,600 acres of the Spanish Land Grant known as Rancho Los Coyotes. A portion of the land was then sold to the Artesia Land Company, who was able to acquire an additional 2,400 acres from other neighboring landowners.

The City was named for the many flowing artesian wells in the area, which made the ideal location for farming and agriculture. Early residents were primarily farmers growing grapes, corn, wheat, sugar beets, other vegetables, and fruits.

In 1907, the Pacific Electric railway initiated both passenger and freight service from Los Angeles to Santa Ana through Artesia. This allowed for the creation of a trade center at the junction of Pioneer Boulevard and the Pacific Electric Railroad.

In the 1920s and 1930s, Dutch and Portuguese farmers developed Artesia into one of the most important dairy districts in Southern California. Artesia was incorporated in 1959 with an area of 1.62 square miles. Today, City lands are devoted to a range of urban land uses. The dairy farms that once surrounded the City core have been replaced by homes, businesses, and industries.

1.4 PROJECT SETTING

The City of Artesia has a total area of 1.62 square miles. Located approximately 19 miles southeast of the City of Los Angeles, and 10 miles northwest of the City of Anaheim, Artesia is bounded by the City of Norwalk to the north, and the City of Cerritos to the south, east, and west. Figure 1.1 illustrates the location of the study area within the City and the City within the region.

The Specific Plan area is north of State Route 91 (SR-91) and west of Interstate 605 (I-605).

Land within the Specific Plan area was historically zoned for commercial and industrial uses. However, parcels and demands change through time, which is why creating legitimate opportunities for redevelopment is crucial. The parcels within the Specific Plan boundary have this opportunity

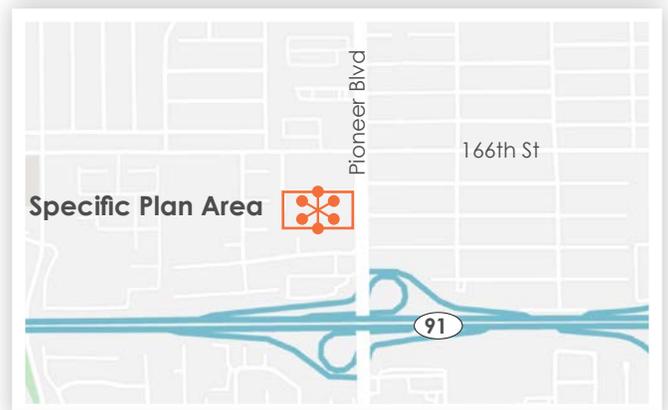
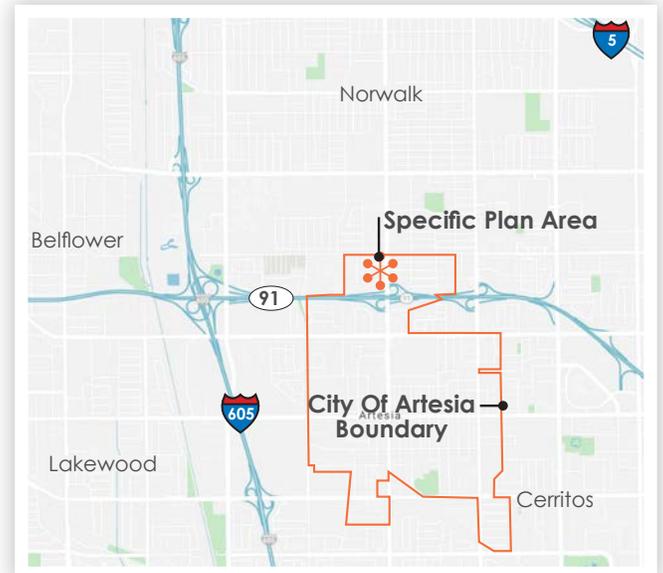


Figure 1.1: Vicinity and Local Maps

INTRODUCTION

for revitalization to build upon the City's pillars of sustainability: Environment, Economy and Equity.

Arkansas Street is the northern boundary of the Specific Plan. Uses within and adjacent to the northern boundary include light industrial business such as iron works, tire storage, auto repair centers and storage.

Pioneer Boulevard bounds the Specific Plan on the east. Existing uses along Pioneer Boulevard include fast food restaurants and drive-throughs, building material shops, auto repair, and gas station.

The southern boundary of the specific plan runs between existing boat and RV storage, a fast food restaurant, and a single family residential neighborhood.

The west side of the Specific Plan is bounded by Alburts Avenue (which will be vacated as part of the Specific Plan), and single family homes. Uses along this side include residential neighborhoods and light industrial.

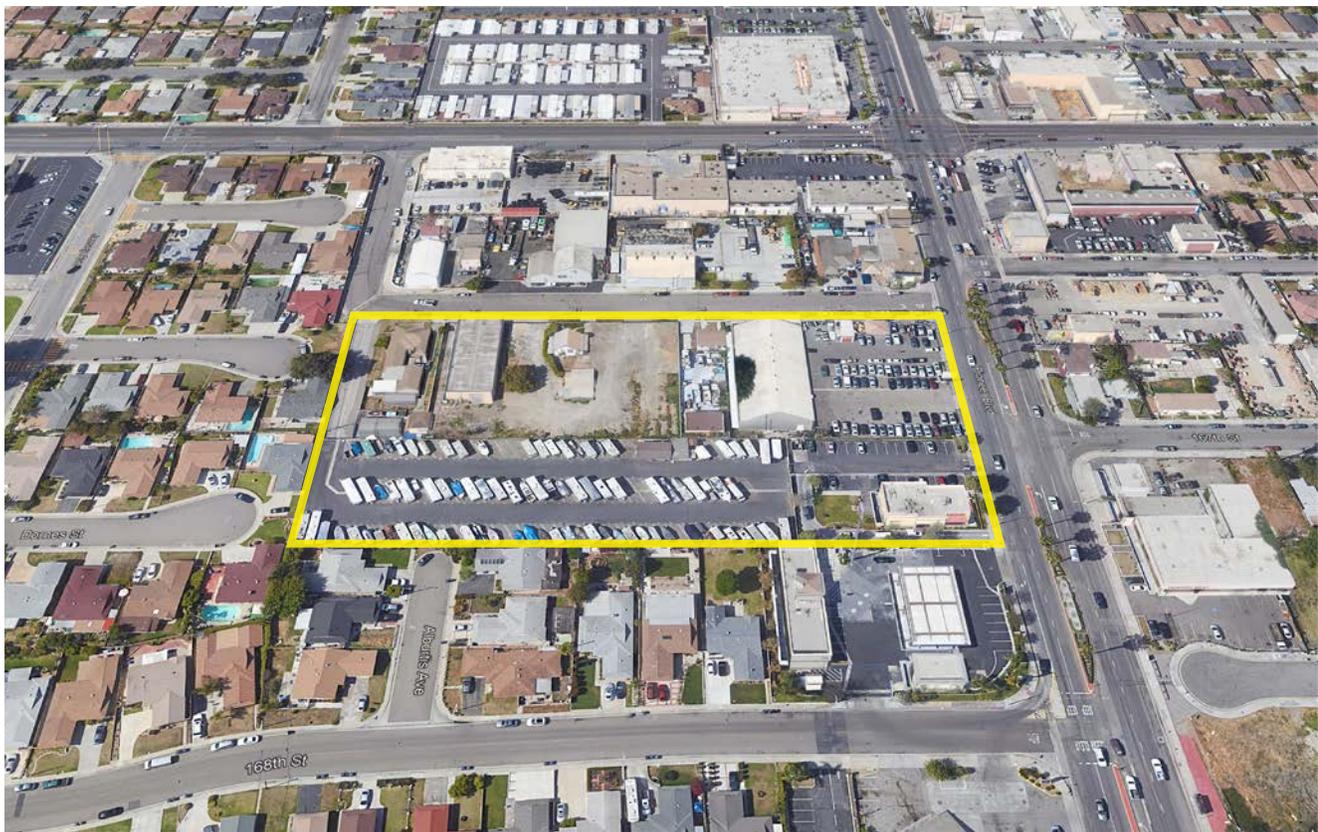


Figure 1.2: Specific Plan Boundary

INTRODUCTION

1.5 AUTHORITY AND SCOPE

The Specific Plan is adopted pursuant to Government Code §§65450 and 65457. The Government Code authorizes cities to adopt specific plans by resolution or ordinance.

A Specific Plan, as the name implies, is designed to address site-specific issues and to create a bridge between the City's General Plan and a specific development proposal. While a general plan examines an entire city or county, a specific plan concentrates on the individual development issues of a particular project or region.

This Specific Plan is intended to provide both policy and regulatory direction to guide the development of the site. Upon adoption by ordinance, the Specific Plan will serve as zoning for all properties involved. The Specific Plan also establishes the necessary plans, development standards, regulations, infrastructure requirements, design guidelines, and implementation programs on which subsequent project-related development activities are to be founded. It is intended that local public works projects, design review plans, detailed site plans, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to this area be consistent with this Specific Plan.

This Specific Plan is designed to meet the requirements of the State of California Government Code. The Specific Plan is adopted by City Council ordinance and thereby establishes the zoning regulations for the development of the Specific Plan area.

1.5.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

A Mitigated Negative Declaration (MND) was prepared for this Specific Plan in accordance with CEQA. The MND identifies potential impacts resulting from the proposed development and establishes standard conditions and mitigation measures that reduce them to a less than significant level.

As the lead agency, the City of Artesia will implement a monitoring program for the approved standards and mitigation measures.

All subsequent approvals to develop the property must be consistent with the Specific Plan and associated environmental documents. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA guidelines.

CHAPTER 02

LAND USE

2.1 THE VISION

The overarching vision of the Arkansas Street Specific Plan is to create a document that provides abilities for future redevelopment of underutilized parcels. By creating a neighborhood composed of a mix of uses, residential and commercial, the City can have a path forward and strategy for growth, prosperity, and stability of this neighborhood.

Improvements to Arkansas Street create opportunity for a more walkable environment, enhancing the streetscape and providing modified on-street parking configurations.

Frontage is also important, and utilizing the smaller scale of Arkansas Street to create a pedestrian and small retail node, opens the possibility of what the Specific Plan area could be.

The Specific Plan area is adjacent to residential, light industrial and commercial uses. Many of the buildings within the Specific Plan boundary are aging and properties reflect deferred investment, maintenance and repair. The visual character is depleted and could greatly benefit from a energized and revitalized area.

Adequate pedestrian amenities are not present, mostly due to the existing uses and vacant/underutilized parcels. As a result, pedestrian activity is non-existent and the area is best used during the day for business.

LAND USE

Many significant opportunities are present in and around the Specific Plan area. There are adjacent residential neighborhoods, commercial and restaurants in close proximity, and nearby freeway access to the greater region.

Providing opportunity for refreshed uses in the Specific Plan area enables this enclave of Artesia to become activated with new homes and businesses.

MIXED USE DEVELOPMENT

The land use vision also builds on the City's current policy direction and regulatory framework. The vision for the area within the Specific Plan boundary blends residential, commercial and retail space. Small office can also be accommodated on the ground level or above.

The intent is to create a vibrant enclave that welcomes neighborhood activity and new housing stock. Pedestrian activity is paramount and as such, streetscapes shall accommodate people and buildings shall maintain human scale and interactive frontage.

This project area is the quintessential infill development and has opportunities to bring new life to an underutilized City block.

ACTIVE RETAIL FRONTAGE

A key method to creating a pedestrian-friendly and vibrant area is to provide people with a comfortable environment to be in and a visually stimulating neighborhood. As such, a goal for the Specific Plan is to increase walking traffic in the area, including Arkansas Street and Pioneer Boulevard.

The presence of commerce at the ground floor combined with pleasing streetscape elements will encourage people to do more than come and go. Such improvements can provide a 24 hour environment in which people are living there, visiting there, and activating the neighborhood.



LAND USE

2.2 GENERAL PLAN

The Artesia General Plan is a document designed to guide the growth and development of Artesia. The document provides goals and polices which will assist the City in achieving its economic and community development objectives. The General Plan describes Artesia's goals and strategies regarding Cultural and Historic Resources; Economic Development; Intellectual Infrastructure; Land Use; Housing; Circulation and Mobility; Bikeways and Trails; Community Facilities and Infrastructure; Air Quality and Climate Change; Conservation and Natural Resources; Open Space; Parks and Recreation; Community Safety; and Noise.

California law requires cities to adopt a General Plan that provides the policy framework for the long-term physical development of the community. The General

Plan expresses the Community's development goals, and provides specific public policy relative to the public and private uses of land in the community.

The General Plan links community values, visions, and objectives to the utilization of public and private land and other community resources. The General Plan is comprehensive and long-term; it provides primary guidance for specific projects, policy actions, or programs that may occur in the future.

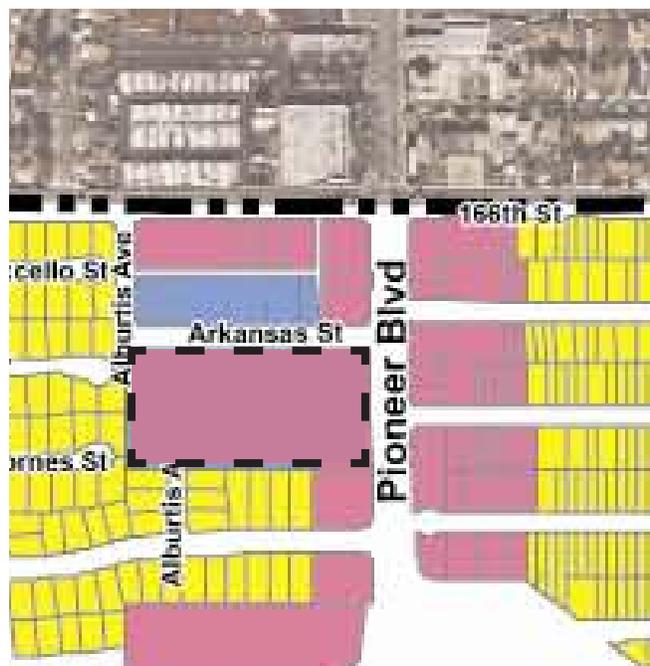
The Specific Plan proposes to change the land use designation from Pioneer Boulevard Commercial and Light Manufacturing and Industrial to all Pioneer Boulevard Commercial.

Legend

- | | |
|---|--|
|  Commercial General |  High Density Residential |
|  Pioneer Blvd. Commercial |  Low Density Residential |
|  Gateway Community Commercial |  Light Manufacturing and Industrial |
|  City Center Mixed-Use |  Open Space |
|  South Street Gateway Commercial |  Institutional |
|  Norwalk Blvd. Commercial | |



Existing Land Use (as of 2021)



Proposed Land Use (as amended)

2.3 ZONING REGULATIONS

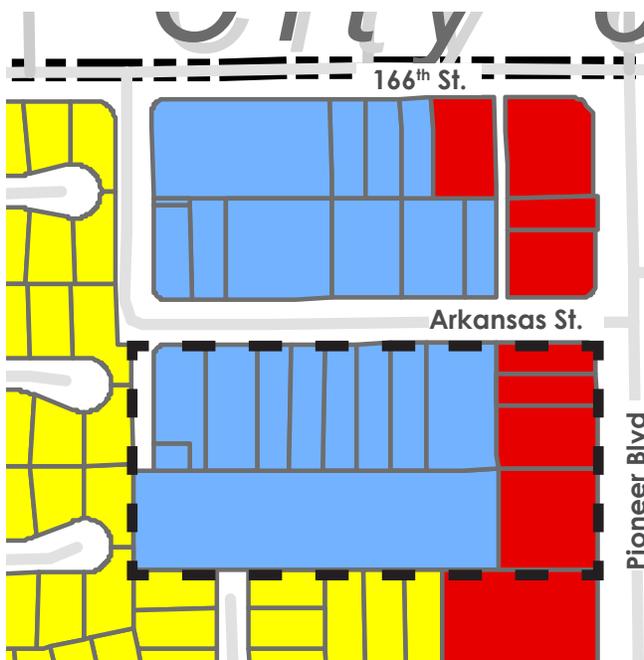
This Specific Plan seeks to amend the project area zoning designations to be more flexible for future development.

The Specific Plan uses are anticipated to be a combination of Residential and other Mixed Use, therefore, re-designation from Light Manufacturing and Industrial and Commercial General to Arkansas Street Specific Plan is desired.

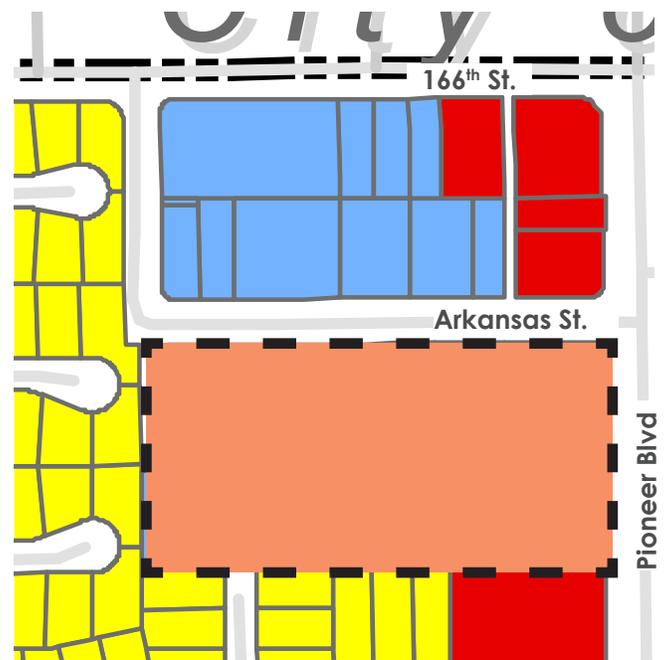
The Specific Plan (SP) Zones in the Zoning Code are established to acknowledge and make reference to specific plans that have been adopted by the City of Artesia pursuant to Government Code Section 65450 et seq. The Specific Plan Zones provide for the flexible, creative and detailed planning and design of portions of the City which require a more comprehensive and coordinated approach than can be achieved through the conventional application of zoning regulations.

Legend

- Agriculture - Single Family Residential
- Commercial General
- Commercial Planned Development
- Commercial Transition
- Condominium
- Heavy Manufacturing and Industrial
- Historic District
- Light Manufacturing and Industrial
- Medium Density Residential
- Mixed Commercial/Single Family Residential
- Multiple Family Residential
- Open Space and Recreational
- Service and Professional
- Single Family Residential
- Arkansas Street Specific Plan



Existing Zoning (as of 2021)



Proposed Zoning (as amended)

LAND USE

2.4 PERMITTED LAND USES

Premises used within the Specific Plan boundary may be used for the following Table 2.1: Permitted Uses.

Table 2.1: Permitted Uses
Principal Uses Permitted
Condominium development if not on the ground floor or street level, along Pioneer Boulevard or Arkansas Street.
Apartment houses
Restaurants, including on-site sales of alcoholic beverages, where outdoor dining facilities are provided
Brewery (tasting room/restaurant permitted)
Department stores
Office and school supply stores
Photo equipment and supply stores, including one (1) hour photo processing as an incidental use to the sale of photo equipment and supplies
Shoe stores with related shoe repair services
Music and record stores
Jewelry stores
Stationery and book stores
Household and home furnishing stores
Sporting good stores
Florist shops
Gift, art and novelty stores
Barbershop, Hair Salons, Nail Salons
Wellness Services (e.g.: gym, yoga studio, Crossfit)
Education Services (e.g.: music school, art school, ceramic studio)
Light Manufacturing (e.g: craft beer, wine, spirits)
Live entertainment (e.g.: acoustic musicians, movie nights)
Markets, grocery stores and supermarket food stores, containing standard additional departments, e.g., hardware, household, liquor sales, toilet articles, etc. Markets, grocery stores and supermarket food stores that have a gross floor area of at least five thousand (5,000) square feet may have the following incidental uses, subject to these restrictions:
(1) Incidental cooking and preparation of baked goods, ready-to-eat food products, and hot foods, provided that such use or uses and any related seating area does not exceed the lesser of the following two (2) restrictions: (i) two thousand (2,000) square feet; or (ii) four (4%) percent of the gross floor area of the market, grocery store or supermarket.
(2) The total amount of floor area of a market, grocery store or supermarket that may be devoted to incidental uses as permitted in this section shall not exceed ten (10%) percent of the gross floor area of the market, grocery store or supermarket.
(3) Full line drugstores containing standard additional departments, e.g., photo supply, paper products, liquor sales, notions, etc.
Other similar retail sales uses which the Planning Commission and City Council find to be substantially similar to the above enumerated retail sales uses, which will not be materially detrimental to the public welfare, and from which at least fifty (50%) percent of the revenue will be derived from retail sales.

Uses Permitted Subject to Conditional Use Permits
Drive-in and drive-thru restaurants
Bars and cocktail lounges (stand alone, not characterized as a restaurant)
Motels and hotels
Bakery shops, including baking only when incidental to retail sales from the premises
Any use permitted as a principal use in the Service and Professional (C-S-P) Zone, provided that, in addition to the standard criteria for the approval of a conditional use permit, the business conducting the use, and the premises on which it occurs, satisfy the following criteria:
(1) The business conducting the use shall either: (i) devote at least fifty (50%) percent of its floor area to uses that are directly related to the service and professional business and that generate sales tax, and derive at least fifty (50%) percent of its revenues from sales that generate sales tax; or (ii) pay an additional business license tax set forth in Subsection (b) of Section 3-1.605 of Article 6 of Chapter 1 of Title 3 of the Artesia Municipal Code;
(2) The use will be located on a parcel of property that contains at least three (3) or more separate business suites or units; and
(3) The existing service and professional uses on the parcel of property, together with the proposed use, will not occupy more than thirty-three (33%) percent of the first floor of the structures on the parcel of property, except that up to fifty (50%) percent of first floor of the structure may be devoted to service and professional uses if that portion above thirty-three (33%) percent will be occupied by businesses that pay the additional business license tax set forth in Subsection (b) of Section 3-1.605 of Article 6 of Chapter 1 of Title 3 of the Artesia Municipal Code.
Other similar uses which the Planning Commission and City Council find to be substantially similar to the above enumerated uses and which, because of the special problems necessary to integrate the use with the surrounding neighborhood, require the issuance of a conditional use permit
Wireless telecommunication facility sites, antennas and monopoles, in accordance with the development standards contained in Article 42 of this chapter.

Temporary Uses Permitted
Premises in the Specific Plan Zone may be used for the temporary uses set forth in Section 9-2.4002 of Article 40 of this chapter subject to approval of a temporary use permit pursuant to Article 40 of this chapter.

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CHAPTER 03

DEVELOPMENT STANDARDS

3.1 INTRODUCTION

This chapter provides requirements for development of the Specific Plan area. The purpose of these standards is to implement a high-quality of development, encouraging a mix of uses and an active streetscape, consistent with the General Plan Pioneer Boulevard Commercial Designation.

Mixed-use development proposed in the Specific Plan area integrates residential and commercial development on the same parcel or contiguous group of parcels. Mixed use development can be integrated vertically or horizontally. Doing so provides opportunities to activate and energize the area using creative development solutions.

These standards apply to the mixed-use vision of this Specific Plan and supplement other applicable regulations in the City's Zoning Code.

The development standards contained herein shall be used for the development of the Specific Plan. However, in cases where the Specific Plan Development Standards conflict with those in Chapters of Title 9 of the City of Artesia Municipal Code, the Specific Plan Development Standards shall apply. Any future amendments to the City of Artesia Municipal Code, which are not addressed by this Specific Plan, shall also apply to the Specific Plan area, as applicable.

DEVELOPMENT STANDARDS

3.2 DEVELOPMENT STANDARDS

The following development standards shall apply to the ~~overall mixed-use~~ any development within the Specific Plan area. Any properties with existing uses are permitted to remain until such property is submitted for a new development application. As such, existing properties as of the approval date of this Specific Plan, that remain unchanged are permitted uses.



Table 3.1: Development Standards

Element	Requirement
Lot Area (min)	4,000 Square Feet (based on approximate smallest existing parcel in Specific Plan area)
Lot Width (min)	40 Feet
Lot Depth	100 Feet
Density (max)	25 du/ac Where maximum allowable building height is 7 stories; maximum density is 95 dwelling units per acre. Where maximum allowable building height is 3 stories; maximum density is 40 dwellings per acre.
Floor Area Ratio (for commercial uses)	0.5
Setbacks (from Property Line to Building)	
Front Yard - Pioneer Boulevard	0 Feet (min.); 20 Feet (max.)
Front Yard - Arkansas Street	0 Feet (min.); 5 Feet must be publicly accessible, can be used for outdoor seating
Side Yard	0 Feet (min.); 25 Feet (max.)
Side Yard - If abutting residential zone	10 Feet (min.)
Street Side Yard	5 Feet (min.); 20 Feet (max.) must be publicly accessible; can be used for outdoor seating. The side yard must be publicly accessible at all times, be used for outdoor seating for ground floor businesses, or be landscaped.
Rear Yard (min.)	10 Feet; Ancillary structures abutting alley 5 Feet (min.)
Other	
Building Separation (min.)	Per Building Code
Height (max.)	Height limits are established as shown on Figure 3.1.
Private Open Space (for Mixed-Use Residential/Commercial Combination)	100 square feet per unit, (can be cumulative calculation of deck/balcony and ground floor open space), minimum 5' dimension. Roof Deck permitted
Common Open Space (for Mixed-Use Residential/Commercial Combination)	50 square feet per unit. Minimum of 600 square feet for a project and no single facility less than 500 square feet, minimum 10' dimension. In residential uses, If private open space is double the private open space requirement, common open space may be reduced by 20%.
Signage	Per Section 9.2, Article 12 of the AMC.
Ground Floor Façade Transparency (% of building wall area)	50% (min.)

DEVELOPMENT STANDARDS

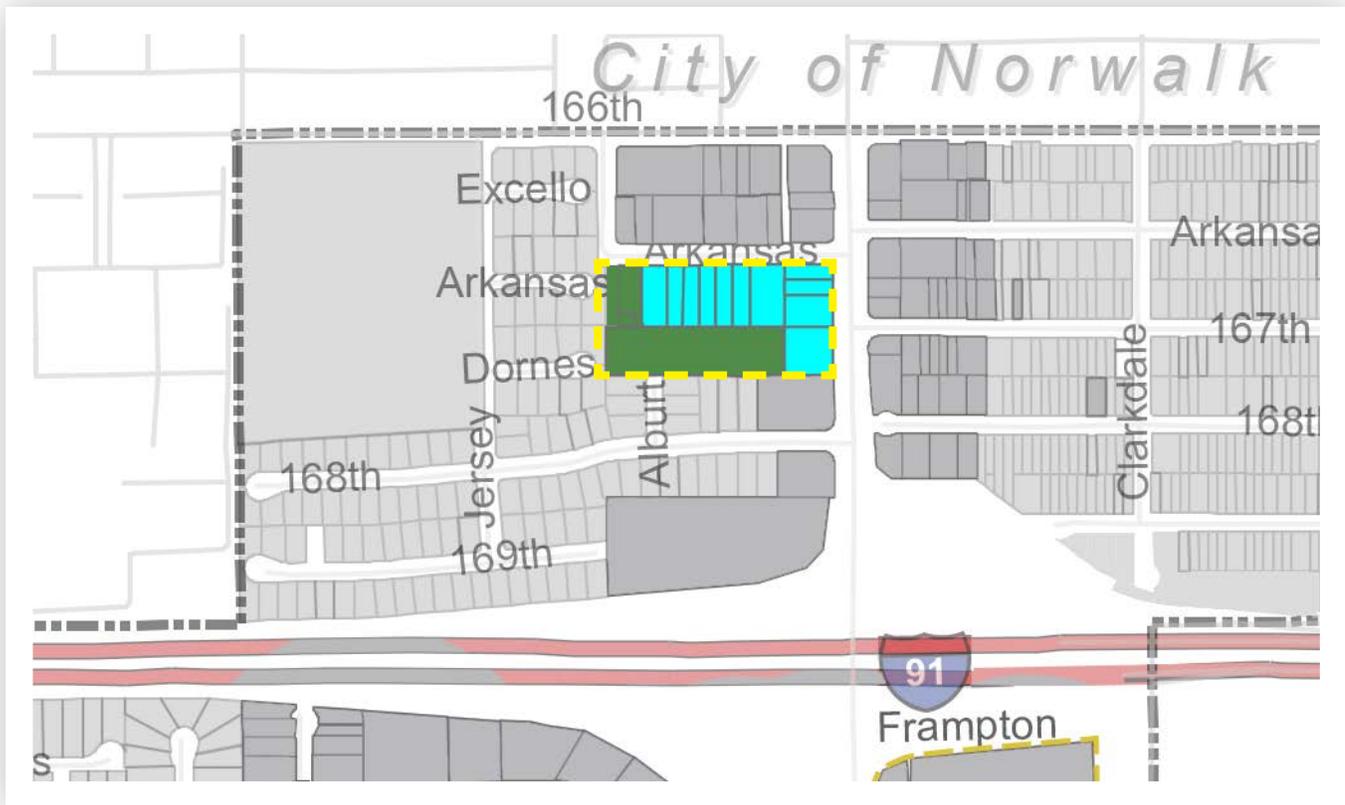


Figure 3.1: Height Diagram

Legend

-  4 Stories or 65 feet (Max)
-  3 Stories or 48 feet (Max)

Table 3.2: Parking Standards	
Element	Requirement
Garage Size (for Residential Direct Access Private Garage)	
Side-by-Side	20' x 20' Clear
Tandem (permitted)	10' x 40' Clear
Parking Spaces (for Common Parking Garage or Lot)	
Side-by-Side	9' x 20' Clear
Tandem (permitted)	9' x 40' Clear
Vehicular Parking	<p>Mixed Use with Residential:**</p> <ul style="list-style-type: none"> • Studio (no separate bedroom): 1 space per unit. • 1 Bedroom or More: 2 spaces per unit. • Visitor: 0.25 space per unit. Condominium guest parking must be identified as such and kept separate from retail and commercial parking areas <p>Commercial Only (all commercial uses, including restaurants, retail, and service uses):**</p> <ul style="list-style-type: none"> • 1 space per 250 square feet of floor area. • Hotels: per parking requirements in AMC Article 11. <p>**Applicant to submit a parking study if requesting to vary from the stated standards.</p> <p>Shared parking agreements are permitted.</p>
Bicycle Parking	<p>Mixed-Use with Residential:</p> <ul style="list-style-type: none"> • 1 space for every 4 units, or a minimum of 4 total spaces, whichever is greater, is to be provided in a secured location for exclusive use by residents and their guests. <p>Commercial Only:</p> <ul style="list-style-type: none"> • 1 space per 1,000 square feet of retail or service use floor space, must be provided in a publicly accessible location.

3.3 LANDSCAPE DESIGN

The urban nature of this community encourages a distinct landscape character with a creative and unique landscape aesthetic. Streets shall be designed to be enjoyable, walkable, and interactive to pedestrians. Interior streetscapes shall be designed to provide a cohesive and hierarchal element tying the community together as a whole. Trees shall be strategically located so as not to interfere with driving visibility.

In urban planting schemes, it is critical to achieve contrast between plant species. The contrast can be in color (green to red), form (spiky to hedged), texture (lacy to static), or color value (dark to light). Such variation provides visual interest and contributes to the community character.

The landscape shall meet the following:

- **Utilization Utilize** water conserving features such as low-precipitation rate heads; low-flow micro sprays or drip irrigation, water sensors and multi-program controllers with weather station capability and drip circuit features;
- "Water Efficient Landscapes" irrigation system, scheduling and water use WELO calculations shall be designed to meet the requirements of the specifications of the City of Artesia; and a
- Plant palette that meets the City of Artesia standards.



3.4 WALLS AND FENCES

Walls and Fences both define the transition from public to private space, enhance privacy, and contribute to the aesthetic of the community.

Walls and fences shall not become an eyesore but another landscape feature in the Specific Plan area. When implementing residential uses, walls and fences shall be a part of the community theme and enhance the visual character.

PROPERTY LINE WALLS/PRIVATE YARD WALLS:

- 6 Feet Height (max.)
- Slump Block with Slump Cap
- Color shall match architecture



PATIO LOW WALLS:

- 42 Inch Height (max.)
- Wood
- Color shall compliment architecture



PATIO GATES:

- 42 Inch Height (max.)
- 48 Inch Opening (min.)
- Wood
- Color shall compliment architecture



3.5 FUNCTIONAL ELEMENTS

- All roof-mounted equipment shall be screened from ground level view through the use of parapets or other effective architectural elements.
- Ground mounted equipment and meters shall be visually concealed and designed to not detract from the architecture of a building.
 - Air conditioning units shall be screened by walls or landscaping a minimum of six inches taller than the equipment and located away from project amenities, except when located in courts and lanes with limited or no screening.
 - Where possible, group equipment.
 - Electrical meters should be ganged and located behind doors.
 - Natural gas meters should be grouped.
- Mechanical devices such as exhaust fans, vents, pipes, gutters, and downspouts shall be painted to match adjacent surface, or colored to match accent colors.
 - Fire Department connections (FDC), sprinkler post indicator valves (PIV), fire hydrants, and standpipes will be installed and screened as required by NFPA 13, 24, and City of Artesia standards.

3.6 TRASH ENCLOSURES

All trash enclosures shall be designed in compliance with the City's Development Standards in the Municipal Code.

- Storage areas that can be overlooked from above shall incorporate roof structures to screen the contents of the enclosure from view. Such roof structures shall be designed to allow the doors of the refuse container to fully open.
- All refuse/recyclable materials areas, mechanical devices, and utility area screening shall be finished using materials, vocabulary, and details compatible with the surrounding architecture.

CHAPTER 04

DESIGN GUIDELINES

4.1 INTRODUCTION

This chapter provides guidelines for development and design of this Specific Plan area. The purpose of these guidelines is to implement a high-quality of development, encouraging a mix of uses and an active streetscape, consistent with the General Plan [Mixed Use Pioneer Boulevard Commercial](#) Zoning Designation.

The guidelines provided within this Chapter are a design framework for parcels and buildings to convey an aesthetically interesting community identity within an urban living environment. The guidelines are intended to be flexible, promoting engaging streetscapes without limiting the product type or configuration of the built environment. This allows for the greatest adaptability to market changes and creative design outcomes.

The built environment shall exhibit design quality, including consideration of articulated entries and facades, proportionate windows, and quality building materials. Additionally, pedestrian connectivity and safety in the public realm shall be considered when creating the built environment.

The following guidelines have been written to guide builders and architects in creating architecture which is consistent with the envisioned community. While examples are provided, they do not serve as an exhaustive list of design solutions.

4.2 SITE PLANNING CRITERIA

The following site planning criteria should be treated as design guidelines for parcel site planning and community placemaking.

4.2.1 PLANNING FOR INTERACTIVE SPACES

- Building massing, design, and setbacks shall reinforce a pedestrian-scale for the street scene without generating unusable pockets or dead spaces.
- Buildings are encouraged to be built to the minimum setback line to create a continuous street edge.
- Buildings should be oriented toward streets, pedestrian pathways and/or social spaces.
- Where building design undulates, spaces along the pedestrian realm should be large enough to foster visual interest, but not too deep to disrupt the continuity of the street or create indefensible spaces.
- Effectively address corners to encourage activity along commercial and retail areas. For example, a celebrated corner element as the intersection of Pioneer Boulevard and Arkansas Street.
- Opportunities for “eyes on the street” are encouraged and can be implemented through large storefront windows OR windows, decks or balconies from residential structures.
- If non-residential uses are developed, enhance the retail experience by introducing architectural elements that create an inviting pedestrian experience such as outdoor dining, public art and/or outdoor retail display.
- Incorporate of appropriate Crime Prevention Through Environmental Design (CPTED) features in the design of spaces such as territorial reinforcement, strategic natural surveillance, well-lit spaces, and appropriate maintenance.
- Consider transitional zones between horizontally separate uses, namely residential and commercial. If necessary, design a buffer or transitional space that creates comfortable adjacencies.



4.3 SCALE, MASSING, AND ARTICULATION

Higher-density, urban-styled communities are primarily defined by the streetscape experience; how the building massing frames the street creates an engaging built form and sense of place. The scale of higher-density buildings shall be designed for visual interest, creating rhythm and scale to the street. Composition of massing, interlocking volumes, and addition of stylized details will achieve engaged streetscapes. This may mean subtle massing offsets with a higher-level of detail, or bolder forms with more pronounced massing variation and simple to sparse detail. The design approach shall be tailored to the architectural style and context of the pedestrian realm.

In an effort to meet the rising housing demand, affordability by design is an important consideration. Homes that feature simple structural (massing and roof) forms will provide an aesthetically pleasing neighborhood and be economically feasible for the builder and buyer alike.

Additionally, if providing single family detached homes, consider a simpler, streamlined architectural treatment characterized by stacked massing, simple rooflines, and an acute attention to detail to maximize buildable square footage.

4.3.1 HUMAN SCALE DESIGN

Buildings should incorporate design and construction methods that add human-scale to the building massing and three dimensional detailing that casts shadows and creates visual interest on the facade.

- Building forms shall be designed and well-proportioned resulting in a balanced composition of elements along the public streets (e.g. Arkansas Street, Pioneer Boulevard).
- The overall design aesthetic (composition of massing, scale, material, color, and detail) is more important than the level of articulation.
- The highest level of design shall occur on the elevations most prominent to the public right of way.
- Selected details shall be incorporated into less prominent elevation facades for a cohesive appearance.
- All Elevations shall have building facades articulated through the use of offset massing elements or volumes, complementary colors and materials, variations in building setbacks, or attractive window fenestrations.
- Height Variation: When a building exceeds 50 feet in length, the elevation height should visually step in at least one location by a minimum of two feet.
- Wall Plane Variation: A single wall plane should not exceed 40 feet in length without a horizontal or vertical wall plane offset of at least one-foot in depth applying to one or more stories.
- Provide pedestrian-scaled massing elements such as private courtyards, patios, and defined entries.

DESIGN GUIDELINES

- Projections, overhangs, and recesses should be used to enhance shadow, articulation, and scale of primary elevations.
- Massing offsets may consist of one or more of the following:
 - Building pop-outs and recesses (wall planes, massing features, or balconies).
 - Bay window or corner-wrapping window.
 - Prominent entry (encouraged on corner-side elevations).
 - Accent roof.
 - Volume space creating height variation.
 - Other similar features which enhance and provide massing articulation.
- Massing offsets shall not encroach into the required horizontal or clear space of a fire access lane and turning radii.
- Entry vestibules or stoops, and architectural design features that provide articulation shall qualify as offsets.
- Blank wall areas visible to the public (without windows, architectural detail, or entrances) are prohibited.
- Architectural elements that create shadow, relief, and sheltered pedestrian areas, such as balconies, trellises, recesses, overhangs, awnings, stoops, and porches are encouraged.
- The main building entry, if applicable, shall be clearly identifiable and distinguished from the rest of the building, preferably a focal point along the elevation in a manner that is consistent with the style of building.



4.3.2 PRIVACY

Privacy is an important consideration in residential and mixed use site planning. Innovative site planning and design techniques should be used to preserve privacy while promoting social opportunities. In particular, windows of units should be located to minimize visual intrusion on neighbors' bedroom windows. Thoughtful and innovative techniques, including landscaping, should be incorporated where appropriate to provide privacy to residents.

4.3.3 ROOFS

Roof forms contribute to the overall building design and have a large impact on the mass, scale, and design of the community as viewed from pedestrian spaces.

- Roof design shall incorporate variation in roof forms such as an aesthetic combination of changes in plane, form, ridgelines, and/or heights appropriate to the architectural style.
- Roof forms, material, and fascia elements shall be consistent with the overall design vocabulary of the building and should appear authentic.
- Roof vents should be painted to match or contrast the color of the roof material.
- Fascia design should be complementary to the architectural vernacular.
- Roof design shall be considered in the context of photovoltaic (PV) systems. These locations shall maximize solar access. Thus, simplified roof forms are encouraged.

4.3.4 PRIVATE DRIVE AISLE & ALLEY TREATMENTS

The use of private drive aisles and alleys has evolved from purely functional to a space that residents experience daily, and may include front doors and garage access. Design of these spaces shall address the functional and aesthetic features to create a pleasant experience for residents. At least two of the following shall be implemented along the private drive aisle or alley:

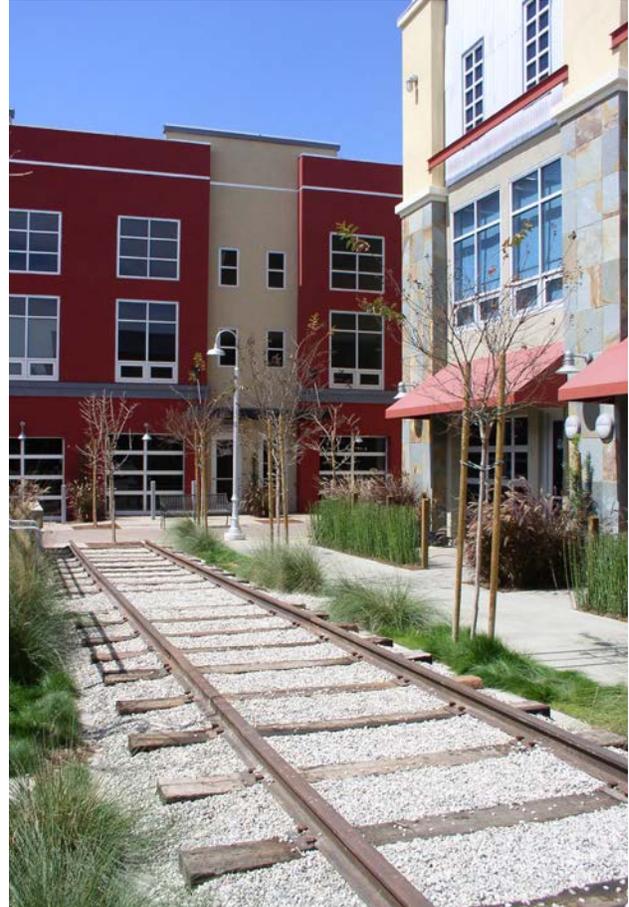
- Massing offsets (layered wall planes, recesses or cantilevers) of at least one-foot.
- Window trim, colors, and selected details from the front elevation.
- Rear privacy walls and pedestrian gates.
- Enhanced garage door patterns or finishes.
- Variety of garage doors using color or design elements.



4.3.5 ARCHITECTURAL DETAILING

Architectural detailing of building facades is a key feature of quality design. Special attention is required in the treatment of entries (doors, vestibules, porches or courtyards) using enhanced trim or details to emphasize these as primary focal points. Articulated or unique window treatments can further enhance wall surfaces, provide shade and wind protection, and contribute to the character of the neighborhood.

- All building elements, such as materials and color, detail elements (porches, balconies, courtyards, awnings, surface treatments, and materials), and functional elements (garage door lights, exterior stairs, guardrails, gutters, downspouts, screen walls, electrical enclosures, or similar features) should be integral to the buildings design, consistent with the architectural vernacular of the building, and complement the surrounding neighborhood.
- All accessory structures (including detached garages and carports) should be compatible in design, materials, and color with the primary building(s), and be visually related to the development.



A. ENTRIES

Front entry doors and entryways should:

- Be oriented toward a street or pathway, or gathering space.
- Provide a focal point for each residential unit or the building as a whole.

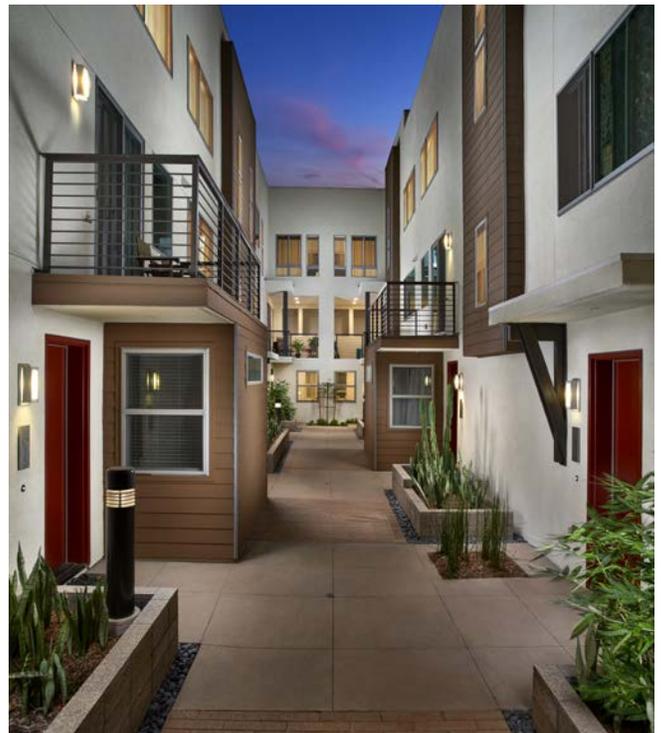
B. WINDOWS

Windows play an important role in the exterior architectural character of the building. Special emphasis should be given to the way windows are used for design effect consistent with the architectural vernacular.

C. MATERIALS

Construct buildings using quality materials to create a community of character and long-term value.

- A variety of materials and textures shall be incorporated within the design theme of the community.
- Heavier building materials, such as brick, stone, tile, and pre-cast concrete, shall be limited to ground level to form the building base and convey a sense of durable, and balanced construction.
- Durable, quality materials designed to appear as an integral part of the design shall be used.
- Material changes should occur at intersecting planes preferably at inside corners of walls or other meaningful locations where architecture elements intersect.



4.4 SERVICE AND LOADING

- Loading and service areas should be located to the side or rear of the building, if feasible. Screening of these areas shall be provided by the use of walls, decorative fencing, or landscaping limiting views from public streets.
- Incorporate shared loading docks, driveways, and common waste collection areas between adjoining non-residential or mixed use sites to the extent practical.

4.5 ELEVATIONS AND COLOR APPLICATION

The plotting of elevations, color, and material palettes should be selected with the design objectives of avoiding monotony, providing depth and interest with a variety of colorful design schemes, and promoting visual diversity along public streets.

- Colors should complement the architectural style and overall color scheme of the building.
- Selected finish materials should be appropriate in their use and application, be durable, and of high quality.
- Changes should occur at logical termination points, generally at inside corners.

4.6 ARCHITECTURAL STYLES

The massing, character and detailing of an architectural style should be expressive of and authentic to that style. However, the style guidelines should be applied with flexibility to allow appropriate detailing and design for the specific structure or use.

Architectural styles within the community may include:

- Contemporary.
- Industrial.
- Main Street.

The suggested styles accommodate this more urban setting. These styles are well-suited for higher-density residential buildings, mixed-use buildings, and commercial/office buildings.

These styles include simple, unadorned geometric forms detailed with materials, projections, and windows. The styles emphasize interlocking volumes with a collage of materials and colors. Architectural elements such as awnings, balconies and trellises can be appended to the volumes, allowing indoor/outdoor spaces to be created. Vertical and horizontal elements can provide interest to the structures. The roofs may be flat with parapets, sloped, or a combination of both.

Additional styles may be proposed; however, they must follow the same principles and attention to detail as the specific vernaculars listed here.

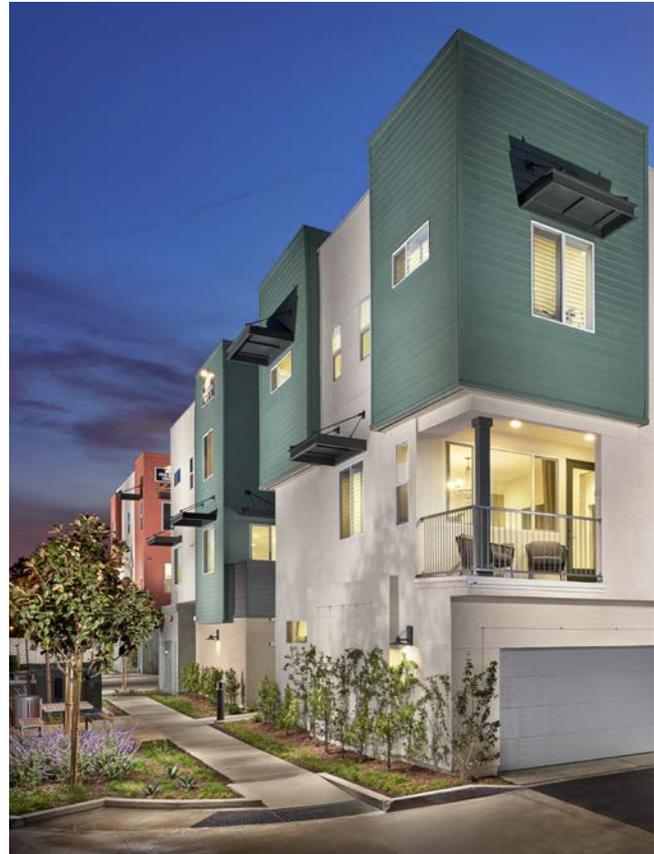
GENERAL ELEMENTS:

- Plan form is more cubic expressed in bold, simplified forms.
- Roofs are typically shielded by parapets and may have accent roof features such as gables, hips or sheds.
- Wall materials typically consist of stucco, metal, brick, stone and/or siding; it is recommended that design be comprised of two different wall materials.
- Projections to articulate facades are typical and may include building wall planes, awnings, overhangs, canopies, window trim or accent roof forms.
- Windows are typically a primary feature; design sometimes includes groupings, unique size or shape or oversized and symmetrical mullions.
- Railings shall enhance the architectural style.

DESIGN GUIDELINES

4.6.1 CONTEMPORARY

The Contemporary style represents the current thinking in design. The style is composed of simple, rectangular geometric forms with generous window areas, accented by bold use of materials and colors and detailed by interesting balcony railings and canopies. Flat roofs are typical but shallow-pitched roofs may also be utilized. Windows and balconies can emphasize a corner orientation to break open the mass of the building. A combination of bold background colors can distinguish architectural features as will modern exterior materials such as fiber cement siding, panels or metal siding. Windows help articulate the form to create larger organizations, whether in horizontal or vertical compositions.



Elements	Menu of Common Features	
Roof Components	<ul style="list-style-type: none"> • Flat roof with parapet or shed roofs • Roof pitches 3:12 to 4:12 where applicable • Simple unadorned parapet walls 	<ul style="list-style-type: none"> • Accent roof element (sloping, hip OR gable, broad extended eaves, etc.) • Gable, hip OR shed forms • Exaggerated accent roof forms
Roof Materials	<ul style="list-style-type: none"> • Consistent with overall design, as applicable 	
Roof Colors	<ul style="list-style-type: none"> • Consistent with overall design, as applicable 	
Architectural Components	<ul style="list-style-type: none"> • Signature form, detail or feature 	<ul style="list-style-type: none"> • Architectural liberties are taken in interpretation & design
Wall Materials	<ul style="list-style-type: none"> • Stucco 	<ul style="list-style-type: none"> • Accents of metal, brick and/OR siding
Wall Colors	<ul style="list-style-type: none"> • Contrasting form and/or material defining colors 	
Trim & Details	<ul style="list-style-type: none"> • Minimal OR exaggerated window trim 	<ul style="list-style-type: none"> • Closed OR exposed eaves
Trim Colors	<ul style="list-style-type: none"> • Contrasting traditional OR contemporary colors 	
Windows	<ul style="list-style-type: none"> • Vertically proportioned, stacked or purposely unbalanced placement 	
Doors	<ul style="list-style-type: none"> • Rectangular, highlighted as primary feature of elevation 	
Accent Colors	<ul style="list-style-type: none"> • Contrasting traditional OR contemporary colors 	

DESIGN GUIDELINES

4.6.2 INDUSTRIAL

The Industrial style has evolved from the rehabilitation and re-purposing of older industrial properties into dynamic mixed use buildings and residential loft spaces. The style includes simple and unadorned forms detailed with materials, projections and windows for indoor/outdoor living. The style emphasizes interlocking volumes with a collage of colors and materials. Typically the ground floor volume is larger, giving the appearance of residential built above as an addition to the building. Architectural elements such as awnings, balconies and trellises can be appended to the volumes, allowing indoor/outdoor spaces to be created. Vertical and horizontal elements provide interest to the residential structures. The roofs may be flat with parapets, sloped or a combination of both. Windows should be placed in areas to overlook common areas and increase surveillance for these areas.



Elements	Menu of Common Features	
Roof Components	<ul style="list-style-type: none"> • Flat roof with parapet walls • Roof pitches not applicable • Simple unadorned OR detailed parapet walls 	<ul style="list-style-type: none"> • Accent roof features as appropriate • Signature towers OR vertical projections can extend above roof line • Cantilevered projections • Roof decks
Roof Materials	<ul style="list-style-type: none"> • Consistent with overall design 	
Roof Colors	<ul style="list-style-type: none"> • Consistent with overall design 	
Architectural Components	<ul style="list-style-type: none"> • Projections OR wall planes articulate facade • Utilitarian and “edgy” • Simple, unadorned forms 	<ul style="list-style-type: none"> • Projections OR horizontal banding between floors • Asymmetrical facade
Wall Materials	<ul style="list-style-type: none"> • Stucco, metal OR fiber cement siding • Contrasting wall materials and textures 	<ul style="list-style-type: none"> • Brick OR stone veneer • Metal accents • Concrete OR glass
Wall Colors	<ul style="list-style-type: none"> • Contrasting form and/or material defining colors 	
Trim & Details	<ul style="list-style-type: none"> • Color blocking as appropriate 	<ul style="list-style-type: none"> • Metal awnings OR overhangs • Metal, cable, glass OR panel balcony railings • Sunshades
Trim Colors	<ul style="list-style-type: none"> • Contrasting neutral tones 	
Windows	<ul style="list-style-type: none"> • Minimal trim • Repetitive mullions 	<ul style="list-style-type: none"> • Simple industrial dark window trim • Larger window modules • Long ribbons of windows • Nontraditional window shapes and placements
Doors	<ul style="list-style-type: none"> • Understated 	<ul style="list-style-type: none"> • Roll-up doors • Store front
Accent Colors	<ul style="list-style-type: none"> • Bold, contemporary hues 	

DESIGN GUIDELINES

4.6.3 MAIN STREET

In the 19th century typical Main Street architecture was built as a single building or in groups of buildings with party walls. Brick store fronts could extend up to a block in length. These buildings varied in height from one to three or more stories. In urban settings, this style was often occupied by a business on the ground floor and offices, apartments or owner's residence above. Typically the building had a tripartite organization of base, middle and top. Entrances were located on- or off-center. The lower level was dominated by large windows framed by the building's corners and the panel of brick between floors. The upper levels sometimes included single or double bay windows, brick friezes, panels and decorative cornices. Other options include the use of corniced parapets, continuous sills or decorative lintels and string or belt courses dividing the wall laterally. The cornice functioned as a cap under which other elements were arranged and balanced.



Elements	Menu of Common Features	
Roof Components	<ul style="list-style-type: none"> • Flat roof with parapet • Roof pitches not applicable • Accent roof forms OR projecting awnings encouraged 	<ul style="list-style-type: none"> • Decorative cornice detail that unified the facade OR provides variety
Roof Materials	<ul style="list-style-type: none"> • Consistent with overall design 	
Roof Colors	<ul style="list-style-type: none"> • Consistent with or accenting overall design 	
Architectural Components	<ul style="list-style-type: none"> • Simple box, multi-story 'storefront' form with accent elements at entries • Recessed doorways, tower elements OR applied architectural accents at entries • Tripartite organization of base middle and top through use of horizontal belt course, change in material or massing offset 	<ul style="list-style-type: none"> • Multiple building heights created by varied parapets and cornice design • Balconies • Colonnade • Raised stoop • Horizontal modulation of about 25'
Wall Materials	<ul style="list-style-type: none"> • Stucco with accent materials (siding, brick veneer, metal, scored stucco in accent color, etc.) 	
Wall Colors	<ul style="list-style-type: none"> • Neutral and accented colors appropriate to the materials used 	
Trim & Details	<ul style="list-style-type: none"> • Awning OR projecting feature accenting overall design 	<ul style="list-style-type: none"> • Features borrowed from traditional American main streets, appropriate to scale and massing of building
Trim Colors	<ul style="list-style-type: none"> • Neutral hues may blend or contrast per context 	
Windows	<ul style="list-style-type: none"> • Vertical, may be single OR multi-paned on upper stories, often grouped • Large single-paned OR vertical multi-paned on ground floor 	<ul style="list-style-type: none"> • Projecting OR angled awnings at any level • Pedimented windows at ground level • Transoms
Doors	<ul style="list-style-type: none"> • Monumented with massing, architectural, OR awnings - design consistent with overall theme 	
Accent Colors	<ul style="list-style-type: none"> • Contrasting neutral or bold tones as appropriate 	

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CHAPTER 05

CIRCULATION

5.1 INTRODUCTION

This section describes the established street network in the Specific Plan area, recommends the improvement strategies for the transportation network to support the types and densities of new development allowed along the bounding streets, and introduces design standards for recommended street improvements and enhancements to the existing street system.

5.2 EXISTING CONDITIONS

5.2.1 PIONEER BOULEVARD

Pioneer Boulevard is a four-lane divided north-south arterial roadway providing regional access to and through the project area. Pioneer Boulevard is classified as a Primary Arterial Highway on the City's General Plan Circulation Element. Artesia Boulevard has an on-and-off ramp for the Artesia Freeway (I-91) approximately 0.2 miles south of Arkansas Street. The posted speed limit along Pioneer Boulevard through the Specific Plan area is 35 miles per hour.

Through the project area, Pioneer Boulevard provides two travel lanes in each direction with a raised landscaped median. There is a median break at the intersection of 167th Street, with left-turn pockets in both directions.

CIRCULATION

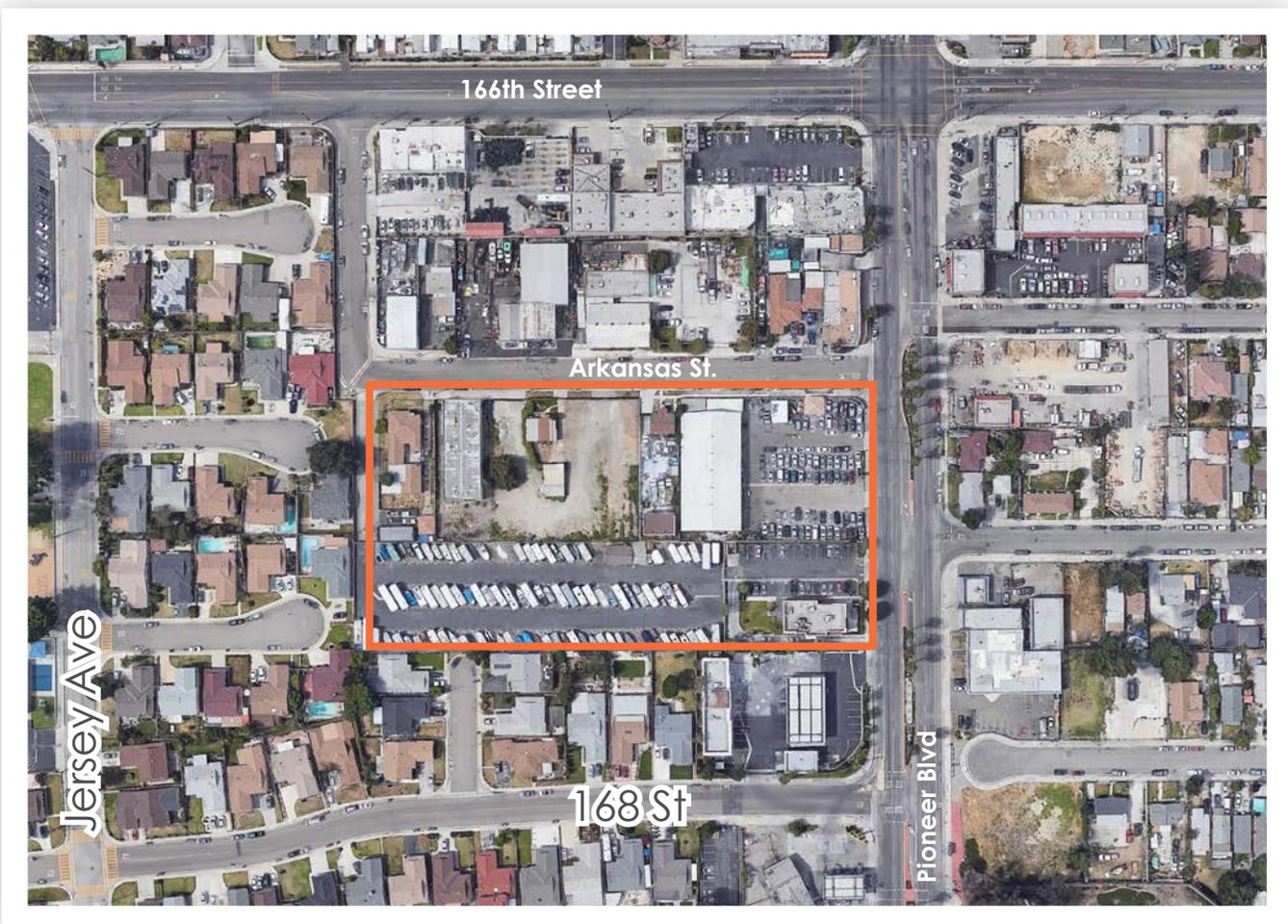
The streetscape along Pioneer Boulevard within the Specific Plan boundary includes a small portion of landscaped parkway with meandering sidewalk. The majority of the streetscape along the Specific Plan frontage is a non-landscaped sidewalk. The east side of Pioneer Boulevard however, has a landscaped parkway with sidewalk.

The closest signalized intersection is north of the Specific Plan area, located at the intersection of Pioneer Boulevard and 166th Street.

5.2.2 ARKANSAS STREET

Arkansas Street is designated as a Local Street in the Circulation Element of the General Plan. This street has one lane in each direction with on-street parallel parking on both sides.

The streetscape is either curb adjacent sidewalk or parkway with sidewalk. Because much of the street is utilized by light industrial, property walls or chain link fences line the properties. Also because much of the use is light industrial, the parkways are mostly



dirt rather than landscape. A few of the properties do provide some landscape element along their property line.

5.2.3 ALBURTIS AVENUE

Most of Albutris Avenue is not within the Specific Plan boundary but Arkansas Street terminates at the west end of the Specific Plan boundary into Albutris Avenue. Albutris Avenue is designated as a Local Street in the Circulation Element of the General Plan. This street has one lane in each direction with on-street parallel parking on both sides. The portion of Albutris Avenue that is located within the Specific Plan boundary, functions more as an alley, and will be vacated as part of the Specific Plan.

The streetscape is curb adjacent sidewalk. Because much of the street is utilized by light industrial, property walls or chain link fences line the right-of-way. Along the west side of the street is a single-family neighborhood. Those homes that are adjacent to the future Albutris Avenue vacation, side up to the project boundary and are separated by privacy walls.



Arkansas Street- Looking West



Arkansas Street- Looking East



Pioneer Boulevard Looking North



Albutris Avenue- Looking South

CIRCULATION

5.3 PUBLIC TRANSIT

The closest bus stop is located on Pioneer Boulevard at 168th street. Currently the Metro's 62 Bus Line services this route and moves north-south along Pioneer Boulevard. This bus stop contains a shelter and is located within close proximity to the 91 freeway.

Pioneer Blvd is proposed to have a class II Bike lane.

5.4 PARKING

On-street public parking is currently permitted on Arkansas Street and Pioneer Boulevard. It is expected that parking will remain permitted with the implementation of the Specific Plan.

5.5 FUTURE IMPROVEMENTS

One of the goals of the Specific Plan is to create a more pedestrian friendly and active streetscape along Arkansas Street. In order to do so the following improvements are suggested:

- Diagonal parking on the south side of Arkansas Street.
- Enhanced sidewalk environment with storefronts and landscape. Such enhancements may include, but are not limited to, decorative paving, festive lighting, and unique landscape treatments.



CHAPTER 06

INFRASTRUCTURE

6.1 GENERAL INFRASTRUCTURE PLAN

Development under the Specific Plan will be supported by existing and proposed infrastructure improvements. Proposed infrastructure will be subject to the local agency requirements at the time of development and must adhere to all current adoptions of design and construction codes and criteria.

Adequate infrastructure and utility systems are essential components of the Specific Plan. Identified infrastructure systems will ensure that the project area supports anticipated development with essential utilities and services as efficiently as possible. All facilities will be developed to the standards of the service provider and as required by applicable government standards. This section defines the major components of water, sewage, storm water drainage, solid waste disposal and other essential facilities planned within the Specific Plan area.

6.2 WATER PLAN

Water Service within the Specific Plan Area is provided by the Golden State Water Company (GSWC), Liberty Utilities (formerly Park Water) and Norwalk Water.

There are existing Norwalk Water water lines along Arkansas Street and Liberty Utilities water lines along Pioneer Blvd.

The water system may require additional water mains to allow for the increased land use intensity and to meet fire flow requirements. The upgrades may require improvements to the existing infrastructure.

6.3 SEWER PLAN

The City of Artesia maintains the sewer systems within the City. The City's local collector sewer lines connect to main sewer trunks owned and operated by the County Sanitation Districts of Los Angeles County (Sanitation Districts). The Sanitation Districts service 78 cities and unincorporated areas of Los Angeles County. The Sanitation Districts operate 11 wastewater treatment plants and treat approximately 500 million gallons per day.

In order to maximize efficiency while reducing costs, each of the 24 Districts work cooperatively under a Joint Administration Agreement. The Districts own, operate, and maintain the large trunk sewer lines that provide the backbone of the regional wastewater conveyance system. Public sewer mains exist under Pioneer Blvd.

The sewer system may require additional sewer mains to allow for increased land use intensity. The

upgrades may require improvements to the existing infrastructure outside of the limits of the Specific Plan area. The District will make a determination once a complete set of construction plans are provided.

6.4 STORMWATER DRAINAGE

The Specific Plan is located in a highly urbanized area with paved roads and other impervious surfaces. All runoff generated within the Specific Plan area is conveyed through storm drains primarily owned and operated by the Los Angeles County Department of Public Works.

In accordance with the Clean Water Act, a National Pollutant Discharge Elimination System (NPDES) permit is required for certain municipal separate storm sewer discharges into surface waters. The City of Artesia is within the region originally covered by Order No. 01-182 issued December 13, 2000. The City is a permittee under the 2001 Permit and therefore is required by federal and state law to implement all requirements of the 2001 Permit. The goal of the 2001 Permit is to have discharges from land uses in Los Angeles County drainage basins meet water quality standards suitable for the protection of the beneficial uses of the receiving waters (lakes, rivers, ground water and the ocean).

The Los Angeles Regional Water Quality Control Board (RWQCB) increased its requirements for the Municipal NPDES Permit. The new requirements of the Municipal NPDES permit require the development of a Standard Urban Stormwater Mitigation Plan (SUSMP). Guidelines for the requirements associated with the

SUSMP are described in detail in the Development Planning for Stormwater Management - A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP) (2002) prepared by the Los Angeles County Department of Public Works.

Under the Specific Plan, the site will consist primarily of residential and mixed-use land uses. As a result of the reduced impervious surfaces, the quality of rainfall runoff will likely be reduced.

Measures such as underground bio-filtration systems shall be considered to accommodate the stormwater drainage.

6.4.1 SOLID WASTE

The City of Artesia contracts with private waste haulers for the collection of all refuse. Currently the City has a franchise agreement with CR&R. CR&R provides weekly collection of refuse, recyclables, and green waste

Residents of Artesia use curbside recyclable and green waste containers to increase the diversion of solid waste from landfills. Development within the Specific Plan area shall be responsible for complying with City recycling programs and ordinances related to achieving the adopted diversion rates.

6.4.2 UTILITIES

This section includes specific information on the utilities and services provided to the Specific Plan area. Utilities described include: electricity, natural gas, telephone, and cable services.

6.4.3 ELECTRICITY

Southern California Edison Company (SCE) currently provides electrical services to all businesses, residences, and institutions within the City of Artesia. SCE maintains and operates the transmission and distribution infrastructure located throughout the City necessary to serve future development projects associated with the implementation of this Specific Plan. SCE has stated that it has facilities in the area and that electricity service to the Specific Plan area could be provided from existing facilities within the City.

6.4.4 NATURAL GAS

The Southern California Gas Company (SoCalGas.) provides natural gas to the Specific Plan area. The Gas Co. distributes natural gas through an extensive network of underground gas mains. The Gas Co. has indicated that sufficient capacity exists within the existing infrastructure to accommodate the project.

Additional points of connection will be established when necessary.

6.4.5 TELEPHONE

Telephone service is offered regionally by telecommunications companies such as Verizon, and AT&T. Telephone infrastructure and services will be installed as needed along with other utilities.

6.4.6 CABLE

Local cable franchises, including Time Warner Cable and Comcast Cable, provide cable television services to the Specific Plan area.

6.5 PUBLIC SERVICES

This section includes specific information regarding the public services provided to the Specific Plan area. Public services provided include police protection, fire and paramedic services, public transportation, schools, libraries, and open space.

6.5.1 POLICE PROTECTION

Police protection services are provided to the Specific Plan area and the City of Artesia as a whole by the County of Los Angeles Sheriff's Department. The Lakewood Sheriff's Station located at 5130 N. Clark Avenue in the City of Lakewood, is primarily responsible for providing law enforcement services to the Specific Plan area. This sheriff station is approximately five miles southwest of the Specific Plan area.

6.5.2 FIRE PROTECTION AND PARAMEDIC SERVICES

Fire protection services to the City of Artesia are provided under contract with the County of Los Angeles Fire Department (LACFD). Battalion 9 and 21 are primarily responsible for serving the City of Artesia. Station # 30, located at 19030 Pioneer Boulevard in the City of Cerritos, located approximately two miles south of the Specific Plan area is the primary response station. In addition to Station #30, the next closest station that may respond is Station #115.

6.5.3 EMERGENCY MEDICAL SERVICES

The LACFD provides paramedic services to the City of Artesia. All uniformed LACFD personnel are trained to a minimum Emergency Medical Technician 1 standard (EMT-1), providing basic evaluation, life support and first aid, and employment of an Emergency Medical Technician defibrillator. Paramedic squad personnel are also trained to provide advanced lifesaving support including drug therapy. LACFD's emergency ambulance services are provided through a contract with CARE Ambulance. As the 911 emergency ambulance service provider, CARE Ambulance responds alongside the LACFD paramedics to provide needed emergency transport services.

6.5.4 SCHOOLS

The ABC Unified School District provides educational services and facilities for students from kindergarten through twelfth grade. If school age children live in the Specific Plan area, their public schools would be as follows:

- Elementary: Niemes Elementary School
- Middle: Ross Middle School
- High: Gahr High School

CHAPTER 07

IMPLEMENTATION & ADMINISTRATION

7.1 IMPLEMENTATION

The implementation of this Specific Plan will be accomplished through the City's development review process, considering development plans from concept to construction drawings. Upon adoption of the Specific Plan, developers and/or property owners may prepare and submit plans for development within the Specific Plan Area. Development plans shall be prepared and submitted for review in conformance with the provisions of this Specific Plan and the requirements of the City's Code.

7.2 ADMINISTRATION

The Specific Plan includes development-standards and design guidelines; however, amendments to the Specific Plan may be needed over time to respond to changing conditions and circumstances. This section provides direction to administer the Specific Plan. In accordance with California Government Code Sections 65453 through 65454, a Specific Plan shall be amended in the same manner as a General Plan, except that a Specific Plan may be amended as often as deemed necessary by the Community Development Manager. City Council. Any subsequent discretionary approval or amendment to the Specific Plan must be consistent with the General Plan as amended and/or updated, except where the Developer/Applicant possess vested rights under the terms of a Development Agreement entered into between the Developer/Applicant and the City.

IMPLEMENTATION & ADMINISTRATION

It is expected that future development applications will be in substantial conformance with the Specific Plan, and if not, an amendment to the Specific Plan may be required. Modifications and amendments to the Specific Plan shall be governed by this Section.

7.2.1 SUBSTANTIAL CONFORMANCE

The Community Development Manager or the Manager of Public Works (as appropriate) is responsible for making substantial conformance determinations as provided in this section for all subsequent discretionary approvals.

The purpose of substantial conformance is to determine whether proposed development and uses substantially comply with the standards, regulations and guidelines of the Specific Plan and other applicable City ordinances.

The approval of a vesting tentative map shall be consistent with the General Plan, any applicable specific plan, the Zoning Ordinance, and any other applicable provision of the Artesia Municipal Code.

Substantial conformance includes, but is not limited to:

- Determinations regarding issues, conditions of situations that arise and are not directly addressed by this Specific Plan;
- Determinations of whether a use substantially complies with the uses allowed in the land use designation in which the use is requested;
- Approval of signs and sign programs;
- Approval of parking programs;
- Administrative additions, deletions and changes to the Specific Plan exhibits or text

that substantially comply with the Specific Plan;

- Adjustments to the Specific Plan's conceptual plans, which do not change the requirements of providing adequate infrastructure or facilities;
- Amendments to tentative subdivision maps; and
- Approval of transport of materials within the boundaries of the Specific Plan in conjunction with permitted grading operations;

7.2.2 GENERAL FINDINGS APPLICABLE TO ALL SUBSTANTIAL CONFORMANCE REQUESTS

The Manager, acting upon any request for determinations of substantial conformance as provided in this section, shall either approve, approve with conditions, or deny the request based on findings that the request:

- (i) Substantially conforms with all applicable provisions of the Specific Plan and City ordinances, which do not conflict with the Specific Plan;
- (ii) Will not adversely affect public health and safety;
- (iii) Will not adversely affect adjacent property; and
- (iv) Will not adversely affect community character

When determining substantial conformance, modifications shall be classified as either Minor or Major. Descriptions of Minor and Major modifications are provided in Section 7.2.3 and Section 7.2.4. If the modifications are deemed major and found not to be in substantial conformance, an amendment to the specific plan may be requested.

7.2.3 MINOR MODIFICATIONS

The following items may deviate, within specified limitations, from the adopted Specific Plan but shall be considered to be in Substantial Conformance with the Specific Plan. This review shall occur at staff level, through the Administrative Review Process if so determined by the Community Development Manager. The Manager, however, shall have the discretion to refer any such request for modification to the Planning Commission. Conversely, the applicant shall have the right to appeal decisions of the Manager to the Planning Commission.

- 5% deviation from the Development Standards stated in Table 3.1: Development Standards.
- Implementation of design feature(s) not listed in Chapter 4: Design Guidelines. This includes architectural styles.
- Specific modifications of a similar nature to those listed above which are deemed by the Community Development Director to be in keeping with the spirit and intent of the Specific Plan and are in conformance with the General Plan.

7.2.4 MAJOR MODIFICATIONS

Amendments may be requested at anytime pursuant to Section 65453(a) of the Government Code. Proposed amendments deemed to be Major Modifications by the Community Development Manager as defined herein will be processed by the Community Development Department through the Administrative Review Process and approved

by the Planning Commission; and, City Council as may be required. Subject to the determination of the Manager, the changes identified below may be processed as a Specific Plan Amendment.

- 6% deviation (or more) from the Development Standards stated in Table 3.1: Development Standards.
- Use not listed in Section 2.4: Permitted Uses.

7.2.5 SPECIFIC PLAN AMENDMENTS

Any proposed modification to the Specific Plan deemed Major by the Manager, will be processed as an amendment to the Specific Plan. Amendments may be requested at any time pursuant to Artesia Municipal Code Section 9-2.3454 and Section 65453(a) and of the Government Code. A Depending upon the nature of the proposed amendment to the Specific Plan, additional environmental analysis may be required, pursuant to Section 15162 of CEQA.

7.2.6 SITE DEVELOPMENT PROCEDURES

Proposed uses and development proposals shall be processed in accordance with the Artesia Municipal Code Title 9 including Chapter 2 Zoning and if applicable Chapter 1 Subdivisions.

7.2.7 MAINTENANCE AND UPDATE OF THE SPECIFIC PLAN

As comprehensive and detailed as this Specific Plan is, and in accordance with regular reports to the Planning Commission and City Council concerning the implementation of this Specific Plan, the Community Development Department is responsible for maintaining and updating this Specific Plan, as applicable.

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7.2.6 ~~CONDITIONAL USE PERMITS~~

~~Any project or activity requiring a Conditional Use Permit shall be reviewed in accordance with the Artesia Municipal Code and the Arkansas Street Specific Plan. Conditional Use Permit requests shall be approved by the decision-making authority if the following findings are made. These findings are in addition to any findings required by California State Law and Artesia Municipal Code:~~

- ~~• The proposed conditional use is consistent with the Specific Plan and uses allowed within the corresponding land use category in the City of Artesia Zoning Ordinance;~~
- ~~• The proposed use is consistent with the applicable intent and provisions of the City's General Plan and Specific Plan;~~
- ~~• The use is compatible with the character of surrounding development (aesthetic, density, use);~~
- ~~• The use would not be detrimental to the public interest, health, safety, convenience, or general welfare;~~
- ~~• The use is compatible with existing and planned land uses in the general area where the development is to be located; and~~
- ~~• The use is compatible with the scale, visual character and design of the surrounding properties, designed so as to enhance the physical and visual quality of the community.~~

7.2.7 ~~AMENDMENTS TO TENTATIVE MAP~~

~~Any time prior to the expiration of a vesting tentative map, the subdivider, or his or her assignee, may apply for an amendment to such map. A public hearing shall be held by the Advisory Agency on any amendment involving a substantial modification to the subject subdivision or development related thereto. After such public hearing, the Advisory Agency shall make a recommendation to the City Council on the proposed amendment. The City Council, after a public hearing, may approve, conditionally approve or disapprove the proposed amendment.~~

7.2.8 ~~HEARING AND APPEALS~~

~~Substantial conformance determinations and Tentative Map amendment decisions are subject to the hearings and appeals process pursuant to Section 9-2 of the Artesia Municipal Code.~~

7.2.9 ~~APPEAL PROCEDURE~~

~~All determinations of substantial conformance by the Community Development Manager shall be final unless appealed pursuant Section 9-2 of the Artesia Municipal Code.~~

7.3 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines and programs with the goals and policies set forth in the general plan.

The Arkansas Street Specific Plan has been prepared in conformance with the goals and policies of the City of Artesia General Plan.

7.3.1 LAND USE SUB-ELEMENT

Community Planning Principle LU 1: The Artesia General Plan 2030 will focus on enhancing areas that will allow the development of mixed use. This type of development involves a greater utilization of uses that blends residential, commercial, industrial, or civic/institutional. By combining complementary uses, mixed use developments bring energy and vitality to areas during both daytime and nighttime, and can benefit both residents and the businesses operating within them. In addition, mixed use allows the advantage of flexibility of design to take full advantage of market shifts and land use trends.

Community Planning Principle LU 2: The City of Artesia contains established residential neighborhoods, which are well maintained and buffered from the impacts of freeway traffic or extensive industrial and commercial development. Established neighborhoods

in the City include areas with the City's older homes, newer residential developments, and some marginally desirable areas where maintenance has been deferred. The City desires a diverse mix of housing types, along with high standards for residential property maintenance to preserve real estate values and high quality of life.

Community Planning Principle LU 3:

Existing neighborhood commercial centers and corridors serve as important employment centers in Artesia. These commercial areas have experienced some deferred maintenance and signs of property decline have been visible. The Artesia General Plan 2030 will focus on preserving and revitalizing these commercial centers and corridors.

Community Planning Principle LU 4: The City of Artesia is a built out community, with most new development occurring at infill sites. Redevelopment is occurring throughout the City and some uses are transitioning to reflect the changing needs of residents and business owners. Maximizing the uses in current commercial centers is seen as a valuable economic development tool that will enhance shopping, dining and entertainment options that can improve quality of life in Artesia.

- Community Goal LU 1 - A well planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision.
 - Community Policy LU 1.2 - Identify appropriate

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locations for residential and non-residential development to accommodate growth through the year 2030 on the General Plan Land Use Diagram.

- Community Policy LU 1.2 - Encourage a wide variety of retail and commercial services in appropriate locations.
- Community Policy LU 1.3 - Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed use areas.
- Community Policy LU 1.4 - Ensure mixed use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces and attractive landscaping.
- Community Policy LU 1.5 - Promote future patterns of urban development and land use that reduce infrastructure construction costs and make better use of existing and planned public facilities.

Consistency: The Specific Plan implements Community Goal LU 1 and its Policies by encouraging an infill mixed-use area that permits residential, office, and commercial uses. Through the Specific Plan, design guidelines provide strategies for favorable interface between the various uses. The Specific Plan encourages mixing uses, strengthening pedestrian-oriented opportunities.

The Specific Plan area is envisioned to encourage infill development including commercial, office and residential uses. The flexibility presented in the Specific Plan allows the Specific Plan area to grow into a walkable and activated enclave of the City. The Specific Plan also takes into consideration the surrounding properties, including existing neighborhoods and other sensitive uses, and is intended to create buffers and transitional areas when necessary.

- Community Goal LU 2 - Stable, well-maintained residential neighborhoods.
 - Community Policy LU 2.1 - Protect residential areas from the effects of potentially incompatible uses.
 - Community Policy LU 2.2 - Encourage uniformly high standards of residential property maintenance to preserve real estate values and high quality of life.
 - Community Policy LU 2.3 - Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a neighborhood.
 - Community Policy LU 2.4 - Ensure that the distinct character of Artesia's neighborhoods are preserved and reflected in all new development and redevelopment projects.

Consistency: The Specific Plan encourages compatibility with existing surrounding properties, especially residential and other uses. The design

guidelines and standards are generally consistent with the Artesia Municipal Code, and are intended to encourage high quality, unique development that maintains the City's identity and opportunity for growth. Future development within the Specific Plan boundary has requirements that provide appropriate setback distances while engaging the street and sidewalks.

- Community Goal LU 3 -Revitalization of aging, underused or deteriorated commercial corridors, centers, and properties in the City.
 - Community Policy LU 3.1 - Encourage a mix of retail shops and services along the commercial corridors and in centers that better meet the needs of the area's present and future customers.
 - Community Policy LU 3.2 - Monitor the appearance of commercial and retail service facilities to prevent areas of decline by requiring improved maintenance of rehabilitation, as necessary.
 - Community Policy LU 3.3 - Work with property owners of commercial developments that are currently in a state of deterioration to revitalize these centers.

Consistency: The Specific Plan is the direct implementation of the goals and policies associated with Community Planning Principle LU 3. As Pioneer Boulevard is a heavily traveled street in the City, it is optimal that the area be utilized to the fullest

extent possible. Currently, a significant number of properties in the Specific Plan area could benefit from revitalization. The Specific Plan identifies specific properties and encourages redevelopment that is consistent with the surrounding uses and provides for potential growth and tax revenue.

The Specific Plan recognizes that Pioneer Boulevard is a crucial commercial, revenue generating corridor with great potential for infill redevelopment. The Specific Plan design standards and guidelines are intended to encourage flexibility to facilitate the highest and best use and development of the parcels within the Specific Plan area. The envisioned uses are intended to support the residents and encourage walking to obtain the services.

7.5.2 CIRCULATION SUB-ELEMENT

Community Planning Principle CIR 1: Artesia is a built-out community where future growth will occur as infill and redevelopment of existing uses. As growth and development continues, there will be increasing demands on the circulation system that will need to be accommodated in a manner which allows the system to provide an acceptable level of service.

- Community Policy CIR 1.1 - Maintain a citywide circulation system that is balanced with the future land use development anticipated in the General Plan Land Use Sub-Element.

Consistency: The Specific Plan will identify direct project impacts and provide the necessary mitigation as required to accommodate any significant change

in the land use of an approved development. Traffic counts and modeling were completed as part of the Specific Plan process to ensure that an adequate level of service could be maintained. Additionally, landscaping and roadway improvements may be required as redevelopment occurs to enhance and adjust to new uses.

Community Planning Principle CIR 2: The rights-of-way play a significant role in the aesthetics and imagery of the public realm in Artesia. The visual quality along the circulation network can be improved through a number of streetscape improvement opportunities.

Consistency: The City requests property owners to provide landscaped sidewalks when redevelopment occurs. The Specific Plan is a continuation of these efforts and includes specific design guidelines for landscaping within the project area. A primary goal of the Specific Plan is to create a more pedestrian friendly area while maintaining safe vehicle travel.

Community Planning Principle CIR 4: Alternative modes of transportation including bicycling, walking and use of public transit play important roles in reducing the strain on the existing circulation system and increase the options community members have to move in and around the City.

- Community Policy CIR 4.1 - Promote a balance of residential, commercial, institutional and recreational uses with adjacencies that reduce vehicle miles traveled.

- Community Policy CIR 4.2 - Encourage practices which reduce dependency on single-occupant vehicle trips.

Consistency: The Specific Plan will allow and encourage mixed use developments that combine residential and commercial uses, which should be more convenient for residents and reduce trip generation within the City. Introducing residential uses and encouraging higher density projects will establish the area as walkable, reducing the need to use a car. Additionally, the Specific Plan area is an infill development located in close proximity to existing public transportation routes.

7.3.3 COMMUNITY FACILITIES AND INFRASTRUCTURE SUB-ELEMENT

Community Planning Principle CFI 1 - The City of Artesia should ensure that facilities and infrastructure meet the community's current and projected needs. All residents should have access to high-quality services and facilities. New growth should accommodate increased needs without placing a greater burden on existing developments.

- Community Policy CFI 1.3 - Require new development to provide proportionate facilities and infrastructure improvements as the new development occurs.

Consistency: The Specific Plan Section 5, Infrastructure, and the required environmental documents analyze the existing infrastructure and public services available to the project area.

Community Planning Principle CFI 3 - The City of Artesia can support green and sustainable standards and practices through outreach activities that promote water and energy conservation; and other possible improvements that support long-term sustainability and environmental protection. Community Policy CFI 3.1 - Promote green and sustainable practices and approaches in planning, design, construction, renovation and maintenance of public facilities.

Consistency: The Specific Plan Design Standards provide recommendations for sustainability and water conservation. The Specific Plan encourages sustainable development that will lead to long-term sustainability and environmental protection.

Community Planning Principle AQ 2 - Artesia plays a role in helping the South Coast Air Basin attain the goal of meeting Federal and State air quality standards. Local decisions and actions affect air quality throughout the region.

- Community Policy AQ 2.1 - Encourage and, where feasible, mandate the implementation of best practices towards reducing greenhouse gas emissions.
- Community Policy AQ 2.2 - Promote a balance of residential, commercial, institutional and recreational uses with adjacencies that reduce vehicle miles traveled.

Consistency: The Specific Plan encourages a mix of complementary uses. As revitalization occurs and new projects are introduced the area should come

to include neighborhood services and goods within walking distance of residential units. Encouraging a mix of uses, will help reduce the overall number of vehicle trips necessary within the City. Reducing the number of vehicle miles traveled will in turn help to reduce greenhouse gas emissions.

Community Planning Principle AQ 3 - Changes in lifestyle and behavior patterns, as well as management practices, can contribute to climate change mitigation and have a positive role in reducing GHG emissions.

Consistency: The Specific Plan implements this principle by creating a mixed use opportunity in a compact infill area. The majority of the businesses along the corridor are surrounded by existing residential units and the Specific Plan establishes guidelines to improve the walkability within the Specific Plan area. As shown in Chapter 3, the guidelines and standards encourage a pedestrian oriented and visually pleasing walking environment.

Community Planning Principle N 1 - Potential noise impacts are closely related to land use planning decisions. Because future development in the City will be in the form of infill and redevelopment, the likelihood of noise impacts based on differing uses will increase. Land use planning decisions should consider both noise sources and receptors.

Community Planning Principle N 2 - Transportation sources are the primary sources of noise in Artesia. Noise impacts resulting from transportation sources are difficult to mitigate at the source. Therefore sound

attenuation measures are important to minimize exposure to noise.

Community Planning Principle N 3 - Commercial and industrial uses, construction activity and other non-transportation related sources of noise can negatively impact the noise environment. Identifying and mitigating these potential noise sources will reduce negative impacts.

Community Planning Principle N 4 - Residential uses and sensitive receptors such as schools, churches, and parks are most likely to be affected by intrusive noise. Special consideration should be given when planning for or implementing changes with the potential to increase noise around these uses.

Consistency: Pending information.

7.3.4 CULTURAL AND HISTORIC RESOURCES SUB-ELEMENT

Community Planning Principle CHR 2: The City's diverse population creates a confluence of different ethnic groups and cultures. This characteristic serves as an important distinction from surrounding jurisdictions, and can be used to promote and enhance the City's tourism industry.

Community Policy CHR 2.1 - Foster public appreciation for Artesia's cultural and historic resources.

Consistency: The Specific Plan should lead to the creation of a energized area that will draw residents enhancing the City's tourism industry.

7.3.5 ECONOMIC DEVELOPMENT SUB-ELEMENT

Community Planning Principle ED 1: A strong economy creates the wealth that allows the residents of Artesia to support the public facilities, services and quality of life they demand. Local governments can promote economic development by establishing a favorable environment for business attraction and retention, private investment, economic entrepreneurship and the creation of well-paying jobs.

Community Policy ED 1.1 - Maximize market potential to enhance and retain retail opportunities.

Community Policy ED 1.2 - Attract new businesses while supporting and assisting those already located in the City.

Consistency: The Specific Plan envisions and implements redevelopment opportunities which result in the introduction of new housing and potential businesses. The permitted uses section in Chapter 2, encourages mixed housing and commercial development, activating the street and providing a catalyst for change in this underutilized area.

Community Planning Principle SUS 3 - The built environment shapes our behaviors. To change our behaviors to be more sustainable, the built environment needs to change.

Community Policy SUS 3.2 - Strongly encourage the use of green building techniques in new construction and major renovations throughout the City.

Community Policy SUS 3.3- Achieve and maintain a mix of affordable, livable and green housing types throughout the City for people of all socio-economic, cultural, and household groups (including seniors, families, singles and disabled).

Community Policy SUS 3.4 - Promote neighborhood identity and conservation of individual neighborhood character. Retain Artesia's history and heritage.

Consistency: The Specific Plan utilizes development standards and design guidelines to maintain and enhance the existing character of the area. Roofs are permitted to be flat or simplified, enabling photovoltaic systems and landscape is encouraged to be climate appropriate with efficient irrigation systems.

Residential uses are permitted to be high density with a range of floorplans in order to accommodate a variety of buyers. Such diversity and compact development also provides a range in cost, opening more opportunities to a greater market.

Community Planning Principle SUS 6: Smart development factors such as density, mix of uses, access to recreation facilities and even population and income diversity can be directly related to improved health and fitness of the population.

Community Planning Principle SUS 7: Changes in lifestyle and behavior patterns, as well as management practices, can contribute to climate change mitigation and have a positive role in reducing greenhouse gas emissions.

- Community Policy SUS 7.1 - Encourage and, where feasible, mandate the implementation of best practices towards reducing greenhouse gas emissions.

Consistency: The Specific Plan establishes a mix of uses within a compact, walkable area encouraging residents and employees to leave their cars parked and walk to their destination or take public transit. Encouraging residents to walk will reduce vehicle trips and in turn greenhouse gas emissions.



ARKANSAS STREET SPECIFIC PLAN