

Community Development Department – Major Projects Report

IN PLANNING REVIEW					
Project Name (Case No)	Submittal Date	Project Location	Project Description	Approving Body (Planning Commission, City Council)	Project Status (Incomplete, In review)
Artesia Square Mixed-Use Project (Case No.2024-23)	June 12, 2024	11746 South Street	A Design Review request for a Mixed-Use Project consisting of 163 dwelling units and 6,469 square feet of commercial space on the ground floor.	City Council	Incomplete on November 14, 2025; awaiting applicant responses to incomplete letter. February 1, 2026, meeting requested by applicant, pending confirmation for date and time by applicant.
AM/PM Code Amendment & Conditional Use Permit (Case No.2025-12)	August 14, 2025	16809 Pioneer Boulevard	Zoning Code amendment request to amend the zoning code to allow the sale of alcohol at a gasoline service station, in conjunction with a CUP to upgrade the alcohol license from a Type 20 license (beer and wine) to a Type 21 License (beer, wine and distilled spirits).	Planning Commission	Approved at the February 17 th PC meeting
183 rd & Arline 22-unit Residential Development (Case No.2025-18)	September 17, 2025	183 rd and Arline	Design Review requested to demolish and existing 21-unit apartment , and permit the development of a two-story, 22-unit apartment complex with underground parking.	Planning Commission	Incomplete on October 8, 2025; Awaiting applicant response to withdraw the application or submit a tenant improvement plan.
Icehouse Remodel (Case No.2025-19)	September 23, 2025	11846 Frampton Avenue	Design Review requested to remodel a former icehouse into a commercial lease space.	Planning Commission	Incomplete letter sent on October 31,2025; A topographical survey was provided, and second incomplete notice was sent on February 5, 2026.
Yang Wang 3-unit Residential Development (Case No.2025-21)	October 1, 2025	11543 186 th Street	Design Review request to construct three residential dwelling units that range in size from 1,200 square feet to 1,391 square feet.	Planning Commission	Incomplete letter sent on October 31,2025; Metro approval and conditions of approval obtained.
Temporary Lighting Code Update (Case No.2025-33)	November 3, 2025	Citywide	Add Section 9-2.1250 to Title 9 of the Artesia Municipal Code to establish regulations and standards for the use of temporary outdoor lighting in residential zones.	City Council	CC on February 9th
Housing Element 6 th Cycle	2021	Citywide	Adoption of amendments to the 6 th Cycle Housing Element.	City Council	CC on February 9th
Handel’s Ice Cream Design Review	February 3,2026	11940 South Street	Design Review to permit the modification of an existing commercial building to accommodate customer queuing, in conjunction with the development of a	Planning Commission	Tentatively scheduled for the March 17 th PC meeting

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(Case No.2026-01)			Handel’s Ice Cream location.		
NEC of Norwalk Boulevard and Hibbert Street	February 4, 2026	19020 Norwalk Boulevard	A request to permit the development of a 15-unit mixed-use, mixed-income development at the northeast corner of Norwalk Boulevard and Hibbert Street	Planning Commission	TBD

PLANNING APPROVED

Project Name (Case No)	Submittal Date	Project Location	Project Description	Approved by	Approval Date
Mixed-Use Ordinance Update (Case No. 2025-	November 8, 2025	Citywide	Amend Section of Title 48 (Mixed-Use Overlay) of the Artesia Municipal Code.	City Council	January 27, 2026
Tanishq Jewelry (Case No. 2025-25)	October 30, 2025	18501 Pioneer Blvd.	Design Review for the remodel of an existing structure to accommodate a jewelry store expansion.	Planning Commission	January 20, 2026

IN BUILDING PLAN CHECK

Project Name (Permit No.)	Submittal Date	Location	Permit Type (Electrical, Plumbing, Grading, Building, Tenant Improvement)	Description	Review Phase (1 st , 2 nd , 3 rd , etc.)
TBL250822006	October 8, 2025	11816 166 th Street	Building Permit	New single story commercial building to accommodate 2 restaurant spaces.	1 st submittal; corrections sent to applicant on 10/29/25; awaiting submittal of revised plans.
Botanical Garden TBL251017003	January 16, 2026	11462 178 th Street	Building Permit	New Botanical Garden	2 nd submittal: corrections received on January 26, 2026, awaiting submittal of revised plans
Potla’s Indian Bakery TBL2509004021	January 16, 2026	17705 Pioneer Boulevard	Building Permit	Tenant Improvement for new restaurant	Approved pending submittal of agency approvals.
Syriac CPA TBL251202001	December 22, 2025	11831 Artesia Boulevard	Building Permit	Tenant Improvement for tax and accounting business	2 nd submittal: corrections sent to applicant on February 5, 2026; awaiting submittal of revised plans.

PERMIT ISSUED

Project Name (Permit	Submittal Date	Location	Permit Type (Electrical, Plumbing, Grading, Building,	Description	Issued Date
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No.)			Tenant Improvement)		
TBL250613004	July 24, 2025	18301 Pioneer Blvd	Tenant Improvement	Tenant Improvement for the subdivision of three (3) units.	January 8, 2026

FUTURE PROJECTS

- 1) Zoning Code Update (Case No 2025-09)
- 2) New Objective Development and Design Standards (Case No.2025-09)
- 3) Sign Code Update (Case No.2025-10)
- 4) 17821 Alburtis Avenue (Case No. 2026-03)