

**Special Planning Commission Meeting  
City Council Chambers  
18747 Clarkdale Avenue  
Artesia, CA 90701  
(562) 865-6262**

**Tuesday, May 27, 2025  
7:00 p.m.**

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**1. CALL TO ORDER**

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**2. PLEDGE OF ALLEGIANCE**

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**3. ROLL CALL**

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**4. PUBLIC COMMENTS**

This is the portion of the meeting set aside to invite public comments. Under California law, public comments at special meetings are limited to subjects on the agenda only. Those wishing to speak are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber; comments are limited to three minutes each. Public comments may also be submitted by email at [publiccomments@cityofartesia.us](mailto:publiccomments@cityofartesia.us) before 12:00 p.m. on the date of the meeting.

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**5. CONSENT CALENDAR - NONE**

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**6. NEW BUSINESS - NON-PUBLIC HEARING - NONE**

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**7. NEW BUSINESS - PUBLIC HEARING**

7.A. Case No. 2025-02 - Design Review Application and Variance for 18300 Pioneer Boulevard

— Recommendation: Consider and Find That the Proposed Project Is Exempt from the Requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines Pursuant to Section 15301 (a), Existing Construction Given That the Project Involves the Remodel of an Existing Commercial Building;

— Adopt Resolution No. 2025-02P, Approving a Design Review to remodel an Existing Two-Story 14,430 square foot Commercial Building and Two Major Signs Totaling 200 square feet in Area at 18300 Pioneer Boulevard Within the Commercial General (C-G) Zoning District (Case No. 2025-02P); And

— Adopt Resolution No 2025-02P, Approving a Variance To Allow Two Major Wall Signs To Exceed the Maximum Wall Sign Height of 48"

7.B. Case No. 2024-36 - Resolution Regarding Design Review and Conditional Use Permit (CUP) Application for 11816 166th Street

— Recommendation: Consider and Find That the Proposed Project Is Exempt From the Requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines Pursuant to Section 15303 (c); And

— Adopt Resolution No. 2025-04P, Approving a Design Review for a New Single-Story Commercial Building for Two Restaurant Spaces and Conditional Use Permit for Outdoor Patio Dining at 11816 166th Street Within the Commercial General Zoning District (Case No. 2025-36)

## **8. DISCUSSION / REPORT ITEMS FROM STAFF - NONE**

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## **9. COMMUNITY DEVELOPMENT DIRECTOR UPDATES**

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## **10. COMMISSIONER COMMENTS**

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## **11. ADJOURNMENT**

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The City of Artesia complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's office at 562-865-6262 at least 72 hours prior to the meeting. Copies of Staff Reports are on file in the Office of the City Clerk and are available for inspection.

*Date Posted: May 22, 2025*

# PLANNING COMMISSION AGENDA REPORT

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**MEETING DATE:** May 27, 2025

**ITEM NO:** 7A.

**TO:** Honorable Chairperson and Members of the Planning Commission

**SUBJECT:** Case No. 2025-02 - Design Review Application and Variance for 18300 Pioneer Boulevard

**FROM:** Steve Valdez, Acting Planning Manager

**REVIEWED AND APPROVED BY:**

Sal Lopez, Interim Community Development Director

Jennifer Alderete, City Clerk

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**RECOMMENDATION:**

1. Open and conduct a public hearing;
2. Find that the that the proposed project is exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to section 15301(a) of the CEQA guidelines.
3. Adopt Resolution No. 2025-05P (Attachment 1): A Resolution of the Planning Commission of the City of Artesia approving application 2025-02 for 1) a Design Review approval to modify the exterior façade of an existing two-story, 14,430 square foot commercial building 2) a Design Review approval for a major wall sign consisting of two signs totaling 200 square feet, and a 23) a Variance to allow a maximum 58" sign height, instead of a maximum 48" and 68" text height requirement

**APPLICANT:** 183 Pioneer & Arline LLC.  
18300 Pioneer Blvd  
  
Artesia, CA 90701

**LOCATION:** 18300 Pioneer Boulevard, Artesia, CA 90701

**PROPOSAL:**

The applicant is requesting approval of multiple Design Review applications and a Variance request (Case No. 2025-02), which includes the following components:

1. A Design Review approval to modify the exterior façade of an existing two-story, 14,430 square foot commercial building. The exterior remodel includes alterations to the roof line and placement of display boxes; and
2. A Design Review approval for a Major Wall Sign consisting of two signs totaling 200 square feet; and
3. A Variance to exceed the maximum 24" and 48" wall sign height for two major wall signs.

**DEVELOPMENT SUMMARY:**

**ADDRESS:** 18300 Pioneer Boulevard

**ZONING:** C-G (Commercial General)

**GENERAL PLAN:** City Center Mixed Use

**ADJACENT DEVELOPMENT:** NORTH: C-G, Retail  
SOUTH: C-G , Walk-In Medical Care  
EAST: M-R Multiple-Family  
WEST: C-G, Retail

**EXISTING USE:** Vacant Commercial Building

**LOT SIZE:** The subject site is approximately 31,900 square feet (0.73 acres) in size

**ASSESSOR NO.** 7040-017-007

**BACKGROUND:**

The existing two-story commercial building is currently vacant. However, staff recently approved a tenant improvement plan for a jewelry store (Kalyan Jewelers) and a bank (Kalyan HAB Bank). The jewelry store will sell gold, diamonds, platinum, pearls, precious, and semi-precious jewelry. Kalyan Jewelers is known as one of the largest jewelry brands in India with over 300 stores worldwide. The bank will provide a broad range of commercial and personal banking services. HAB Bank, incorporated in 1983 as a New York State Chartered Bank, operates six branches across New York, New Jersey, and California and has an International Banking Facility (IBF) for international financial matters. To accommodate the proposed users and changes to the exterior facade, the applicant is requesting that the Planning Commission approve two Design Review applications and a Variance pursuant to Artesia Municipal Code Sections 9-2.2002(a)(1) and 9-2-1705 (b).

**ANALYSIS:**

The subject site is located on the southeast corner of Pioneer Boulevard and 183rd Street within the C-G (Commercial-General) zone. A jewelry store and bank are allowed by right as principally permitted uses, pursuant to Section 9-2.3202(l) and (cc) of the Artesia Municipal Code. As noted above, the site contains a currently vacant two-story, 14,430 square foot commercial building and a tenant improvement approval to modify the interior for HAB Bank and Kalyan Jewelry Store. The tenant improvement and Design Review plan also include the re-striping of an existing parking lot, and improvements to existing landscaping. The improvements were included to ensure the parking lot and landscaping are brought further into compliance with the Artesia Municipal Code. The proposed Design Review application to modify the exterior façade of the building for Kaylan Jewelers and HAB Bank includes the incorporation of seven display boxes. The display boxes are strategically placed throughout the exterior façade to blend appropriately with the architectural theme and proposed uses. The display boxes will be conditioned to ensure that any associated advertising or lighting placed within the display boxes do not impact cars and/or pedestrians traveling on the right of way.

**DESIGN REVIEW:**

A Design Review application is required in accordance with Section 9-2.2002(a)(1) of the Artesia Municipal Code when modifications to a commercial building or structure are proposed that alter the exterior design of a structure or element thereof including architectural accents. Additionally, Artesia Municipal Code Section 9-2.1202(a)(2) requires Design Review approval for walls signs that are 100 square feet or more of total sign area. The development standards relevant to the proposed project are summarized in the table below:

Development Standard	Required	Proposed/Provided
Lot Size	5000 SF	13,710 SF (.31 AC)
Lot Width	50 FT	130 FT
Maximum Building Height	N/A	2 Story/29 FT
<b>Development Lot Building Setbacks</b>		
Front (Street)	0 FT	0 FT
Side (Left-Street/Right)	0 FT/0 FT	0/0 FT
Rear	0 FT	0 FT
Landscaping	1541 SF(5% of Lot Area Minimum)	1,300 SF (4.85% Proposed) (Legal non-conforming status maintained)
<b>Parking</b>		
Standard	53	54
Compact	N/A	N/A
Handicap	2	4
Total	53 Spaces	54 Spaces(No additional parking required in accordance with AB-2097)

#### Standards Applicable to All Wall Signs

Business Frontage (in lineal feet) 115 ft

Kalyan Jewelry Sign-West

Exterior Wall Signs: Commercial Standards	Required	Proposed
Major Wall Sign(Design Review)	100 square feet or more in area	Yes - 100 square feet
Sign Projection	Maximum 12 inches	10 inches
Number of Columns/Rows	No more than two (2)	Two (2)
Maximum Letter Height Per Business Frontage	Maximum 48 inches	61 inches
Illumination	Illuminated Internally or Non-Illuminated	Illuminated Internally

Elevation facing Pioneer Blvd.

Business Frontage (in lineal feet) 68 ft

Kalyan Jewelry Sign-North Elevation facing 183rd St.

Exterior Wall Signs: Commercial Standards	Required	Proposed
Minor Wall Sign	Less than 100 square feet in area	No

<b>Major Wall Sign(Design Review)</b>	100 square feet or more in area	Yes - 100 square feet
<b>Sign Projection</b>	Maximum 12 inches	10 inches
<b>Number of Columns/Rows</b>	No more than two (2)	Three (3)
<b>Maximum Letter Height Per Business Frontage</b>	Maximum 24 inches	89 inches
<b>Illumination</b>	Illuminated Internally or Non-Illuminated	Illuminated Internally

Staff has reviewed the changes to the exterior building facade and recommends approval of the Design Review applications to remodel the building façade with materials consisting of high

gloss white aluminum and a burgundy aluminum accent and two new signs and seven display boxes. Although the proposed wall colors generally fall within the City of Artesia Color Guidelines as adopted by the City Council, the Commission has the discretion to require the colors to be revised or modified, in accordance with City approved Paint Color Guidelines.

### **Design Review for Major Wall Signs**

The applicant is also requesting a design review approval for two 100 square foot wall signs. The major walls signs both for Kaylan Jewelers are 5 feet by 22 feet and 11 feet 1 inch by 16 feet five inches in size. The signs are strategically placed to blend appropriately with a new metal panels system. The wall signs require approval of a Variance request because they exceed the maximum text height allowed in accordance with the Artesia Municipal Code (AMC). A more detailed analysis regarding the Variance is provided below. AMC Section 9-2.1202(2) states that any wall sign 100 or more square feet in area, shall be deemed a major wall sign. Any application for approval of a major wall sign is subject to Design Review approval by the Planning Commission. A Major Wall Sign Design Review shall be approved when Design Review Findings can be made in the affirmative.

### Findings

Section 9-2.2005 of the Artesia Municipal Code provides that no application for design review approval shall be approved by the Planning Commission unless the application, in its final submitted form, or with the imposition of conditions, meets the following four criteria set forth in section 9-2.2005:

1. The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth Chapter 2 of Title 9 of the Artesia Municipal Code;
2. The design of the structures, including the layout, size, shape, mass, height, architectural elements, and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties;
3. The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, landscape features; and
4. The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement.

### **VARIANCE:**

The proposed variance, as noted above, is required to deviate from the requirements of Section 9-2.1202(a)(3)(D) of the Artesia Municipal Code. The Variance is to allow two major wall signs (83.5 square feet and 76.6 square feet in size) for Kaylan Jewelers to exceed the maximum 24" and 48" text height requirement, which are based on the lineal length of the building frontage on Pioneer Boulevard (115 lf) and 183<sup>rd</sup> Street (68 lf).

		Business Frontage (in lineal feet)*							
		0–39	40–49	50–59	60–69	70–79	80-89	90-99	100+
Maximum Permitted Cumulative Letter Height (in inches)	48								X
	42							X	
	36						X		
	30					X			
	24				X				
	22			X					
	20		X						
	18	X							

The Variance request for two major wall signs will allow both signs to integrate seamlessly with the building façade changes, enhancing the overall aesthetic without drawing undue attention to signs, advertising or displays. Additionally, the signs, display areas are designed to fit perfectly, ensuring that signs are presented clearly without cluttering the facade. Since in this case, the sign ordinance unintentionally imposes restrictions on the vertical proportionality of signage on the building façade, a variance was necessary to ensure that materials and signage mesh appropriately and do not overwhelm each other. As such, the proposed signage in totality does not create visual clutter and therefore staff recommends that the Planning Commission approved the Variance request with the incorporated conditions of approval.

#### Findings

In order to approve a variance, AMC Section 9-2.1705 requires the Planning Commission to make the following findings:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone; and
2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone but which is denied the owner of the subject property; and
3. The granting of the variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity; and
4. The grant of this variance does not constitute a special privilege to the applicant.

#### **DESIGN REVIEW FINDINGS (BUILDING MODIFICATIONS):**

Based on the evidence in the record and all other applicable information presented, Planning Staff recommends that the Planning Commission approve the application for the following reasons:

1. **Consistency with City's General Plan, Any Applicable Specific Plan, Design Guidelines and Development Standards:** The proposal will update the aesthetics of an existing building. The design and layout of the proposed Project is consistent with the design guidelines with the approval of a Variance request. The proposed Project is consistent with the Artesia General Plan 2030 and, in particular, Community Policy LU 2.2 and 2.4 of the Land Use Sub-Element of the City of Artesia General Plan 2030. Community Policy LU 2.4 states "Ensure that the distinct character of Artesia's neighborhoods are preserved and reflected in all new development and redevelopment projects." The proposed Project complies with this policy requirement as the architectural design and scale of the proposed project will be compatible with elements of other surrounding properties in the neighborhood. The design and layout of the proposed Project is consistent

with the applicable development standards set forth in the Zoning Code. The project consists of the overarching objectives for the City's Design Guidelines, including the following:

- The project will incentivize the remodel and improvements to an older commercial building. Specifically, the exterior of the existing building will be extensively remodeled to accommodate the proposed use, while incorporated signage into the design; for example, the existing granite façade will be removed and replaced with new building façade materials consisting of white aluminum and burgundy-colored accented walls behind the jewelry brand logos and colored-accented entrance that generally fall within the City of Artesia color Guidelines as adopted by the City Council. The current mansard roof line will be replaced with a flat roof line giving it a new modern architectural style.
- The project will promote adaptive reuse of existing sound and unique properties. Specifically, the project site is a corner lot and the proposed project will result in a high visibility development as envisioned in the Municipal Code and General Plan.
- The project will employ specific site and building design standards to promote sustainable development. Specifically, the applicant has proposed a design for the project that is architecturally unique, environmentally sensitive, and innovative.
- The project will enhance crime prevention through physical improvements and expanded/targeted resources. Specifically, appropriate on-site security measures, including lighting, and on-site closed-circuit TV security monitoring (if necessary).

**2. Design is Appropriate to the Size and Shape of Lot and is Compatible and Harmonious with Uses and Structures on Adjacent Properties Harmonious with Uses and Structures on Adjacent Properties:**

The design of the proposed Project, including the layout, size, shape, mass, height, architectural elements and other design factors, is appropriate to the size and shape of the subject lot, as the development standards and design guidelines provided in the Zoning Code result in the implementation of a high-quality development consistent with the Zoning Designation. The design is compatible and harmonious with surrounding structures and uses. The proposed modifications include accents to the façade at two locations with focal elements intended to draw the observer's eye to the jewelry brand sign and images. The new roof will have a height of 29 feet, which is generally taller than the existing structure but comparable to nearby buildings. The mass and bulk of the new façade is appropriate for the site and is compatible and harmonious with the heights, mass and bulk, color and material treatments found on other buildings along Pioneer Boulevard in the City Center Mixed-Use Land Use Designation of Artesia. The proposed Project will be required to comply with all conditions of approval, including addressing the various operational activities on the property and reducing potential nuisance impacts between the Project and neighboring properties, and all Building & Safety, Engineering/Public Works and County Fire Department requirements. The permit and inspection process will ensure that the proposed Project complies with local regulations and development codes.

**3. Design Incorporates High Quality Building Materials, Design Elements, Colors and Textures:**

The design of the proposed Project will provide a desirable environment for the business operators, the visiting public, and the neighbors of the subject site through good aesthetic use of high-quality building materials, design elements, colors, and textures. The project is architecturally unique, environmentally sensitive, and innovative in the use of materials. The project's design contributes an upgraded building aesthetic to Pioneer Boulevard at a scale that is compatible with its surroundings. As such, it will positively contribute towards Pioneer Boulevard being a destination for the visiting public and neighboring sites through the presence of high-quality building materials, good design that relates to the street and public sidewalk, and varied use of color, materials, and eye-catching signs complement the contemporary building aesthetic.

**4. The Building Materials and Design Features are of a Quality and Type that will Remain Aesthetically Appealing Over Time without Necessitating Frequent and Unrealistic Maintenance or Replacement:**

The applicant has proposed a design for the project that is architecturally unique, environmentally sensitive, and innovative in the use of materials. The proposed design features of the project are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. The design of the proposed Project will provide a desirable environment for its customers as well as its neighbors through good aesthetic use of materials, textures, and colors that remain appealing and will retain a reasonably adequate level of maintenance over time.



## DESIGN REVIEW FINDINGS (MAJOR WALL SIGNS):

Based on the evidence in the record and all other applicable information presented, Planning Staff recommends that the Planning Commission approve the application for the following reasons:

- 1. Consistency with City's General Plan, Any Applicable Specific Plan, Design Guidelines and Development Standards:** The proposed major wall signs are consistent with the General Plan's goals and policies with the incorporation of a sign height variance. The signs will clearly identify the businesses within the subject building and allow both major signs to integrate seamlessly with the building façade changes, thereby enhancing the overall aesthetic without drawing undue attention to the signs, advertising or displays. Additionally, the signs are designed to fit perfectly, ensuring that signs are presented clearly without cluttering the façade.
- 2. Design is Appropriate to the Size and Shape of Lot and is Compatible and Harmonious with Uses and Structures on Adjacent Properties Harmonious with Uses and Structures on Adjacent Properties:** The signs are appropriate in size, scale, and shape with the subject building, and complement the design and materials of the subject building. The signs will be placed within the most appropriate spaces on the building's façade and seamlessly blend with the building design. The sizes of the signs are proportional to the size and scale of the building.
- 3. Design Incorporates High Quality Building Materials, Design Elements, Colors and Textures** The major signs proposed will be high quality internally illuminated channel letter signs; the illumination will be stationary and constant in intensity and color. All signs coordinate with each other to enhance the overall development.
- 4. The Building Materials and Design Features are of a Quality and Type that will Remain Aesthetically Appealing Over Time without Necessitating Frequent and Unrealistic Maintenance or Replacement:** The materials and design features of the major wall signs are of a quality and type that will remain aesthetically appealing over time. The conditions of approval will require the applicant/property owner to maintain the channel letter signs by replacing any burnt-out lights within the channel letters and to replace any faded faces.

## VARIANCE FINDINGS:

Based on the evidence in the record and all other applicable information presented, Planning Staff recommend that the Planning Commission approve the application for the following reasons:

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone:** There are exceptional and extraordinary circumstances or conditions applicable to the project that do not apply generally to other properties in the same vicinity and zone. The vertical proportionality of a sign should be considered for wall signs to ensure they complement the mass of the proposed building façade. The height restrictions for wall signs unintentionally place limitations on signs that better complement a building façade. Thus, allowing the property owner to utilize a larger text height on a remodeled commercial building will allow the signs to better complement the changes to the building façade with well-placed larger signs and majestic displays complimenting the building's new façade and extended building height.; and
- 2. The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone but which is denied the owner of the subject property;** The requested variance is necessary for the preservation and enjoyment of substantial property rights that are possessed by owners of other properties in the same vicinity and zone, but which are denied to the owner of the subject property due to the unintentional restrictions placed on maximum permitted sign text height in relation to building length/height/mass. The sign height should be reflective of the scale of the building in relation to the business frontage. The maximum text height limitation in this case places limitation on sign height and unintentionally limits text heights that are compatible with the building design. The code limitation compromises the applicant's ability to promote the jewelry store in a manner that is comparable to surrounding businesses. The variance will allow the property owner to install

signage that is consistent with nearby properties, thereby allowing the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity.

3. **The granting of the variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;** The granting of the variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity. The intent of the Artesia Municipal Code is to minimize impacts to the greatest extent possible. Approving the variance to allow a sign height of 56 inches on both street facing facades, instead of maximum of 24 inches on 183rd Street and 48 inches on Pioneer Blvd. would not impose any burden on the general public, since the proposed wall sign text will be proportional in size and scale to the other surrounding architectural features and complement the building design. The updated façade and its extended height would create a welcoming update to a portion of the street that narrows southbound on Pioneer Blvd., where the subject site is located. Adding larger signs invites the community to this portion of the street to partake in retail shopping and professional services.
4. **The granting of this variance does not constitute a special privilege to the applicant.** The granting of this variance does not constitute a special privilege to the applicant, to allow the signs to deviate from the applicable requirements of the development code. The proposed major wall signs will deviate from development code standards to ensure proportional in scale to the business frontage vertically and horizontally. This allows both signs to complement the mass of the proposed building façade. Based on the sign illustrations presented to staff, the Kalyan Signs and images would be proportional to the building façade. As such, the variance will allow the applicant to place signage similar in size and scale of surrounding property owners and will not grant a special privilege not available to nearby property owners.

#### **ENVIRONMENTAL:**

Pursuant to the California Environmental Quality Act (CEQA), Planning Department Staff has determined that the project is categorically exempt from the requirements of CEQA and the City's CEQA Guidelines. The project is considered exempt from CEQA, pursuant to Section 15301(a) (Existing Facilities) given that the project involves only interior and exterior alterations to an existing commercial building.

#### **PUBLIC NOTICE**

Notice of the public hearing was published in the Los Cerritos Community News on May 16, 2025. Notices were also mailed to property owners within a 300-foot radius on May 14, 2025.

#### **ATTACHMENTS**

1. Resolution 2025-05P
2. Application
3. Letter of Intent
4. Architectural Plans (Site Plan, Floor Plan, and Elevations)

#### **Attachments**

[Attachment 1 - PC Resolution No. 2025-05P](#)

[Attachment 2 - Application No. 2025-002](#)

[Attachment 3 - Letter of Intent](#)

[Attachment 4 - 18300 Pioneer Plans.pdf](#)

**CITY OF ARTESIA  
PLANNING COMMISSION**

**RESOLUTION NO. 2025-05P**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A DESIGN REVIEW TO MODIFY THE EXTERIOR FAÇADE OF AN EXISTING TWO-STORY, 14,430 SQUARE FOOT COMMERCIAL BUILDING AND INSTALL TWO MAJOR WALL SIGNS TOTALING 200 SQUARE FEET, IN CONJUNCTION WITH A VARIANCE TO ALLOW A MAXIMUM 58" SIGN TEXT HEIGHT, INSTEAD OF A MAXIMUM 48" AND 68" AT 18300 PIONEER BLVD IN THE COMMERCIAL GENERAL (C-G) ZONE AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15301(A) (CASE NO. 2025-02)**

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**THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:**

**SECTION 1:** The applicant, 183 Pioneer & Arline LLC, filed an application with the City of Artesia requesting approval of a request for a Design Review and Variance to modify the exterior façade of an existing two-story, 14,430 square foot commercial building and the installation of two major signs totaling 200 square feet, in conjunction with a Variance request to for a maximum 58" sign text height, instead of a maximum 48" and 68" at 18300 Pioneer Boulevard in the Commercial General (C-G) Zone ("Project").

**SECTION 2:** AMC Section 9-2.2002(a)(1) provides that any building or structure requiring a building permit that is located on a site in any zone other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1) or Medium Density Residential (M-D-R) Zones, or the Multiple Family Residential (M-R) Zone only if the building or structure is a one-family dwelling unit, shall be subject to the design review approval process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code.

**SECTION 3:** AMC Section 9-2.1705(b) states that the Planning Commission shall hear and decide all applications for a variance to the provisions of this chapter and shall hold a duly noticed public hearing on each such application, subject to the Variance approval process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code.

**SECTION 4:** The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, May 20, 2025, to consider this

application (Case No. 2025-02), and following the receipt of public testimony, closed the public hearing.

**SECTION 5:** The Planning Department has determined that the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines Pursuant to Section 15301(a) because the Project only involves interior and exterior alterations to an existing commercial building. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs in staff's determination of exemption.

**SECTION 6:** Pursuant to AMC Section 9-2.2005 and based on all the evidence in the record, the Planning Commission finds that the evidence presented does justify the granting of this design review for exterior façade changes (Case No. 2025-02) for the following reasons:

1. **Consistency with City's General Plan, Any Applicable Specific Plan, Design Guidelines and Development Standards:** The proposal will update the aesthetics of an existing building. The design and layout of the proposed Project is consistent with the design guidelines with the approval of a Variance request. The proposed Project is consistent with the Artesia General Plan 2030 and, in particular, Community Policy LU 2.2 and 2.4 of the Land Use Sub-Element of the City of Artesia General Plan 2030. Community Policy LU 2.4 states "Ensure that the distinct character of Artesia's neighborhoods are preserved and reflected in all new development and redevelopment projects." The proposed Project complies with this policy requirement as the architectural design and scale of the proposed project will be compatible with elements of other surrounding properties in the neighborhood. The design and layout of the proposed Project is consistent with the applicable development standards set forth in the Zoning Code. The project consists of the overarching objectives for the City's Design Guidelines, including the following:

- The project will incentivize the remodel and improvements to an older commercial building. Specifically, the exterior of the existing building will be extensively remodeled to accommodate the proposed use, while incorporated signage into the design; for example, the existing granite façade will be removed and replaced with new building façade materials consisting of white aluminum and burgundy-colored accented walls behind the jewelry brand logos and colored-accented entrance that generally fall within the City of Artesia color Guidelines as adopted by the City Council. The current mansard roof line will be replaced with a flat roof line giving it a new modern architectural style.

- The project will promote adaptive reuse of existing sound and unique properties. Specifically, the project site is a corner lot, and the proposed project will result in a high visibility development as envisioned in the Municipal Code and General Plan.
- The project will employ specific site and building design standards to promote sustainable development. Specifically, the applicant has proposed a design for the project that is architecturally unique, environmentally sensitive, and innovative.
- The project will enhance crime prevention through physical improvements and expanded/targeted resources. Specifically, appropriate on-site security measures, including lighting, and on-site closed-circuit TV security monitoring (if necessary).

**2. Design is Appropriate to the Size and Shape of Lot and is Compatible and Harmonious with Uses and Structures on Adjacent Properties Harmonious with Uses and Structures on Adjacent Properties:** The design of the proposed Project, including the layout, size, shape, mass, height, architectural elements and other design factors, is appropriate to the size and shape of the subject lot, as the development standards and design guidelines provided in the Zoning Code result in the implementation of a high-quality development consistent with the Zoning Designation.

The design is compatible and harmonious with surrounding structures and uses. The proposed modifications include accents to the façade at two locations with focal elements intended to draw the observer's eye to the jewelry brand sign and images. The new roof will have a height of 29 feet, which is generally taller than the existing structure but comparable to nearby buildings. The mass and bulk of the new façade is appropriate for the site and is compatible and harmonious with the heights, mass and bulk, color and material treatments found on other buildings along Pioneer Boulevard in the City Center Mixed-Use Land Use Designation of Artesia

The proposed Project will be required to comply with all conditions of approval, including addressing the various operational activities on the property and reducing potential nuisance impacts between the Project and neighboring properties, and all Building & Safety, Engineering/Public Works and County Fire Department requirements. The permit and inspection process will ensure that the proposed Project complies with local regulations and development codes.

**3. Design Incorporates High Quality Building Materials, Design Elements, Colors and Textures:** The design of the proposed Project will provide a desirable environment for the business operators, the visiting

public, and the neighbors of the subject site through good aesthetic use of high-quality building materials, design elements, colors, and textures. The project is architecturally unique, environmentally sensitive, and innovative in the use of materials. The project's design contributes an upgraded building aesthetic to Pioneer Boulevard at a scale that is compatible with its surroundings. As such, it will positively contribute towards Pioneer Boulevard being a destination for the visiting public and neighboring sites through the presence of high-quality building materials, good design that relates to the street and public sidewalk, and varied use of color, materials, and eye-catching signs complement the contemporary building aesthetic.

**4. The Building Materials and Design Features are of a Quality and Type that will Remain Aesthetically Appealing Over Time without Necessitating Frequent and Unrealistic Maintenance or Replacement:**

The applicant has proposed a design for the project that is architecturally unique, environmentally sensitive, and innovative in the use of materials. The proposed design features of the project are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. The design of the proposed Project will provide a desirable environment for its customers as well as its neighbors through good aesthetic use of materials, textures, and colors that remain appealing and will retain a reasonably adequate level of maintenance over time.

**SECTION 7:** Pursuant to AMC Section 9-2.2005 and based on all the evidence in the record, the Planning Commission finds that the evidence presented does justify the granting of this design review for major wall signs (Case No. 2025-02) for the following reasons:

- 1. Consistency with City's General Plan, Any Applicable Specific Plan, Design Guidelines and Development Standards:** The proposed major wall signs are consistent with the General Plan's goals and policies with the incorporation of a sign height variance. The signs will clearly identify the businesses within the subject building and allow both major signs to integrate seamlessly with the building façade changes, thereby enhancing the overall aesthetic without drawing undue attention to the signs, advertising or displays. Additionally, the signs are designed to fit perfectly, ensuring that signs are presented clearly without cluttering the façade.
- 2. Design is Appropriate to the Size and Shape of Lot and is Compatible and Harmonious with Uses and Structures on Adjacent**

**Properties Harmonious with Uses and Structures on Adjacent Properties:** The signs are appropriate in size, scale, and shape with the subject building, and complement the design and materials of the subject building. The signs will be placed within the most appropriate spaces on the building's façade and seamlessly blend with the building design. The sizes of the signs are proportional to the size and scale of the building.

3. **Design Incorporates High Quality Building Materials, Design Elements, Colors, and Textures:** The major wall signs proposed will be high quality internally illuminated channel letter signs; the illumination will be stationary and constant in intensity and color. All signs coordinate with each other to enhance the overall development.
4. **The Building Materials and Design Features are of a Quality and Type that will Remain Aesthetically Appealing Over Time without Necessitating Frequent and Unrealistic Maintenance or Replacement:** The materials and design features of the major wall signs are of a quality and type that will remain aesthetically appealing over time. The conditions of approval will require the applicant/property owner to maintain the channel letter signs by replacing any burnt-out lights within the channel letters and to replace any faded faces.

**SECTION 8:** Pursuant to AMC Section 9-2.1705(b) and based on the evidence in the record and all other applicable information presented, the Planning Commission finds that the evidence presented does justify the granting of this variance (Case No. 2025-02) for two major wall signs to exceed maximum text height for the following reasons:

1. **There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone:** There are exceptional and extraordinary circumstances or conditions applicable to the project that do not apply generally to other properties in the same vicinity and zone. The vertical proportionality of a sign should be considered for wall signs to ensure they complement the mass of the proposed building façade. The height restrictions for wall signs unintentionally place limitations on signs that better complement a building façade. Thus, allowing the property owner to utilize a larger text height on a remodeled commercial building will allow the signs to better complement the changes to the building façade with well-placed larger signs and majestic displays complementing the building's new façade and extended building height.
2. **The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties**

**in the same vicinity and zone but which is denied the owner of the subject property;** The requested variance is necessary for the preservation and enjoyment of substantial property rights that are possessed by owners of other properties in the same vicinity and zone, but which are denied to the owner of the subject property due to the unintentional restrictions placed on maximum permitted sign text height in relation to building length/height/mass.. The sign height should be reflective of the scale of the building in relation to the business frontage. The maximum text height limitation in this case places limitation on sign height and unintentionally limits text heights that are compatible with the building design. The code limitation compromises the applicant's ability to promote the jewelry store in a manner that is comparable to surrounding businesses. The variance will allow the property owner to install signage that is consistent with nearby properties, thereby allowing the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity.

3. **The granting of the variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity;** The granting of the variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity. The intent of the Artesia Municipal Code is to minimize impacts to the greatest extent possible. Approving the variance to allow the height of the sign text to exceed the permitted maximum of 48 inches would not impose any burden on the general public, since the proposed wall sign text will be proportional in size and scale to the other surrounding architectural features and complement the building design. The updated façade and its extended height would create a welcoming update to a portion of the street that narrows southbound on Pioneer Blvd., where the subject site is located. Adding larger signs invites the community to this portion of the street to partake in retail shopping and professional services.
4. **The granting of this variance does not constitute a special privilege to the applicant.** The granting of this variance does not constitute a special privilege to the applicant, to allow the signs to deviate from the applicable requirements of the development code. The proposed major wall signs will deviate from development code standards to ensure proportional in scale to the business frontage vertically and horizontally. This allows both signs to complement the mass of the proposed building façade. Based on the sign illustrations presented to staff, the Kalyan Signs and images would be proportional to the building façade. As such, the variance will allow the applicant to place signage similar in size and scale



of surrounding property owners and will not grant a special privilege not available to nearby property owners.

**SECTION 9:** Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby approves the design review and variance for Case No. 2025-03, subject to the following conditions:

1. This is an approval of a request for a Design Review and Variance to modify the exterior façade of an existing two-story, 14,430 square foot commercial building and the installation of two major signs totaling 200 square feet, in conjunction with a Variance request to for a maximum 58" sign text height, instead of a maximum 24" and 48" at 18300 Pioneer Boulevard in the Commercial General (C-G) Zone
2. Plans to upgrade the building façade and associated signage shall be submitted prior to the issuance of the final signature by the Building and Safety Inspector.
3. A plan for improvements to the existing landscape shall be submitted and approved prior to the issuance of the final signature by the Building and Safety Inspector. Landscape improvements shall be subject to Article 15 and 15.5 of the Artesia Municipal Code.
4. All HVAC and mechanical equipment, whether on the roof or on the ground, will be screened from the public right of way with a material similar in appearance to the adjacent structure.
5. A trash enclosure facility shall be constructed to meet the requirements outlined in the Artesia Municipal Code. The applicant will provide drawings to the Community Development Director or his/her designee for approval.
6. The applicant shall provide a detailed landscape plan for the Community Development Director or his/her designee for approval prior to the issuance of building permits. Landscape and streetscape will be required to be consistent with the Design Standards and Guidelines. Landscaping must be completed in accordance with the approved landscape plan prior to the issuance of the Certificate of Occupancy.
7. Displays, and/or ads associated with the jewelry store or bank shall not flash, rotate, or include off-site advertisement.
8. Any request to modify the conditions contained herein shall require submittal of an application to modify Case No. 2025-03 and approval by the City of Artesia Planning Commission.
9. The improvement of the building authorized by this approval shall commence on the subject site within one (1) year of this approval, unless

otherwise specified. If construction and improvements are not commenced within that period of time, this approval shall be null and void. However, the Planning Commission may extend such expiration date for a period not to exceed one (1) year if the Applicant submits a written request for an extension at least thirty (30) calendar days prior to the expiration date.

10. If any condition of this approval is violated, this approval shall be suspended and the privileges granted hereunder shall lapse, provided that the Applicant and property owner has been given written notice to cease such violation for a period of thirty (30) calendar days.
11. All requirements of the AMC that apply to the subject project and the Commercial General (C-G) Zone shall be met, unless otherwise set forth in these conditions.
12. Prior to submittal of plan check, the Applicant and property owner shall sign a letter prepared by the City entitled "Affidavit of Acceptance of Conditions," which acknowledges all of the conditions imposed herein and the Applicant's acceptance of this approval subject to these conditions.
13. This approval may be modified or revoked by the Planning Commission should it determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, safety or welfare, or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
14. The subject site shall comply with all requirements placed on it by the Los Angeles County Building and Safety Department, Los Angeles County Fire Department, and all other regulatory agencies prior to the issuance of building permits.
15. The Applicant and property owner shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing service related to the subject site or improvements of their responsibilities to comply with all pertinent requirements in the AMC, including the requirement that a business license be obtained by all entities doing business in the City.
16. The Applicant and property owner shall comply with all requirements of the Artesia Municipal Code, City ordinances and resolutions, and all standards and policies that were in effect at the time of this approval. Furthermore, the City may impose conditions on subsequently required approvals and permits as authorized by the Artesia Municipal Code, and other applicable ordinances, resolutions, engineering standards, and policies.

17. The property owner and applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this entitlement.
18. Improvements to the subject property shall be constructed in substantial compliance with the submitted site plan, and with the City of Artesia Community Design Guidelines unless modified herein.
19. Any graffiti painted or marked on the subject site or any adjacent area under the applicant's or owners' control shall be removed or painted over within 48 hours of being applied.
20. The applicant and property owner shall repair, patch, and paint over the subject building and site to match the colors of the façade improvements approved by this Design Review approval when needed in order to maintain the subject building and site free from deterioration. All repairs shall be made by the applicant and property owner subject to the satisfaction of Planning Department staff.

**SECTION 10:** The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 20TH DAY of May 2025.

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**Victor Manalo, Chairperson**

**ATTEST:**

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**Sal Lopez, Jr, Interim Community Development Director**

**ROLL CALL VOTE:**

<b>AYES:</b>	<b>COMMISSIONERS:</b>
<b>NOES:</b>	<b>COMMISSIONERS:</b>
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b>
<b>ABSENT:</b>	<b>COMMISSIONERS:</b>



18747 Clarkdale Avenue  
Artesia, CA 90701  
Ph: (562) 865-6262 | Fax: (562) 865-6240

**CITY OF ARTESIA**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

PROPERTY ADDRESS: 18300 PIONEER

**SCHEDULE OF FEES AND CHARGES FOR PLANNING AND ENGINEERING DEPARTMENTS'**

(Effective July 1, 2024)

On December 15, 2020, the City Council adopted Resolution No. 19-2743 and adopted Resolution No. 20-2803. These fees are in effect until Resolution 20-2803 is repealed and/or updated by City Council Resolution.

Expedite fees are an additional 50% of fees, with the exception of a "Special Planning Commission Meeting".

1% General Plan update fee added to the total cost of all permits/fees charged by Planning Department

Permits*	Fee	Collected
Banner Permit	\$ 54.65	
Minor Wall Sign Permit	\$ 170.04	
Temporary Use Permit^	\$ 498.03	
Special Outdoor Use Permit	\$ 413.00	
Downtown Outdoor Use Permit	\$ 413.00	
Incidental Outdoor Use Permit	\$ 413.00	
Fence Permit	\$ 54.65	

Administrative Determinations*	Collected
Administrative Approval	\$ 255.09
Administrative Variance	\$ 485.87
Accessory Dwelling Unit	\$ 1,336.18
Commercial/Industrial Building Paint Color	\$ 145.75
Lot merger/lot line adjustment/lot tie	\$ 1,457.64

Plan Checks/Preliminary Plan Reviews* <sup>2</sup>	Collected
Minor Tenant Improvement (Commercial and other non-single family residential uses)	\$ 364.41
Minor Residential Improvement (remodel with no additional/changed floor area, pool, shed, etc.)	\$ 60.74
Landscape Plan (not approved by Planning Commission, not including engineering/LID fees)	\$ 242.94
Demolition without reconstruction (partial)	\$ 388.70
Demolition without reconstruction (whole)	\$ 692.37
Single Family Residential	
New House <=1500 sq ft	\$ 801.70
New House >1500 sq ft	\$ 1,044.65
Addition (including building permit only ADU) <=400 sq ft	\$ 242.94
Addition (including building permit only ADU) 400 sq ft>1,200 sq ft	\$ 364.41
Addition >1000 sq ft	\$ 485.87
Interior Remodel (relocation of walls/changing rooms, etc.) <=1500 sq ft	\$ 303.68
Interior Remodel (relocation of walls/changing rooms, etc.) >1500 sq ft	\$ 364.41
Commercial/Non-Residential/Multifamily (fees in addition to Design Review)	
New building <=5000 sq ft	\$ 641.02
New building > 5000 sq ft	\$ 875.73
Addition (with or without remodel) <=2000 sq ft	\$ 689.86
Addition (with or without remodel) 2000 > 10000 sq ft	\$ 857.86
Addition (with or without remodel) > 10000 sq ft	\$ 1,022.29
Interior Remodel: Total Floor area <+2500 sq ft	\$ 509.95
Interior Remodel: Total Floor area 2500>6000 sq ft	\$ 679.12
Interior Remodel: Total floor area > 6000 sq ft	\$ 962.71

Entitlements, Legislative Changes and Planning Commission approvals* <sup>A</sup>	Collected
Determination of Unlisted Use	\$ 2,465.85
Conditional Use Permit / Modification to Conditional Use Permit	\$ 3,376.88
Variance / Modification to Variance	\$ 3,376.88
Design Review	\$ 2,587.33
Zone Change	\$ 3,765.60
General Plan Amendment	\$ 4,093.57
Zoning Ordinance (Code) Amendment	\$ 4,239.35
Tentative/Final Tract Map 4 or less new lots	\$ 3,650.21
Tentative/Final Tract Map 5 or more new lots	\$ 3,650.21
Non-public hearing item requiring Planning Commission approval (e.g., Landscape Plan)	\$ 1,554.81

183 PIONEER & ARLINE LLC  
18300 PIONEER BLVD  
ARTESIA CA 90701

106  
10-0736/0260

DATE 3/7/25

PAY TO THE ORDER OF City of Artesia

\$ 11,852.99

Eleven Thousand Eight Hundred Fifty Two 99/100

DOLLARS

HAB BANK  
150 East 45th Street  
New York, NY 10017  
www.hab.bank

Vernon A. G. G. G.

KALYAN JEWELER

0010802421050 0010802421050

0501421050

By: Planning Dept.

Cash

Credit Card

100 DOLLARS

\$ 11,852.99

DATE 3/7/25

183 PIONEER & ARLINE LLC  
18300 PIONEER BLVD  
ARTESIA CA 90701

106  
10-0736/0260

Credit Card

Cash

Check #

106

Requested by:

Bill Rodriguez

18747 CLARKDALE AVENUE  
ARTESIA, CALIFORNIA 90701  
(562) 865-6262



City of Artesia

Fee: \$9.44

Deposit:

FOR: Design Review, Variance, Modification to Conditional Use Permit

Dollars \$ 11,852.99

Address 18300 Pioneer Blvd.

Received of Kalyan Jewelers

DATE March 11, 2025

17871



18747 Clarkdale Avenue  
Artesia, CA 90701  
Ph: (562) 865-6262 | Fx: (562) 865-6240

# CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

## APPLICATION FOR:

(check one of the following)

☒ Design Review    ☐ Conditional Use Permit    ☐ Determination of Unlisted Use    ☐ Variance

(For Departmental Use Only)

Case No: 2025-02    Resolution No. \_\_\_\_\_    Hearing Date: \_\_\_\_\_  
Fee \$: 11852.99    Date Received 3/7/25    Receipt No: 11871  
Received By: DAVID RODRIGUEZ

(Please Print or Type Legibly)

Name of Applicant: 183 PIONEER AIRLINE LLC (KOKA)    Phone: \_\_\_\_\_

Mailing Address: 18300 PIONEER ARTESIA    CA  
(Street)    (City)    (State & zip code)

Legal (Property) Owner: 183 PIONEER AIRLINE LLC    Phone: 562-881-7777

Mailing Address: 18300 PIONEER BLVD, ARTESIA, CA 90701  
(Street)    (City)    (State & zip code)

Email Address: REALTYSPECIALTIES01@GMAIL.COM

Purpose of Request: REMODEL EXTERIOR  
(A letter of intent may be attached)

Project Address: 18300 PIONEER    Zoning: C-G

Existing Land Use: CITY CENTER MIXED USE  
(Describe Current Use of Subject Site)

Legal Description: \_\_\_\_\_  
(Give exact legal description as recorded in the office of the County Recorder, may be attached separately)

Assessor's Parcel Number(s): \_\_\_\_\_

### CONDITIONAL USE PERMIT:

This Conditional Use Permit is requested for the following reasons (findings):

- 1) The proposed conditional use is not in substantial conflict with the General Plan as follows:

CONTEMPORARY LOOK - NEW DESIGN



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## CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

- 2) The proposed conditional use will not adversely affect the health, safety and general welfare as follows:

SAME USE

- 3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood as follows:

N/A

- 4) The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate:

N/A

Does the proposed use require a Determination of Unlisted Use?

NO ☒ YES ☐ (If YES, explain the proposed use below)

### VARIANCE:

This Variance is requested for the following reasons (findings):

- 1) There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone as follows:

N/A

- 2) The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone but which is denied the owner of the subject property. These circumstances are:

N/A





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# CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

- 3) The granting of this Variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity as follows:

N/A

- 4) The granting of this Variance does not constitute a special privilege to the applicant:

N/A

Are there any deed restrictions on the subject property that would prohibit any use permitted by said variance?

NO ☒ YES ☐ (If YES, attach data)

(Please check all that apply)

### DESIGN REVIEW:

- ☒ Site Plan ☒ Signs  
☒ Façade Improvements ☐ Landscape Plan

This Design Review is requested for the following reasons (findings):

- 1) The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter as follows:

ITS CONSISTENT.

- 2) The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties as follows:

APPROPRIATE TO THE SIZE AND COMPATIBLE  
OR SUPERIOR TO ADJACENT PROPERTIES



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## CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

- 3) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features as follows:

AS DESIGNED

- 4) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement

THEY ARE OF GOOD QUALITY

### IMPORTANT

*Any false or misleading information shall be grounds for denying this application.*

Signature of Applicant: [Signature]

Date: 3/21/25

Signature of Property Owner: [Signature]

Date: 3/21/25

(Written authorization may be attached)

My name is **Venkatesh Koka**, and I am writing to formally submit a request on behalf of **Kalyan Jewelers** and **HAB Bank** regarding the proposed remodeling of the **Bank Building**.

This building, previously occupied by **Wells Fargo Bank** and later by **Cerritos Valley Bank**, will soon be home to **HAB Bank**, restoring its long-standing identity as a bank building. Additionally, **Kalyan Jewelers**, one of the largest jewelry brands in India with over **300 stores worldwide**, will be occupying **half of both the upstairs and downstairs space** in the building.

**Kalyan Jewelers** is projected to generate approximately **\$1 million in revenue per month**, significantly contributing to the city's sales tax revenue. The expected **0.5% increase in city tax revenue** will be especially beneficial following the tax adjustment approved in the **November election**.

A **signature feature** of Kalyan Jewelers is its **illuminated digital signage**, displayed at the entrance of all its stores worldwide. As part of their branding, they are requesting approval to install an **LED sign** at this location. This signage is an integral part of their brand identity, enhancing visibility and attracting customers, particularly within the strong **Indian community in Artesia and its surrounding areas**.

The **Bank Building** has **ample parking space** and is well-equipped to accommodate both **HAB Bank** and **Kalyan Jewelers**. Given the significance of this project to the city's **economy and community**, we kindly request approval for **exterior remodeling** and the **installation of an LED sign for Kalyan Jewelers**, as it is a vital component of their brand identity.

Please let us know if any additional information is required. We appreciate your time and consideration and look forward to your response.

↓  
AZC





PIONEER & 183rd ST VIEW



183rd ST VIEW

TENANT  
IMPROVEMENT  
18300 PIONEER BLVD  
ARTESIA CA, 90701



VICINITY MAP

ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA GREEN BUILDING STANDARD CODE

APN #	7040-07--007
LOT SIZE	30,806 SF
(G) BUILDING SQ. FT.	14,430 SF
(E) PARKING	51 STALLS
LANDSCAPE PROVIDED	1,300 SF
EXISTING OFFICE AREA	5,210 SF
TENANT AREA (BANK)	3,504 SF
PROPOSED RETAIL AREA (CLEANLINE)	5,696 SF
OFFICE PARKING RATIO 1/250	30 STALLS
RETAIL PARKING RATIO 1/250	23 STALLS
PARKING REQUIRED	53 STALLS
PARKING PROVIDED	54 STALLS

BUILDING DATA

DESIGNER: GONZALO HERRERA  
245 N COUNTRY CLUB RD  
GLENORA, CA 91741  
(626) 533-6120

OWNER: REALTY SPECIALTIES  
18300 PIONEER BLVD  
ARTESIA, CA 90701  
(562) 809-5652

CONSULTANTS

T-1	RENDERS	A-5	PROPOSED ELEVATIONS
T-2	PROPOSED SITE PLAN	A-6	PROPOSED ELEVATIONS
L-1	EXISTING SITE PLAN	A-7	COLOR ELEVATIONS
L-1	LANDSCAPE PLAN	A-8	COLOR ELEVATIONS
A-1	EXISTING FLOOR PLAN	A-9	DETAILS
A-2	EXISTING ELEVATIONS		
A-3	EXISTING ELEVATIONS		
A-4	PROPOSED FLOOR PLAN		

INDEX

PROJECT TITLE

TENANT  
IMPROVEMENT  
18300 PIONEER BLVD  
ARTESIA, CA 90701

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

RENDERS

DESIGNER

G. H.

DATE

4/26/25

SHEET NO.

T-1

OF

GONZALO HERRERA

ag

concepts

245 N COUNTRY CLUB RD  
GLENORA, CA 91741

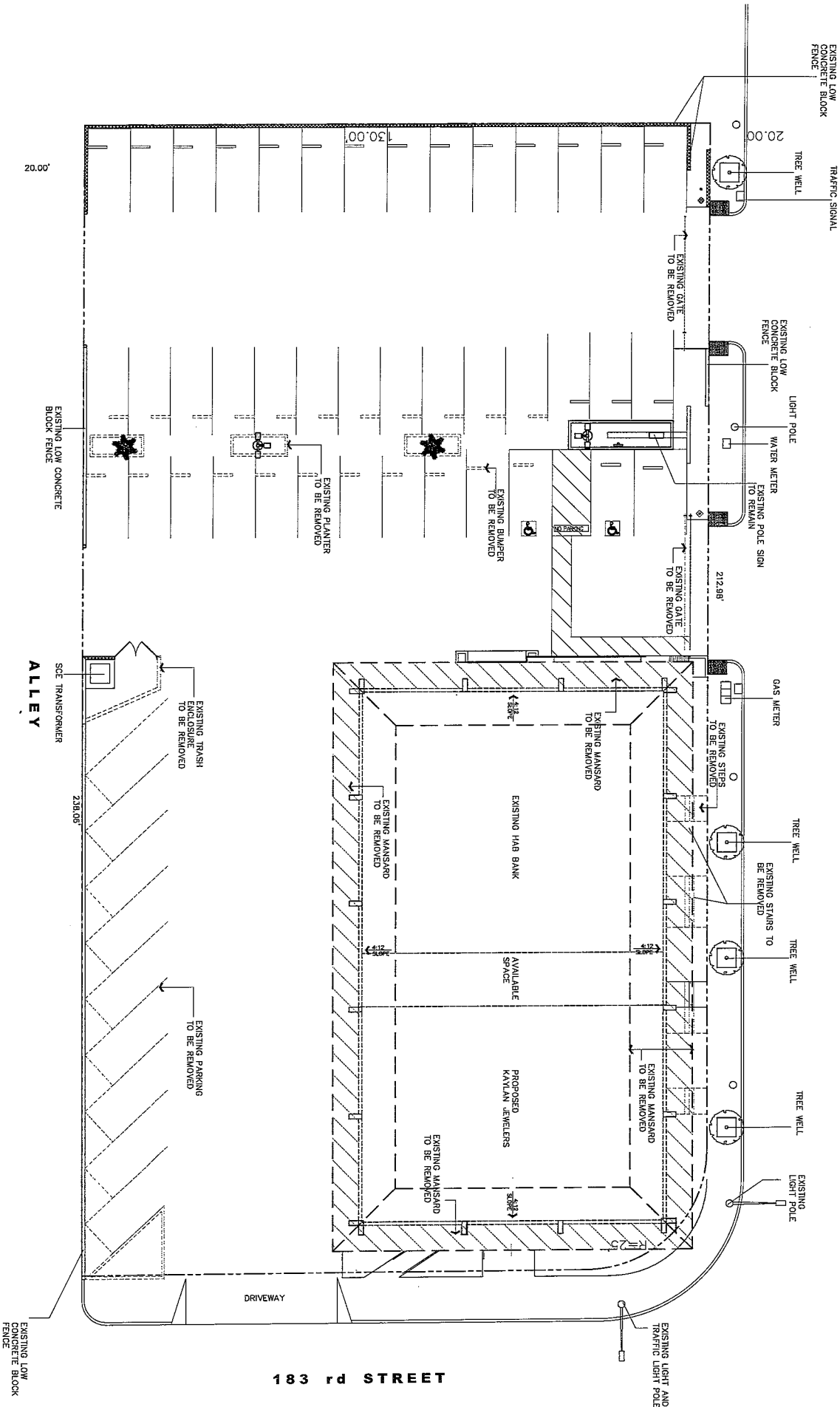
TEL: 626 633 6120

ggonzalez@agdesignstudio.com

DESIGN STUDIO



PIONEER BLVD



183 rd STREET

ALLEY

EXISTING SITE PLAN

SCALE 1" = 10'-0"

PROJECT TITLE

TENANT  
IMPROVEMENT

18300 PIONEER BLVD  
ARTESIA, CA 90701



SHEET TITLE

EXISTING  
SITE PLAN

REVISIONS

NO. DATE DESCRIPTION

DRAWN: G. H.  
CHECK: J. H.  
DATE: 4/28/25  
SCALE: AS SHOWN  
JOB NO.

SHEET NO.

T-3





LANDSCAPE PLAN

SCALE 1" = 10'-0"



PROJECT TITLE

**TENANT  
IMPROVEMENT**

**18300 PIONEER BLVD  
ARTESIA, CA 90701**



GONZALO HERRERA

385 N COUNTRY CLUB RD  
GILLESPIE, CA 91701

TEL: 951-241-4101

DESIGN STUDIO

SHEET TITLE  
**LANDSCAPE  
PLAN**

REVISIONS

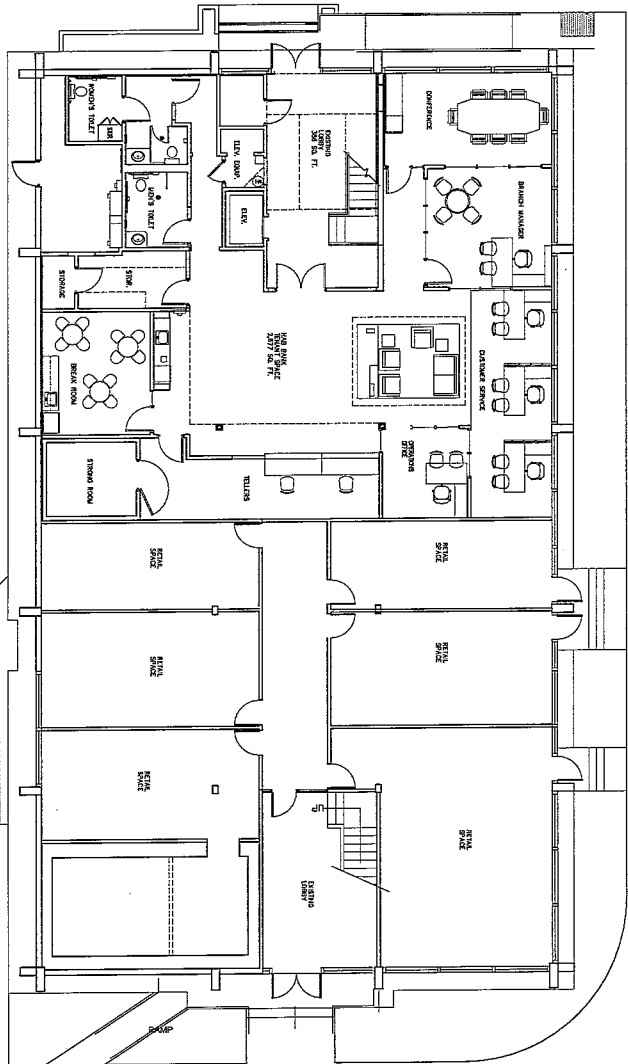
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DESIGNER G. H.

DATE 4/25/25

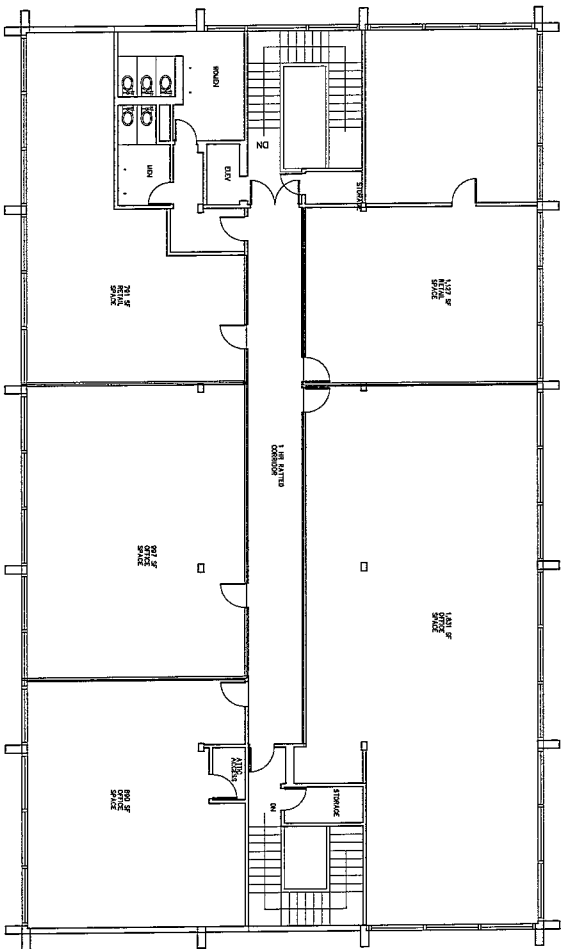
SCALE AS SHOWN

SHEET NO. L-1



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



PROJECT TITLE

TENANT  
IMPROVEMENT  
18300 PIONEER BLVD  
ARTESIA, CA 90701

GONZALO HERRERA



2500 COUNTRY CLUB RD  
GLENNDALE, CA 91201  
TEL: 626.823.9132  
www.agconceptsdesignstudio.com

DESIGN STUDIO

SHEET TITLE

EXISTING  
FLOOR PLAN

REVISIONS

NO. DATE DESCRIPTION

DATE: 4/28/25

SCALE: AS SHOWN

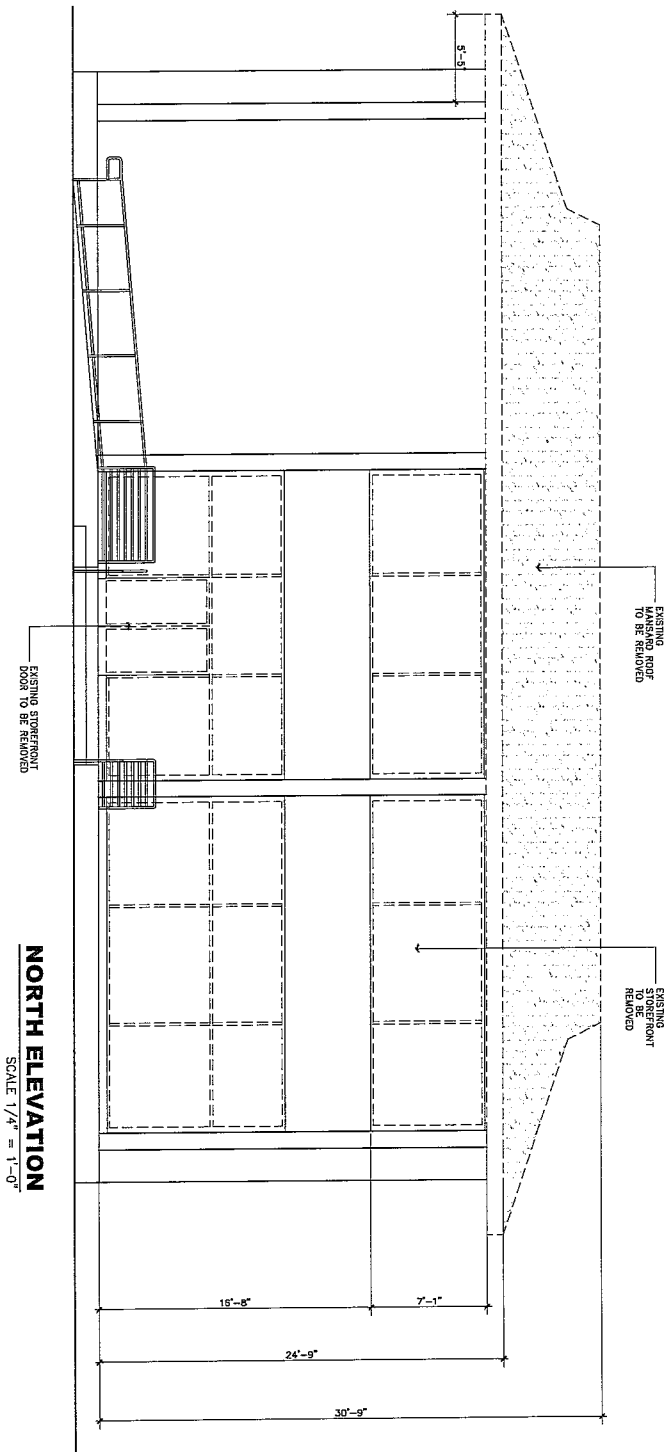
DATE: 4/28/25

SHEET NO. A-1

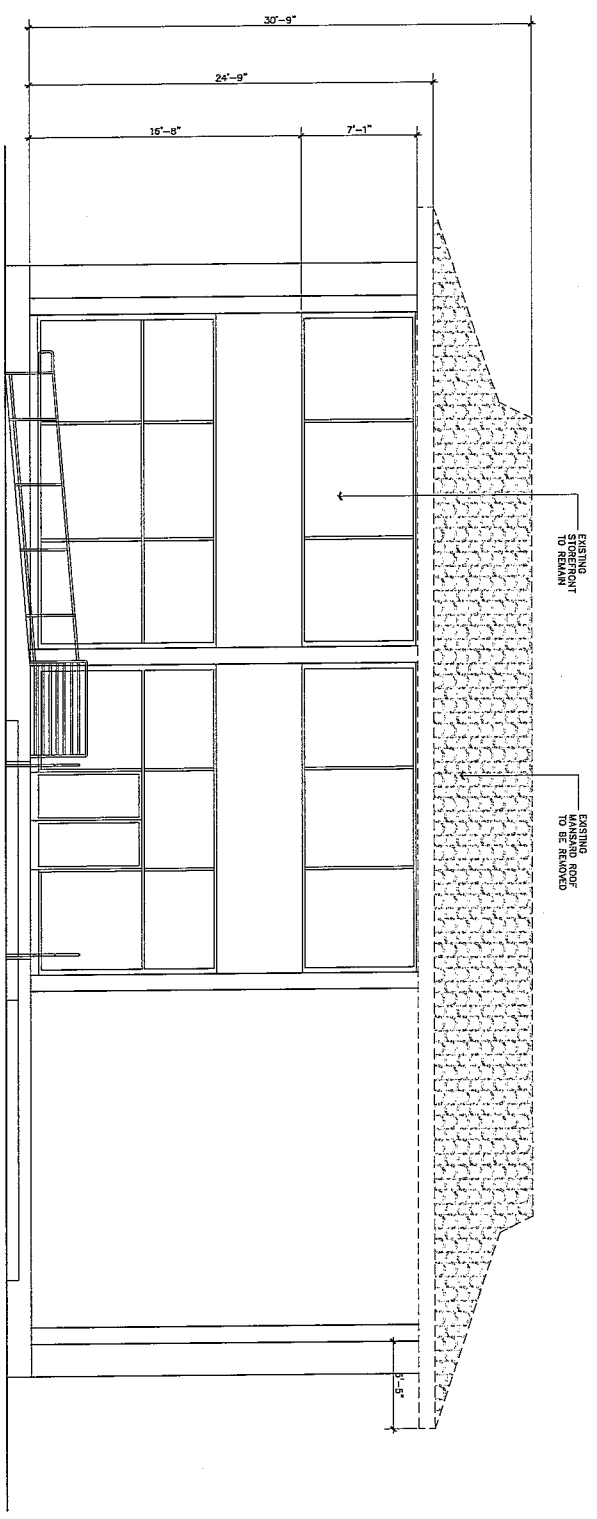
A-1







**NORTH ELEVATION**  
SCALE 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"

SHEET TITLE  
**EXISTING ELEVATIONS**

REVISIONS	
NO.	DATE DESCRIPTION

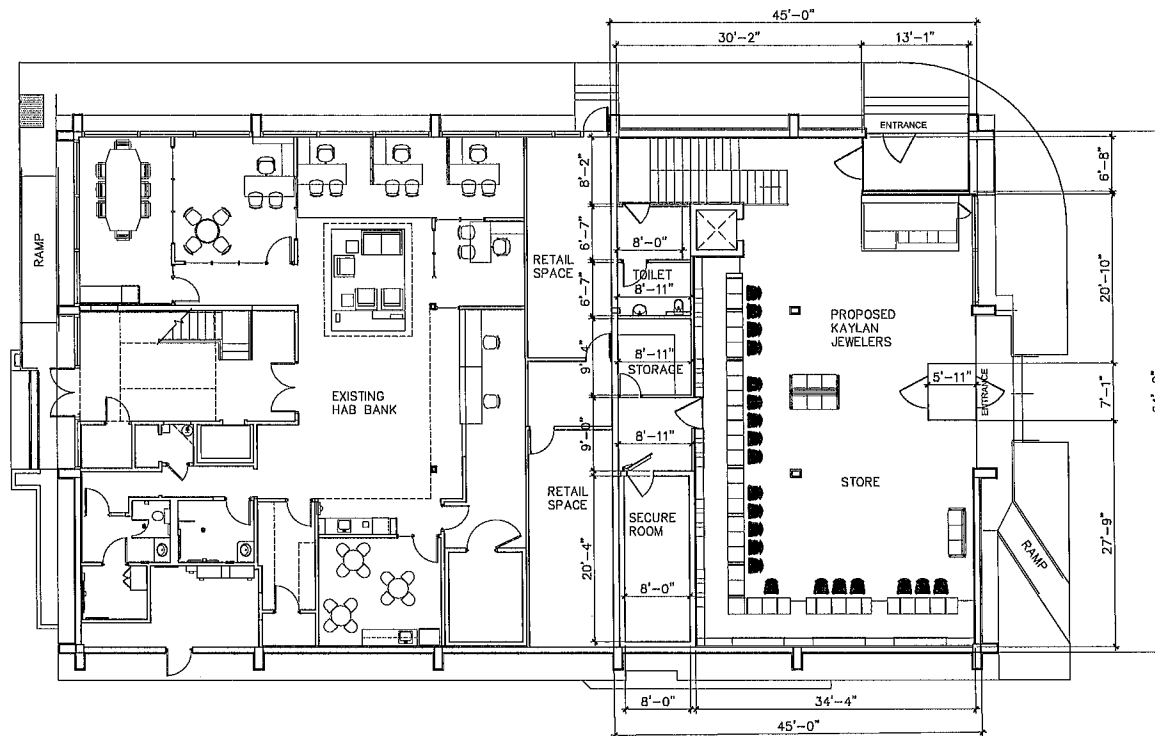
DRAWN: G. H.  
CHK: J. H.  
SCALE: AS SHOWN  
JOB NO. 18300-PIONEER-ARTESIA

DATE: 4/28/25  
SHEET NO. **A-3**  
OF 3

PROJECT TITLE  
**TENANT IMPROVEMENT**  
18300 PIONEER BLVD  
ARTESIA, CA 90701

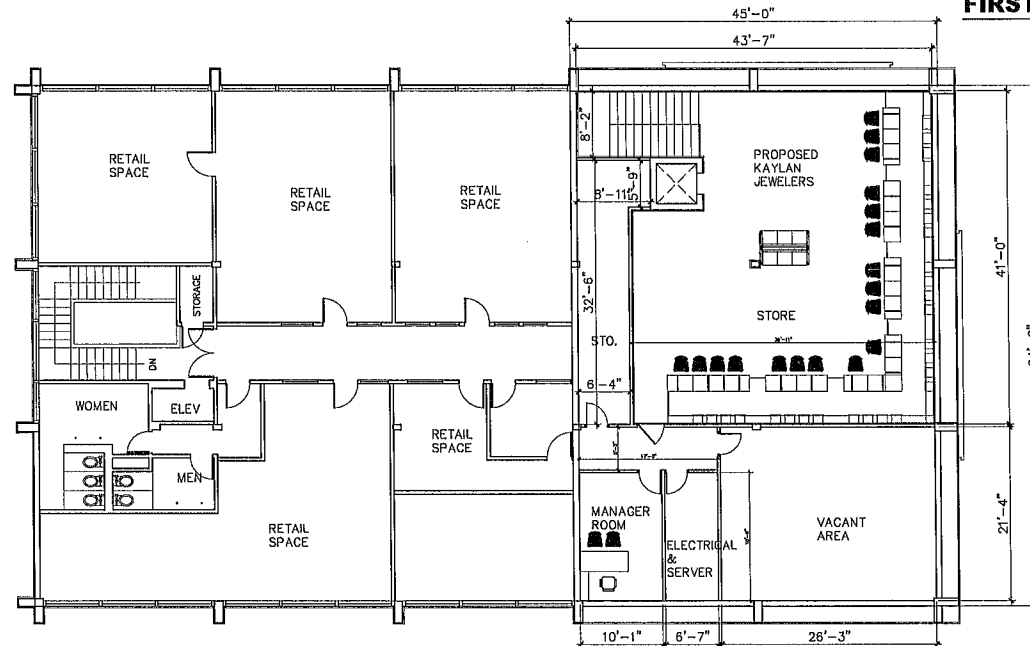
GONZALO HERRERA  
concepts  
245 N. COUNTRY CLUB RD.  
GLENDALE, CA 91201  
TEL: 626.521.9120  
ggonzalezherrera.com

DESIGN STUDIO



**FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"



**SECOND FLOOR PLAN**

SCALE 1/8" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN G. H.

CHK.

APP.

SCALE AS SHOWN

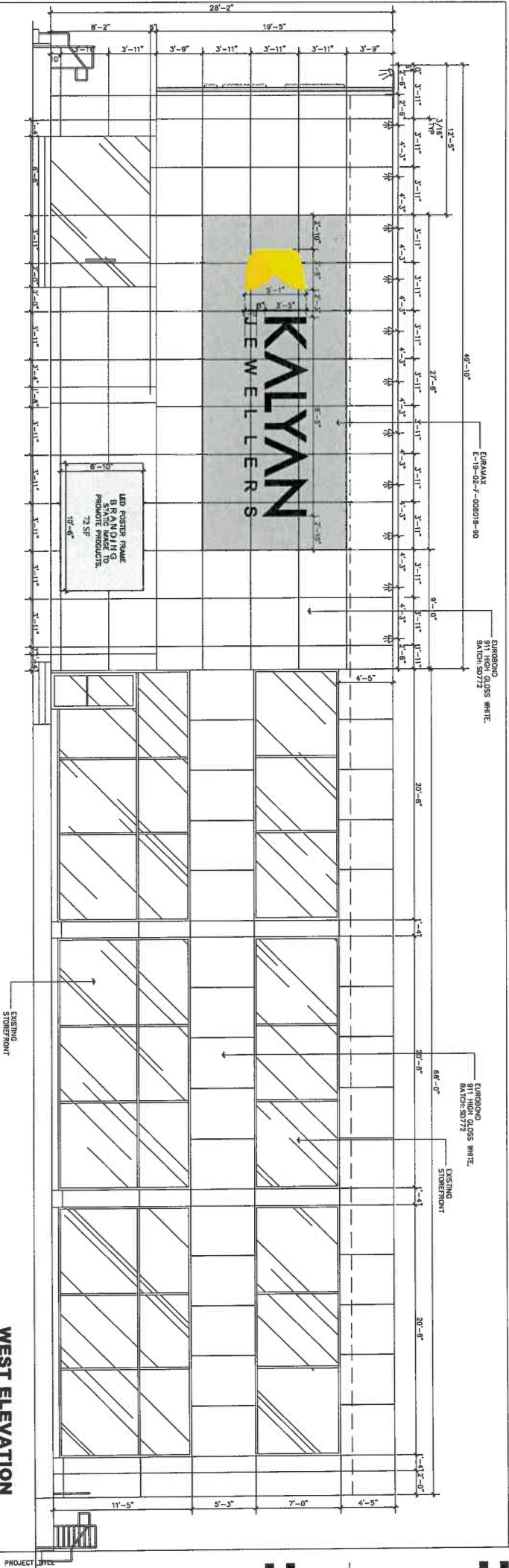
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DATE 4/28/25

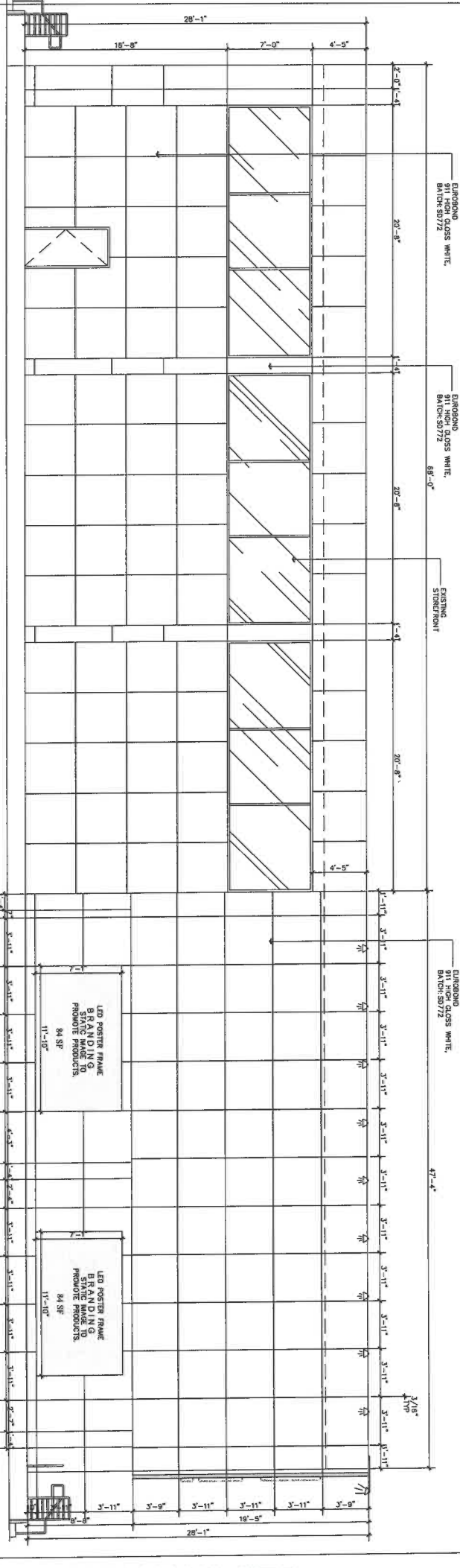
SHEET NO.

**A-4**

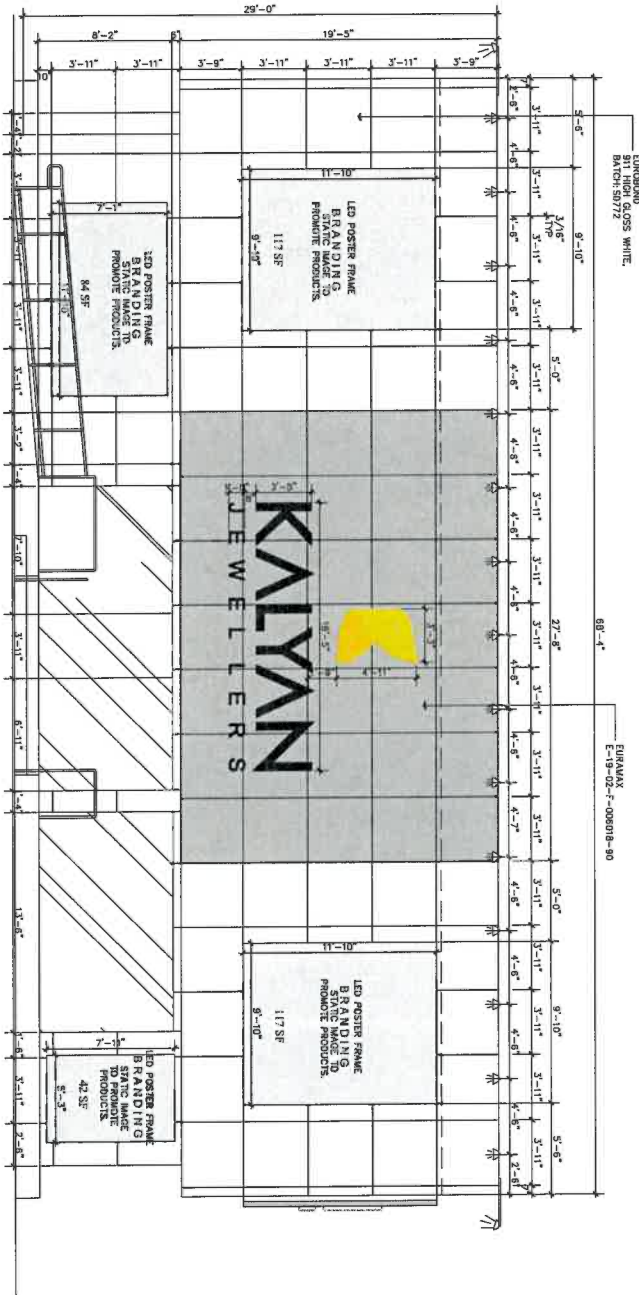
OF



WEST ELEVATION  
SCALE 1/4" = 1'-0"

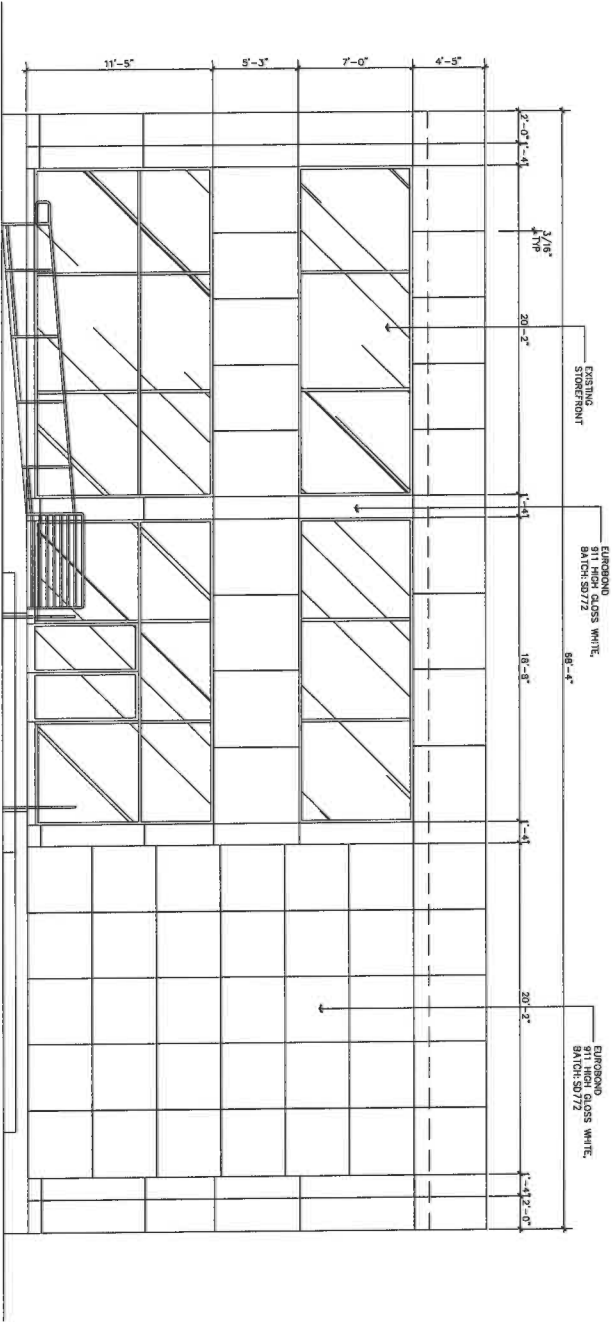


EAST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROJECT TITLE

TENANT  
IMPROVEMENT  
18300 PIONEER BLVD  
ARTESIA, CA 90701



SHEET TITLE  
ELEVATIONS

REVISIONS

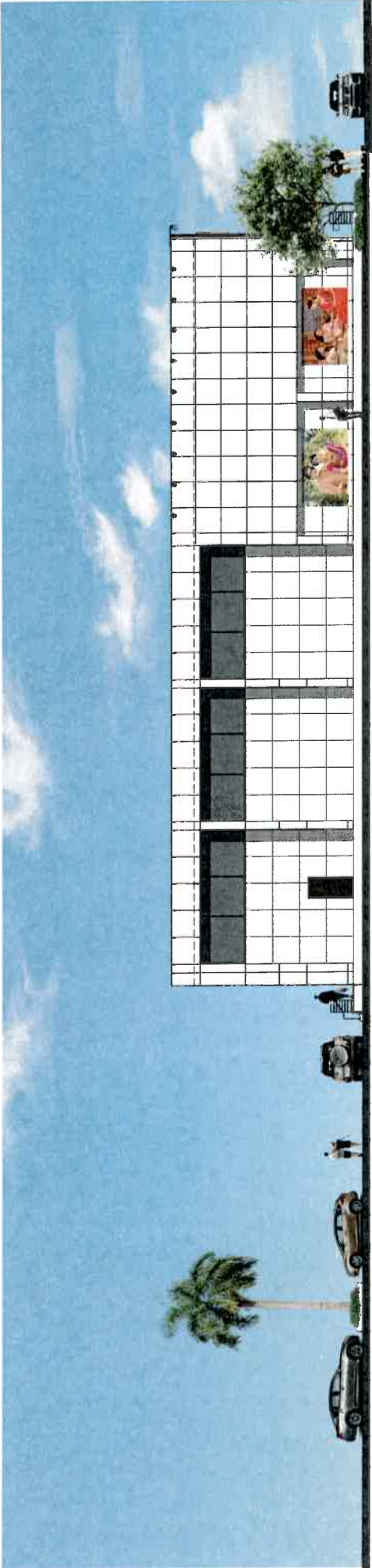
NO. DATE DESCRIPTION

DESIGN G. H.  
DATE 4/28/25  
SCALE AS SHOWN  
SHEET NO. A-6





**WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

**COLOR  
ELEVATIONS**

SHEET TITLE

REVISIONS	
NO.	DATE DESCRIPTION

DESIGN	G. H.
DATE	
SCALE	AS SHOWN
JOB NO.	
DATE	3/1/25
SHEET NO.	

**A-7**  
OF

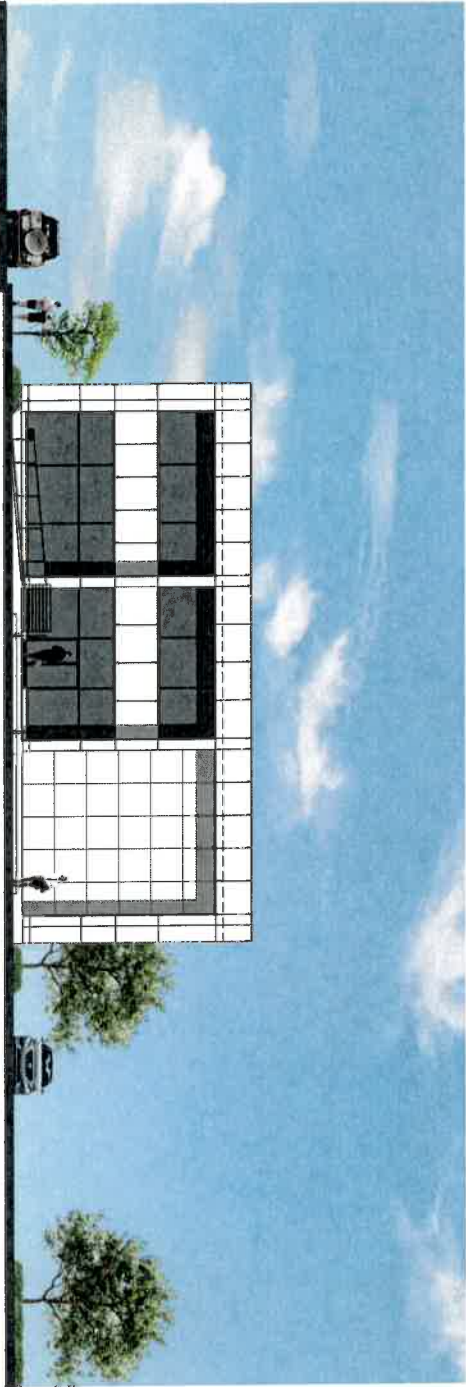
**TENANT  
IMPROVEMENT**  
18300 PIONEER BLVD  
ARTESIA, CA 90701

PROJECT TITLE



**NORTH ELEVATION**

SCALE 1/8" = 1'-0"



**SOUTH ELEVATION**

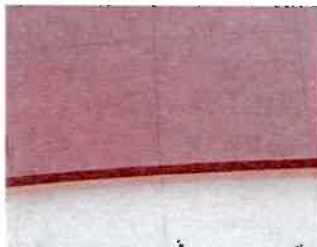
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## MATERIAL BOARD

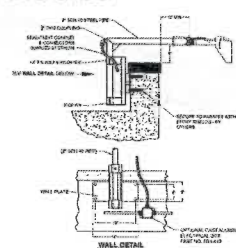
EURAMAX  
E-19-02-F-006018-90



EUROBOND  
911 HIGH GLOSS WHITE,  
BATCH: SD772



MAGNIFLOD  
STANDARD VERSION MF-2168  
PARAPET BRACKET



STANDARD VERSION MF-2168  
ALL BRACKETS ARE HOT DIP GALVANIZED AFTER WELDED FABRICATION

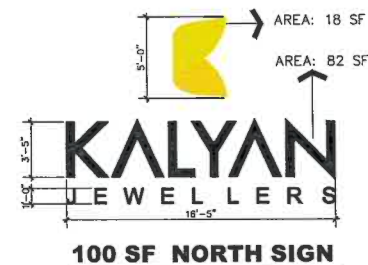
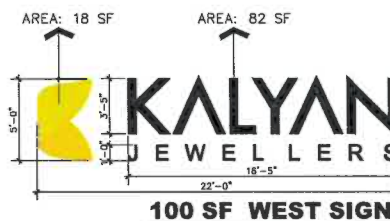
## FOCUSING LIGHT DETAIL



FRAMELESS STOREFRONT

## SIGN AREA

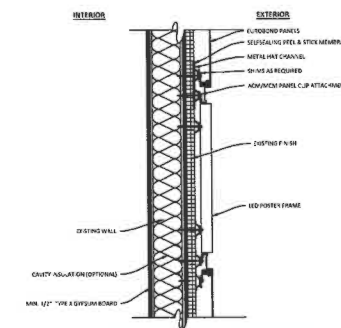
KALYAN JEWELLERS  
BRANDING  
TOTAL OF SIGN  
2 OF 100 SF = 200 SF  
TOTAL OF 7 = 600 SF  
800 SF



SIGN SAMPLE



CHANNEL LETTER DETAIL



LED POSTER FRAME





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## PLANNING COMMISSION AGENDA REPORT

**MEETING DATE:** May 27, 2025

**ITEM NO:** 7B.

**TO:** Honorable Chairperson and Members of the Planning Commission

**SUBJECT:** Case No. 2024-36 - Resolution Regarding Design Review and Conditional Use Permit (CUP)  
Application for 11816 166th Street

**FROM:** Angelique Soliz, Contract Planner

**REVIEWED AND APPROVED BY:**

Sal Lopez, Interim Community Development Director  
Nick Papajohn, Deputy City Attorney  
Abel Avalos, City Manager

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**RECOMMENDATION:**

1. Consider and find that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to Section 15303, Class 3, New Construction given that the project involves new construction of a minor nature in a fully developed area with no sensitive species or habitat affected by the project's scope.
2. Adopt Resolution 2025-04P, Approving a Design Review for a New Single-Story Commercial Building for Two Restaurant Spaces and Conditional Use Permit for Outdoor Patio Dining at 11816 166th Street Within the Commercial General Zoning District (Case No. 2025-36)

**APPLICANT:** Fahim Mansour  
350 S. Crenshaw Boulevard, A-206-A  
Torrance, CA 90503

**LOCATION:** 11816 166<sup>th</sup> Street  
Artesia, CA 90701

**PROPOSAL:**

The applicant is requesting approval of Case No. 2024-36, which includes the following components:

1. New commercial building for 2 restaurant spaces of 1,424 square feet each on a current 13,604 square foot vacant lot; and
2. Conditional Use Permit for outdoor patio dining at 11816 166<sup>th</sup> Street, within the Commercial General Zone.

**DEVELOPMENT SUMMARY:**

**ADDRESS:** 11816 166<sup>th</sup> Street

**ZONING:** General Commercial (C-G)

**GENERAL PLAN DESIGNATION:** Pioneer Boulevard Commercial

**ADJACENT DEVELOPMENT:** NORTH: City of Norwalk

SOUTH: C-G, Auto Center

EAST: C-G, Auto Center

WEST: C-G, Auto Center

**EXISTING USE:** Vacant Lot

**LOT SIZE:** The subject site is approximately 13,604 square feet (.31 acres) in size

**BACKGROUND:**

The subject site is currently a vacant lot, which was previously occupied by the Artesia Drive-In Dairy. The applicant is requesting Design Review approval to construct a new commercial building for two restaurant tenant spaces. The site will be developed as a one-story, 3,987 square foot (SF) commercial shell building with two tenant spaces for restaurant use with two covered outdoor patios for dining. Other proposed site improvements include a trash enclosure, an electrical room, loading zone, landscaping throughout, new block wall fencing, and 19 on-site parking spaces, which satisfies the minimum parking requirements for a restaurant use.

**DISCUSSION:**

The subject site is located on the south side of 166<sup>th</sup> Street slightly east of Pioneer Blvd. The site is located in the C-G (Commercial-General) zone, and pursuant to Section 9-2.3202(a), of the Artesia Municipal Code, a restaurant is a principally permitted use. Pursuant to section 9-2.303(dd) and 9-2.1356(d), the outdoor patio dining is subject to the Planning Commission's approval of a Conditional Use Permit. The site is currently a vacant lot requesting to construct a new commercial shell building with two tenant spaces for restaurant use with outdoor dining. The building will be a new modern style architecture with outdoor trellis patio covers to accommodate outdoor dining as discussed below.

The proposed use is two new tenant spaces that will each occupy 1,424 square feet with approximately 410 square feet of outdoor patio coverage. Development of the building includes single-story modern style architecture with flat roofs, large glass walls and variant parapet heights with attached trellis coverings for the outdoor dining. Building components consist of a flat roof line, 20 feet 6 inches in height, with the narrow end of the building towards the street, keeping it consistent with surrounding businesses. The two large patio covers along the main entrances serve as a functional and aesthetic purpose with contrasting Navajo White colored stucco on the walls and covering the trellis to the main structure in Cambridge colored stucco, adding a connecting element between the 30-inch wall dividing the parking area and the outdoor dining. The location of this wall satisfies the requirement of providing a vehicle impact protection device to address safety standards. Additionally, an accent wall in a high-quality fiber cement siding that mimics wood siding provides an added touch of warmth between the two tenant spaces on the building's west side facade.

**DESIGN REVIEW:**

Design Review is necessary when a building or structure requires a building permit. The construction of a new commercial shell building will accommodate the proposed restaurant use. Therefore, the applicant has submitted an application for design review approval in accordance with Section 9-2.2002(a)(1) of the Artesia Municipal Code.

A summary of the comparison of the development standards for the proposed project are included in the table below:

**DEVELOPMENT STANDARD COMPARISON**

<b>Development Standard</b>	<b>Required</b>	<b>Proposed/Provided</b>
<b>Lot Size</b>	<b>5000 SF</b>	<b>13,604 SF (.31 AC)</b>
<b>Lot Width</b>	<b>50 FT</b>	<b>125 FT</b>
<b>Maximum Building Height</b>	<b>N/A</b>	<b>1 Story/20 FT 6 IN</b>
<b>Development Lot Building Setbacks</b>		
<b>Front Yard (Street)</b>	<b>0 FT</b>	<b>5 Feet 6 Inches</b>
<b>Side Yards</b>	<b>0 FT/0 FT</b>	<b>5 Feet – 5 Feet 8 Inches</b>
<b>Rear Yard</b>	<b>0 FT</b>	<b>10 FT</b>
<b>Landscaping</b>	<b>617.7 SF (5% of Lot Area Minimum)</b>	<b>1,645 SF</b>
<b>Parking</b>		
<b>Standard</b>	<b>19</b>	<b>19</b>
<b>Compact</b>	<b>N/A</b>	<b>1</b>
<b>Handicap</b>	<b>1</b>	<b>1</b>
<b>Total</b>	<b>19 Spaces</b>	<b>19 Spaces</b>

<b>CEQA Status</b>	<b>Class 3 Exemption (New Construction) Section 15303(c)</b>
<b>Final Action</b>	<b>Planning Commission</b>

#### **Conditional Use Permit:**

A Conditional Use Permit is necessary when premises in the General Commercial (C-G) Zone may be used for restaurants where outdoor dining facilities are provided and when provided within a private patio dining area. The applicant has submitted an application for conditional use permit approval in accordance with Section 9-2.1704.

#### **Other Development Standards:**

To ensure compliance with all applicable design guidelines, the following conditions have been included in the attached resolution:

- All HVAC and mechanical equipment, whether on the roof or on the ground, will be screened from public view and not visible from the public right of way with a material similar in appearance to the adjacent structure.
- A trash enclosure facility will be constructed to meet the requirements outlined in the Design Standards. The applicant will provide drawings to the Planning Manager for approval.
- The applicant shall provide a detailed landscape and irrigation plan upon plan check submittal. Landscaping and irrigation must be completed in accordance with the approved landscape plan prior to the issuance of the Certificate of Occupancy.
- The block walls proposed at differentiating heights shall be stucco covered with a brick cap and painted to match that of the structures proposed color.
- Detailed tenant improvement plans for the restaurant uses shall require subsequent and separate plan check submittal and approval.
- The development shall be subject to development impact fees and shall be paid prior to the issuance of a building permit.
- The planter along the western property line shall be reduced to a 3-foot width to accommodate the full 18-foot-deep parking stall dimension.
- The applicant shall work with the adjacent property owner to the south to paint the adjacent structure's wall a color to match that of the proposed structure color.

#### **DESIGN REVIEW FINDINGS (NEW STRUCTURE):**

Based on the evidence in the record and all other applicable information presented, Planning Staff recommend that the Planning Commission approve the application for the following reasons:

Section 9-2.2005 of the Artesia Municipal Code provides that no application for design review approval shall be approved by the Planning Commission unless the application, in its final submitted form, or with the imposition of conditions, meets the following four criteria set forth in Section 9-2.2005

1. **The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in Chapter 2 of Title 9 of the Artesia Municipal Code;** The proposed design is consistent with the City's General Plan in that the building form, mass and bulk of the building along with its color and materials are also compatible with other materials and design choices found nearby. The proposed building complies with the design guidelines of applicable development standards in regard to setbacks, height, minimum parking requirements, and proposed water efficient landscape materials. The proposed restaurants' use is permitted within the zone, pursuant to Section 9-2.3202(a). The project's new development

and outdoor patio dining, subject to the Planning Commission's approval of a Design Review and Conditional Use Permit, will be consistent with the regulations.

2. **The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties;** The new construction of a commercial building within a 13,604 square foot vacant lot will consist of two restaurant tenant spaces with outdoor patio seating. The building exterior includes a flat roof line 20 feet 6 inches in height keeping the buildings orientation in the same direction as surrounding businesses. The modern style architecture is reflected in large glass walls and variant parapet heights. Additionally, the trellis structures for outdoor dining connect the building to the landscape area.
3. **The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features as follows;** The proposed building materials are durable and are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. The proposed project will be subject to the condition of approval that requires the applicant and property owner to maintain the exterior of the subject building and all landscaped areas. The large trellis structures along the building's entrance serves as functional and aesthetic purpose with contrasting color to the main structure. It acts as the connecting element between the planter dividing the parking area and the main structure.
4. **The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement.** The proposed building materials are durable and are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. The stucco is of a two-color smooth acrylic finish that is not likely to crack with time as standard stucco. Large store front glass walls that are inviting with visibility between indoor and outdoor. In addition, a high-quality fiber cement siding accent (mimicking IPE wood) will be provided.

#### **CONDITIONAL USE FINDINGS (OUTDOOR DINING):**

Based on the evidence in the record and all other applicable information presented, Planning Staff recommends that the Planning Commission approve the application for the following reasons:

Section 9-2.1704 of the Artesia Municipal Code provides that the Commission shall hold a public hearing on an application for a conditional use permit and may approve a conditional use permit, with such conditions as are deemed necessary, if it finds that:

1. **The proposed conditional use is not in substantial conflict with the General Plan;** The general plan allows for restaurant use and allows for outdoor dining subject to a Conditional Use Permit which will be consistent with the regulations in Section 9-2.1356(d) when provided within a private patio dining area, and 9-2.3203(dd) where outdoor dining facilities are provided. Additionally, the Pioneer Boulevard Land Use Designation encourages locally serving commercial retail development that enhances functional integration and buffering of adjacent single family neighborhoods.
2. **The proposed conditional use will not adversely affect health, safety, and general welfare;** The outdoor dining area is confined to an area between the proposed building frontage and a 30-inch-tall vehicle-impact protective wall followed by landscaping, which provides protection with no adverse effect on the health, safety, and general welfare.
3. **The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood;** The site is adequate in size and shape to accommodate the development standards required for such use and will not conflict with any required setbacks, landscape, parking, loading zone, and wall standards, as the project meets the development standards of the city's zoning code.

4. **The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate:** The site is directly served by a local 60-foot-wide paved public street with a 10-foot-wide sidewalk and a newly constructed accessible driveway approach, which is adequate to serve the proposed restaurants and outdoor dining element.

**ENVIRONMENTAL:**

Pursuant to the California Environmental Quality Act (CEQA), the Planning Department Staff has determined that the project is categorically exempt from the requirements of CEQA and the City's CEQA Guidelines. The project qualifies under Section 15303 (c) New Construction and Conversion of Small Structures.

**PUBLIC NOTICE:**

Notice of the public hearing was published in the Los Cerritos Community News on May 16, 2025. Notices were also mailed to property owners within a 300-foot radius on May 13, 2025.

**ATTACHMENTS**

1. Resolution No. 2025-04P
2. Letter of Intent
3. Application
4. Architectural Plans

**Attachments**

[Attachment 1 - Reso No.2025-4P](#)

[Attachment 2 - Letter of Intent](#)

[Attachment 3 - Application](#)

[Attachment 4 - Architectural Plans](#)

**CITY OF ARTESIA  
PLANNING COMMISSION**

**RESOLUTION NO. 2025-04P**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A DESIGN REVIEW FOR A NEW SINGLE-STORY COMMERCIAL BUILDING FOR TWO RESTAURANT SPACES AND CONDITIONAL USE PERMIT FOR OUTDOOR PATIO DINING AT 11816 166<sup>TH</sup> STREET WITHIN THE COMMERCIAL GENERAL ZONING DISTRICT AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15303(C) (CASE NO. 2024-36)**

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**THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:**

**SECTION 1:** The applicant, Fahim Mansour, filed an application with the City of Artesia requesting Design Review approval to construct a new one-story, 3,987 square foot commercial building for two restaurant spaces and Conditional Use Permit for outdoor patio dining at 11816 166<sup>th</sup> Street within the Commercial General Zoning District.

**SECTION 2:** Pursuant to Artesia Municipal Code ("AMC") Section 9-2.2002(a)(1), any building or structure requiring a building permit, that are located on a site in any zone other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1), or Medium Density Residential (M-D-R) Zones, or the Multiple-Residential (M-R) Zone only if the building or structure is a one family dwelling unit shall be subject to the design review approval process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code.

**SECTION 3:** The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, May 20, 2025, to consider this application (Case No. 2024-36), and following the receipt of public testimony, closed the public hearing.

**SECTION 4:** The Planning Department has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to Section 15303 (c), New Construction in an urbanized area. The project involves new construction of a minor nature in a fully developed area with no sensitive species or habitat affected by the project's scope. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

**SECTION 5:** Pursuant to AMC Section 9-2.2005 and based on all the evidence in the record, the Planning Commission finds that the evidence presented does justify the granting of this design review to develop a new one-story, 3,987 square foot commercial building with two tenant spaces and outdoor dining (Case No. 2024-36) for the following reasons:

- 1. The design and layout of the proposed development or structures is consistent with the City's general plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in Chapter 2 of Title 9 of the Artesia Municipal Code**

The proposed design is consistent with the City's General Plan in that the building form, mass and bulk of the building along with its color and materials are also compatible with other materials and design choices found nearby. The proposed building complies with the design guidelines of applicable development standards regarding setbacks, height, minimum parking requirements, and proposed water efficient landscape materials. The proposed restaurants' use is permitted within the zone, pursuant to AMC Section 9-2.3202(a). The project's construction of a new building for restaurant use with outdoor patio dining, subject to the Planning Commission's approval of a Design Review and Conditional Use Permit, will be consistent with the regulations.

- 2. The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties**

The new construction of a commercial building within a 13,604 square foot vacant lot will consist of two restaurant tenant spaces with outdoor patio seating. The building exterior includes a flat roof line 20 feet 6 inches in height keeping the buildings orientation in the same direction as surrounding businesses. The modern style architecture is reflected in large glass walls and variant parapet heights. Additionally, the trellis structures for outdoor dining connect the building to the landscape area.

- 3. The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features**

The proposed building materials are durable and are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. The proposed project will be subject to the condition of approval that requires the applicant and property owner to maintain the exterior of the subject building. The large



trellis structures along the building's entrance serves as functional and aesthetic purpose with contrasting color to the main structure. It acts as the connecting element between the planter dividing the parking area and the main structure.

**4. The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement**

The proposed building materials are durable and are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. The stucco is of a two-color smooth acrylic finish that is not likely to crack with time as standard stucco. Large store front glass walls that are inviting with visibility between indoor and outdoor. In addition, high quality fiber cement siding accent and mimic IPE wood.

**SECTION 6:** Pursuant to AMC Section 9-2.1704 and based on all of the evidence in the record, the Planning Commission finds that the evidence presented does justify the granting of a conditional use permit for outdoor patio dining for the following reasons:

**1. The proposed conditional use is not in substantial conflict with the General Plan**

The General Plan allows for restaurant use and allows for outdoor dining subject to a Conditional Use Permit which will be consistent with the regulations in Section 9-2.1356(d) when provided within a private patio dining area, and 9-2.3203(dd) where outdoor dining facilities are provided. Additionally, the Pioneer Boulevard Land Use Designation encourages locally serving commercial retail development that enhances functional integration and buffering of adjacent single-family neighborhoods.

**2. The proposed conditional use will not adversely affect health, safety, and general welfare**

The outdoor dining area is confined to an area between the proposed building frontage and a 30-inch tall vehicle-impact protective wall followed by landscaping, which provides protection with no adverse effect on the health, safety, and general welfare.

**3. The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood**

The site is adequate in size and shape to accommodate the development standards required for such use and will not conflict with any required setbacks, landscape, parking, loading zone, and wall standards, as the project meets the development standards of the city's zoning code.

**4. The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate**

The site is directly served by a local 60-foot-wide paved public street with a 10-foot-wide sidewalk and a newly constructed accessible driveway approach, which is adequate to serve the proposed restaurants and outdoor dining element.

**SECTION 7:** Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby approves the design review and conditional use permit for Case No. 2024-36, subject to the following conditions:

1. The Applicant and property owner shall construct the project and associated site improvements in substantial compliance with the submitted site, floor plans, and elevations except as modified herein.
2. Any request to modify the conditions contained herein shall require submittal of an application to modify Planning Commission Resolution No. 2025-04P and Case No. 2024-36 and approval by the City of Artesia Planning Commission.
3. All temporary/permanent signage on the subject site and tenant suite shall be subject to the standards and approvals required under Article 12 of Chapter 2 of Title 9 of the Artesia Municipal Code prior to the applicant's and property owner's installation of such signs. Neither the applicant nor the property owner shall place unauthorized signs on the subject site or tenant unit. Any unauthorized signs on the subject site or tenant unit shall be subject to removal by the City of Artesia Code Enforcement Department.
4. Prior to submittal of plan check, or within fifteen days of the date of Planning Commission approval, the Applicant and property owner shall sign a letter prepared by the City entitled "Affidavit of Acceptance" that acknowledges all of the conditions imposed under this Resolution and the Applicant's and owner's acceptance of this approval subject to these conditions.
5. Prior to conducting business on the subject site, the operators of the restaurant shall obtain current City of Artesia business license and shall maintain such license throughout the life of the business.

6. The construction and improvement of the project authorized by this approval shall commence on the subject site within one (1) year of this approval, unless otherwise specified. If construction and improvements are not commenced within that period of time, this approval shall be null and void. However, the Planning Commission may extend such expiration date for a period not to exceed one (1) year if the Applicant submits a written request for an extension at least thirty (30) calendar days prior to the expiration date.
7. If any condition of this approval is violated, this approval shall be suspended and the privileges granted hereunder shall lapse, provided that the Applicant and property owner have been given written notice to cease such violation, and following notice and hearing, have failed to correct the violation for a period of thirty (30) calendar days.
8. All requirements of the Artesia Municipal Code that apply to the project shall be met, unless otherwise set forth in these conditions.
9. This approval may be modified or revoked by the Planning Commission, after applicable notice and public hearing procedures have been satisfied, should it determine that the commercial retail building or site, or the conditions under which it is being operated or maintained, are detrimental to the public health, safety or welfare, or materially injurious to property or improvements in the vicinity or if the subject site is operated or maintained so as to constitute a public nuisance.
10. The project and the subject site shall comply with all requirements placed on the buildings and site by the Los Angeles County Building and Safety Department, Los Angeles County Fire Department, and all other regulatory agencies prior to the issuance of building permits.
11. The Applicant and property owner shall inform all subcontractors, consultants, engineers or other business entities providing services related to the construction of the commercial building of their responsibilities to comply with all pertinent requirements in the Artesia Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
12. The Applicant and property owner shall comply with all requirements of the City of Artesia Municipal Code, City ordinances and resolutions, and all standards and policies that are in effect at the time of this conditional approval. Furthermore, the City may impose conditions on subsequently required approvals and permits as authorized by the Artesia Municipal Code, and other applicable ordinances, resolutions, engineering standards, and policies.
13. The Applicant and property owner shall remove or paint over any graffiti painted or marked on the subject commercial retail building, site, or any

adjacent area under the control of the Applicant or property owner within forty-eight (48) hours after the Applicant or property owner first notices the graffiti or forty-eight (48) hours after the City provides the Applicant or property owner with notice of the graffiti.

14. The Applicant and property owner are to keep the structures and associated site improvements in good repair including cleaning and repainting of the structures when necessary to retain a high-quality aesthetic.
15. The Applicant and property owner shall submit a final landscaping/irrigation plan that meets the requirements set forth by the City of Artesia Street Tree Program and Policy and the Article 15 of Chapter 2 of Title 9 of the Artesia Municipal Code. All tree(s) shall be planted with root barriers per minimum City standards.
16. The Applicant and property owner shall landscape the subject site in accordance with Articles 15 and 15.5 of Chapter 2 of Title 9 of the Artesia Municipal Code, and the site plans to be submitted to the Planning Department for review and approval and maintain the landscaping at all times. All landscaped areas shall have proper irrigation with automatic sprinklers and automatic timers, including the landscaped areas within the public right-of-way.
17. The Applicant and property owner shall install, place and locate all air conditioner units, including window, wall and rooftop units, in compliance with the standards set forth in Section 9-2.3205(j) of the Artesia Municipal Code.
18. The Applicant or property owner shall install, operate and maintain a police quality video surveillance system on the subject site, which system may be accessible to the Sheriff's Department voluntarily by the Applicant or property owner, or must be accessible to the Sheriff's Department pursuant to a warrant, subpoena or order from a court of competent jurisdiction.
19. The applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments,

agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this conditional use permit.

20. The building color(s) will be maintained substantially in compliance with the elevation plans and listed façade colors as shown on the approved plan set.
21. All HVAC and mechanical equipment, whether on the roof or on the ground, will be screened from public view and not visible from the public right of way with a material similar in appearance to the adjacent structure.
22. A trash enclosure facility will be constructed to meet the requirements outlined in the Design Standards. The applicant will provide drawings to the Planning Manager for approval.
23. The applicant shall provide a detailed landscape and irrigation plan upon plan check submittal. Landscaping and irrigation must be completed in accordance with the approved landscape plan prior to the issuance of the Certificate of Occupancy.
24. The block walls proposed at differentiating heights shall be stucco covered with a brick cap and painted to match that of the structures proposed color.
25. Detailed tenant improvement plans for the restaurant uses shall require subsequent and separate plan check submittal and approval.
26. The planter along the western property line shall be reduced to a 3-foot width to accommodate the full 18-foot-deep parking stall dimension.
27. The applicant shall work with the adjacent property owner to the south to paint the adjacent structure's wall a color to match that of the proposed structure color.

28. The development shall be subject to development impact fees and shall be paid prior to the issuance of a building permit.

**SECTION 8:** The Community Development Director shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 20TH DAY OF MAY 2025.

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**Victor Manalo, Chairperson**

**ATTEST:**

---

**Sal Lopez, Interim Community Development Director**

**ROLL CALL VOTE:**

<b>AYES:</b>	<b>COMMISSIONERS:</b>
<b>NOES:</b>	<b>COMMISSIONERS:</b>
<b>ABSTAIN:</b>	<b>COMMISSIONERS:</b>
<b>ABSENT:</b>	<b>COMMISSIONERS:</b>

April 14, 2025

I Fahim Mansour am looking to build and rent out to two small franchises like yogurt land, Nick the Greek restaurant or maybe even a small subway. A restaurant that doesn't need more than 1500 square feet. These are examples of companies that have shown interest through different brokers in the area. If you want to discuss further, please call me directly at 310-617-7911. This is what i have planned for 11816 166TH ST, Artesia CA

Thank you,

A handwritten signature in black ink that reads "Fahim Mansour". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right.

Fahim Mansour



18747 Clarkdale Avenue  
Artesia, CA 90701  
Ph: (562) 865-6262 | Fx: (562) 865-6240

# CITY OF ARTESIA

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

## APPLICATION FOR:

(check one of the following)

☒ Design Review    ☒ Conditional Use Permit    ☐ Determination of Unlisted Use    ☐ Variance

(For Departmental Use Only)

Case No: 2024-36    Resolution No. \_\_\_\_\_    Hearing Date: \_\_\_\_\_  
Fee \$: 18,176.70    Date Received 11/18/24    Receipt No: 17648  
Received By: Art Bashmakia

(Please Print or Type Legibly)

Name of Applicant: FAHIM MANSOUR    A-206-A    Phone: [REDACTED]  
Mailing Address: 350 S. CRENSHAW    TORRANCE    CA 90503  
(Street)    (City)    (State & zip code)

Legal (Property) Owner: FAHIM MANSOUR    Phone: [REDACTED]  
Mailing Address: 350 S. Crenshaw    Torrance    CA 90503  
(Street)    (City)    (State & zip code)  
Email Address: F.MANSOUR@NATIONWIDEEFGC.COM

Purpose of Request: New Commercial building for Restaurant use w/ outdoor sitting area  
(A letter of intent may be attached)

Project Address: 11816 166<sup>th</sup> Street    Zoning: C-B

Existing Land Use: Vacant  
(Describe Current Use of Subject Site)

Legal Description: Tract Petroleum Gardens Block 1, Lots 9, 10, 11, 12 and 13  
(Give exact legal description as recorded in the office of the County Recorder, may be attached separately)

Assessor's Parcel Number(s): 7011-007 - 003

### CONDITIONAL USE PERMIT:

This Conditional Use Permit is requested for the following reasons (findings):

- 1) The proposed conditional use is not in substantial conflict with the General Plan as follows:  
The General plan allows for Restaurant use on the site  
and it allows for outdoor dining subject to  
Conditional use permit, sec. 9-2.3203 (dd)





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 PLANNING DIVISION

- 2) The proposed conditional use will not adversely affect the health, safety and general welfare as follows:

*the conditional use is for allowing outdoor dining in connection to proposed restaurants. the outdoor dining area is confined to a 14' wide strip between proposed building and its parking lot. will not adversely affect the health, safety and general welfare.*

- 3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood as follows:

*All required setbacks; landscape; parking; loading zone; fences will be complied with in the proposed project. the site is adequate in size & shape.*

- 4) The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate:

*the site is served by a public street with 60' wide paved and 10' wide sidewalk. that is adequate to serve the proposed restaurants.*

Does the proposed use require a Determination of Unlisted Use?

NO ☒ YES \_\_\_\_\_ (If YES, explain the proposed use below)

## VARIANCE:

This Variance is requested for the following reasons (findings):

- 1) There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone as follows:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 2) The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone but which is denied the owner of the subject property. These circumstances are:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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**CITY OF ARTESIA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**

- 3) The granting of this Variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity as follows:

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- 4) The granting of this Variance does not constitute a special privilege to the applicant:

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Are there any deed restrictions on the subject property that would prohibit any use permitted by said variance?

NO \_\_\_\_\_ YES \_\_\_\_\_ (If YES, attach data)

(Please check all that apply)

**DESIGN REVIEW:**

- ☒ Site Plan ☐ Signs  
☐ Façade Improvements ☐ Landscape Plan

This Design Review is requested for the following reasons (findings):

- 1) The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter as follows:

*Single story Modern style Architecture reflected in large glass walls & variant parapet Heights & Trellis structure connects Building mass to landscape.*

- 2) The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties as follows:

*Flat roof, 20' High building rectangular shape that occupies about 1/3 the square shaped lot w/ the narrow side facing the street allows*



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# CITY OF ARTESIA

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PLANNING DIVISION

*for building visibility & for easy parking access from street, similar to adjacent properties*

- 3) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features as follows:

*A large trellis structure along the building's main elevation serves a functional and aesthetic purpose w/ contrasting color to the main structure. It acts as the connecting element between the planter dividing the parking area and the main structure.*

- 4) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement

*2-color smooth acrylic stucco finish that is not likely to crack w/ time as standard stucco and easier to clean; large store front glass walls that are inviting w/ max. visibility between indoor and outdoor; and high quality fiber cement siding accent to mimic IPE wood looks.*

### IMPORTANT

*Any false or misleading information shall be grounds for denying this application.*

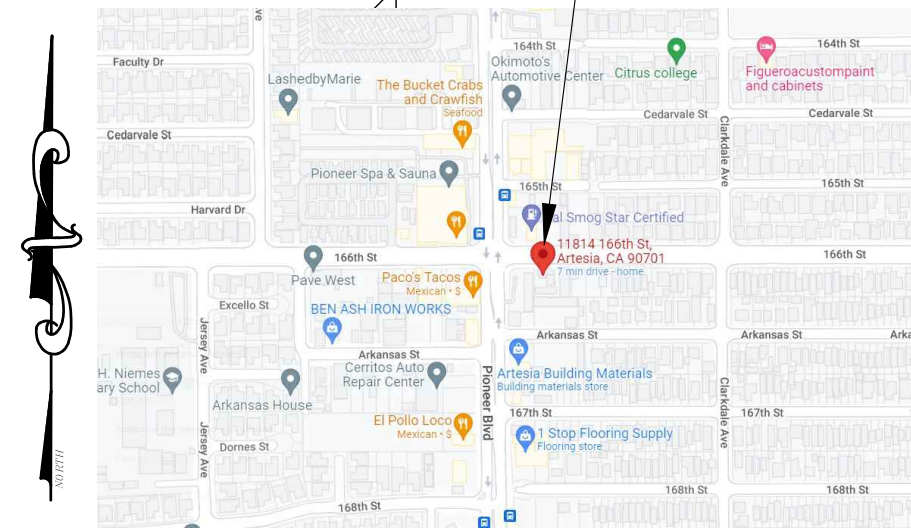
Signature of Applicant:

Date: 11-11-24

Signature of Property Owner:

  
(Written authorization may be attached)

Date: 11-11-24



BUILDING CODE INFORMATION:

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA BUILDING CODE (CBC),

2022 CALIFORNIA MECHANICAL CODE (CMC),

2022 CALIFORNIA PLUMBING CODE (CPC),

2022 CALIFORNIA ELECTRICAL CODE (CEC),

2022 CALIFORNIA FIRE CODE (CFC),

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS),

2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES),

ALL WORK SHALL CONFORM TO: CITY OF ARTESIA LOCAL ORDINANCES



1 ELECTRIC EXHAUST FAN WITH A MINIMUM CAPACITY OF 50 CFM. EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3) MUST BE "ENERGY STAR" COMPLIANT; CONNECT TO OCCUPANCY SENSOR; MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

2



- 1 BUILT-UP ROOFING SINGLE PLY, GAF, EVERGUARD, TPO  
ICC-ESR-1597 WITH  $\frac{1}{2}$ :12 SLOPE  
CRRC: 0676-0001
- 2 BUILT-UP CRICKET
- 3 ROOF DRAIN & OVERFLOW DRAIN
- 4 FAMCO 16" "J" VENT
- 5 PROPOSED MECHANICAL EQUIPMENT TO BE SCREENED  
BY 44" HIGH PARAPET
- 6 FLAT ROOF DRAIN



	DATE 01/22/2025
	DATE 03/26/2025

PROPOSED FLOOR PLANS  
11816 166TH ST.  
ARTESIA, CA 90701

DESIGN BY: APEX DESIGNS LLC  
9744 MAPLE ST. #101  
BELLFLOWER, CA 90706  
TEL: (323) 630-9555

DATE  
NOV. 2024

DRAWN BY  
F.J.

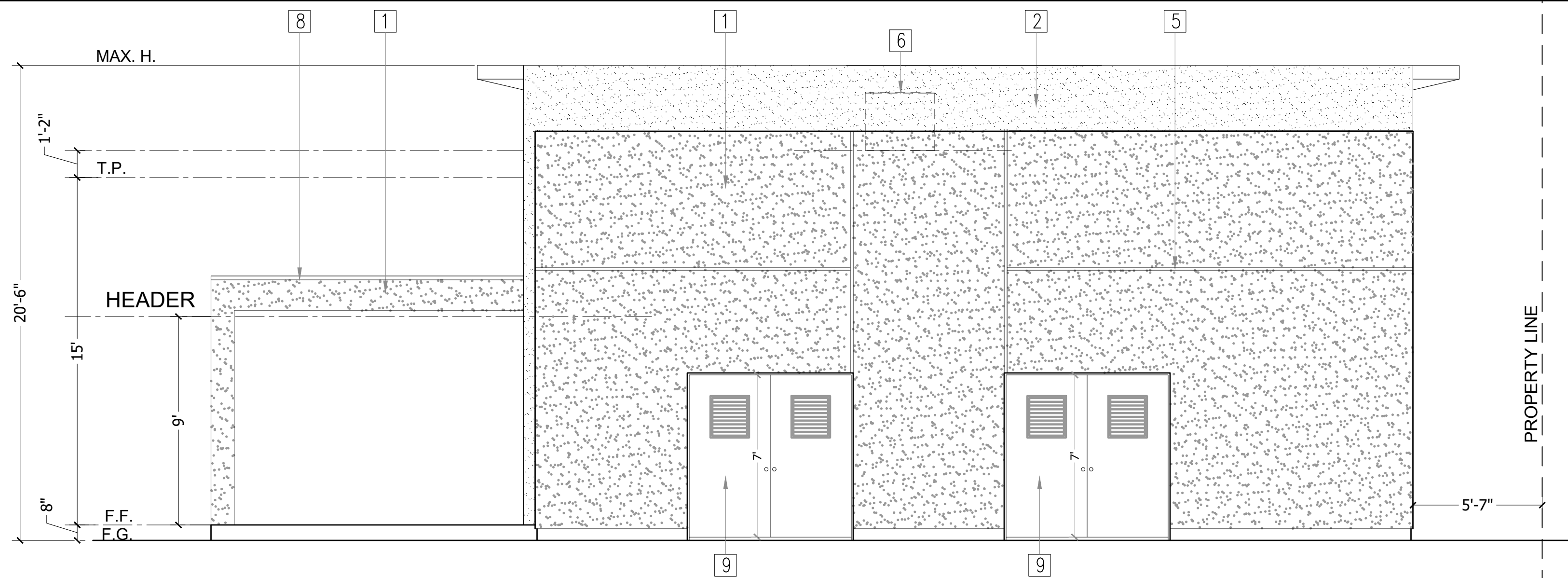
SCALE  
 $3/16'' = 1'$

TITLE  
PROPOSED  
FLOOR PLANS  
SHEET

# A1

## ELEVATION NOTES:

- 1 7/8" SMOOTH STUCCO FINISH, MERLEX COLOR: CAMBRIDGE P-8128
- 2 7/8" SMOOTH STUCCO FINISH, MERLEX COLOR: NAVAJO WHITE P-525
- 3 ALUMINUM WINDOW
- 4 1" X 6" IEP WOOD SIDING
- 5 1/2" METAL REGLET
- 6 PROPOSED MECHANICAL EQUIPMENT TO BE SCREENED BY 44" HIGH PARAPET
- 7 BAY VIEW OUTDOOR WALL LIGHT.
- 8 DRIP EDGE ROOF FLASHING METAL, 2 INCH FACE X 2 INCH TOP
- 9 FLAT METAL UTILITY ROOM AND TRASH ROOM DOORS PAINT LIGHT GRAY



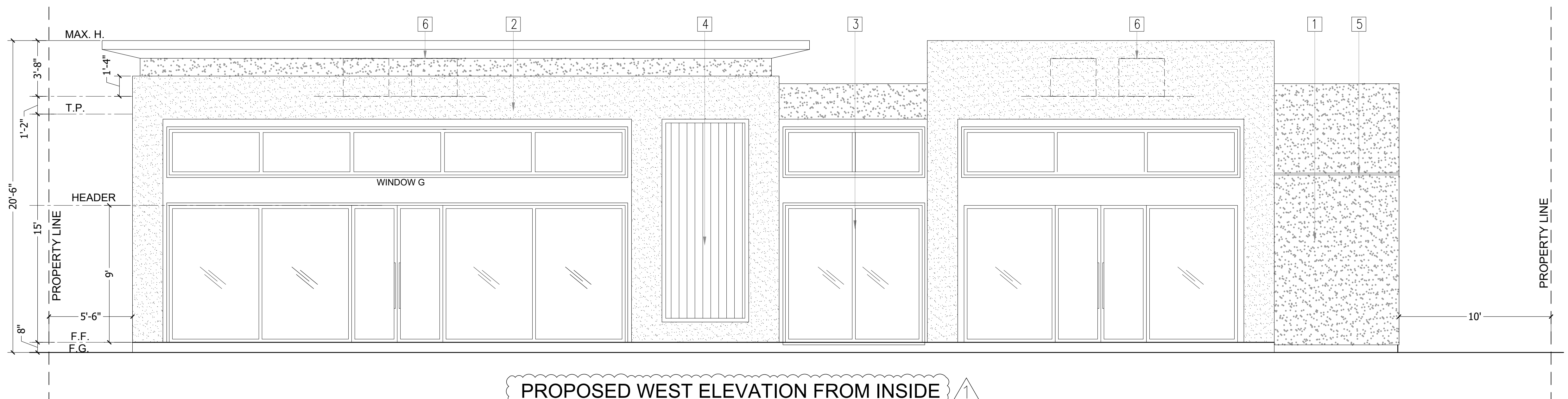
PROPOSED SOUTH ELEVATION

SCALE : 1/4"



PROPOSED WEST ELEVATION

SCALE : 1/4"



PROPOSED WEST ELEVATION FROM INSIDE

SCALE : 1/4"

## REVISIONS

1	DATE 01/22/2025
2	DATE

OWNER: FAHIM MANSOUR  
350 S. CRENSHAW BLVD.  
Torrance, CA 90503

PROPOSED ELEVATIONS  
11816 166TH ST.  
ARTESIA, CA 90701

DESIGN BY: APEX DESIGNS LLC  
9744 MAPLE ST. #101  
BELLFLOWER, CA 90706  
TEL: (323) 630-9555

DATE  
NOV. 2024

DRAWN BY  
F.J.

SCALE  
1/4" = 1'

TITLE  
PROPOSED  
ELEVATIONS

SHEET

A2

ELEVATION NOTES:

- 1

7/8" SMOOTH STUCCO FINISH, MERLEX COLOR: CAMBRIDGE P-8128
- 2

7/8" SMOOTH STUCCO FINISH, MERLEX COLOR: NAVAJO WHITE P-525
- 3

ALUMINUM WINDOW
- 4

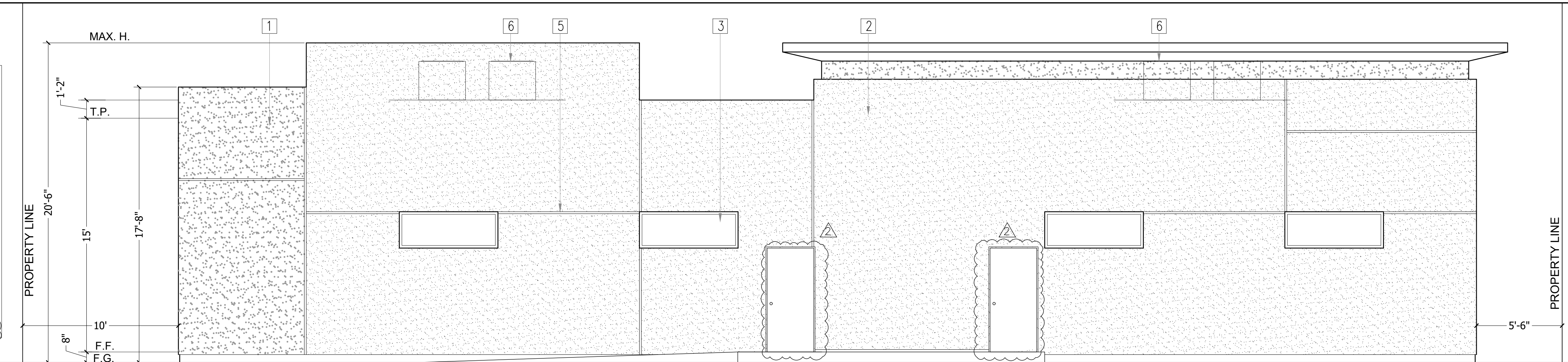
1" X 6" IEP WOOD SIDING
- 5

1/2" METAL REGLET
- 6

PROPOSED MECHANICAL EQUIPMENT TO BE SCREENED BY 44" HIGH PARAPET
- 7

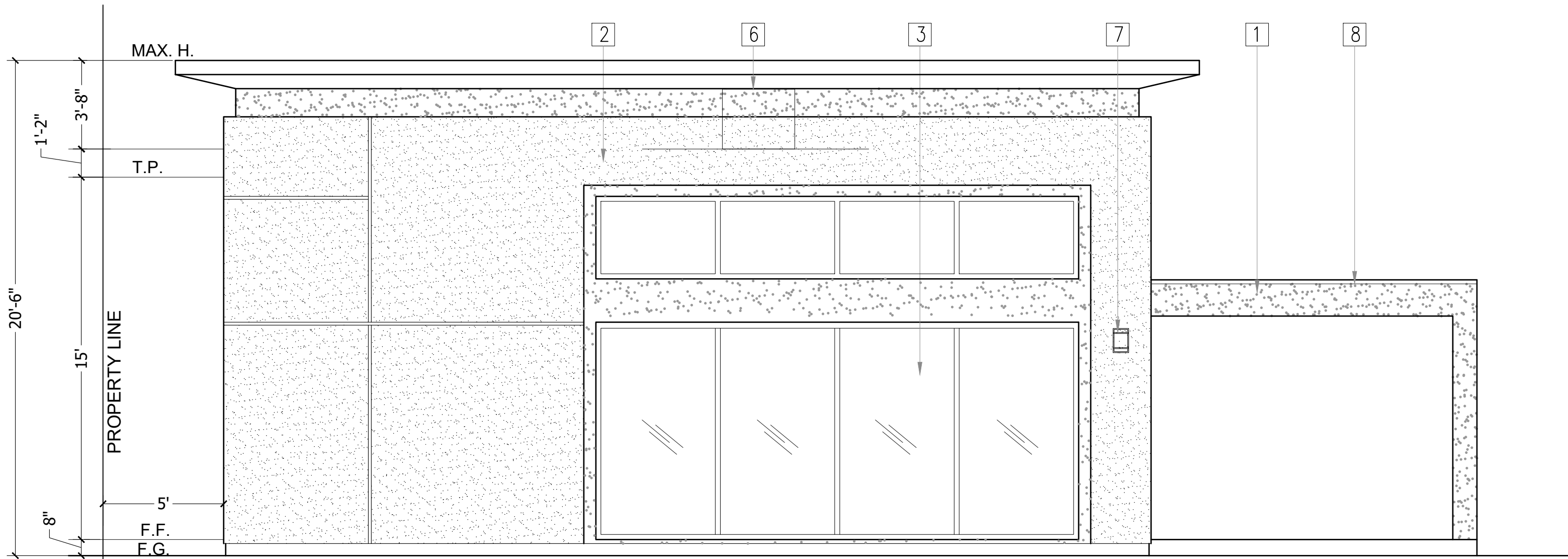
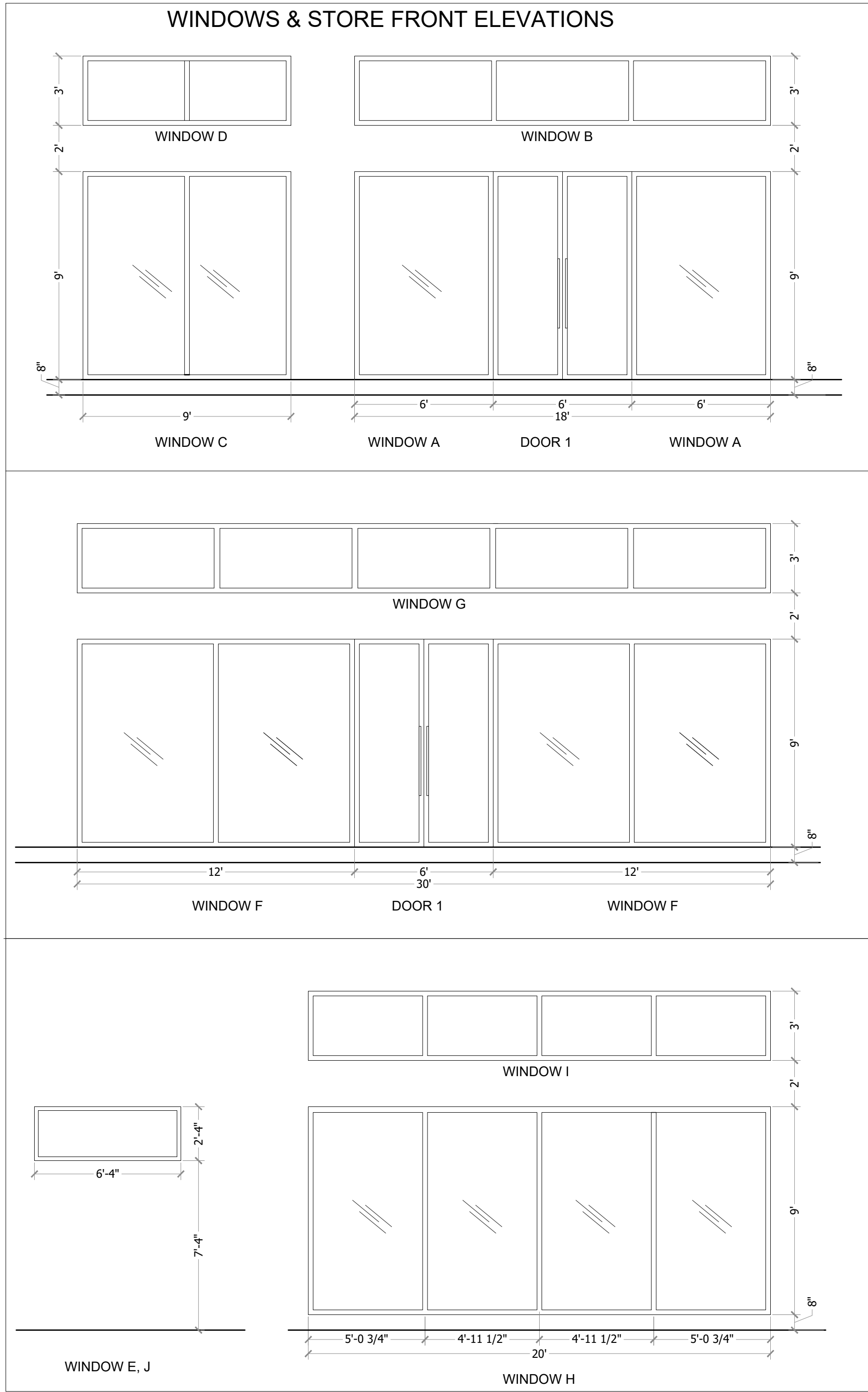
BAY VIEW OUTDOOR WALL LIGHT.
- 8

DRIP EDGE ROOF FLASHING METAL, 2 INCH FACE X 2 INCH TOP



PROPOSED EAST ELEVATION

SCALE : 1/4"



PROPOSED NORTH ELEVATION

SCALE : 1/4"

WINDOW SCHEDULE

WINDOW SCHEDULE								
WINDOW INFORMATION						GLAZING	NON-REFLECTIVE	
NAME	SPACE NAME	QTY	WIDTH	HEIGHT	MATERIAL	GLAZING	TEMPERED	GLAZED AREA
A	SPACE #2 - RESTAURANT	2	6'	9'	ALUMINUM/GLASS	DOUBLE (CLEAR)	Y	54 SQ.FT.
B	SPACE #2 - RESTAURANT	1	18'	3'			N	54 SQ.FT.
C	SPACE #2 - RESTAURANT	1	9'	9'			Y	81 SQ.FT.
D	SPACE #2 - RESTAURANT	1	9'	3'			N	18 SQ.FT.
E	SPACE #2 - RESTAURANT	2	6' 4"	2' 4"			N	14.77 SQ.FT.
F	SPACE #1 - RESTAURANT	2	12'	9'			Y	108 SQ.FT.
G	SPACE #1 - RESTAURANT	1	30'	3'			N	90 SQ.FT.
H	SPACE #1 - RESTAURANT	1	20'	9'			Y	180 SQ.FT.
I	SPACE #1 - RESTAURANT	1	20'	3'			N	60 SQ.FT.
J	SPACE #2 - RESTAURANT	2	6' 4"	2' 4"			N	14.77 SQ.FT.

HARDWARE LEGEND:

NOTE:  
CONTRACTOR SHALL SUBMIT "HARDWARE SCHEDULE" FOR OWNER & ARCHITECT'S APPROVAL BEFORE CONSTRUCTION.  
H1- 3-HINGES ( EXCEPT 4-HINGES FOR DOOR OVER 7'-0" HIGH)  
H2- SELF-CLOSING DEVICE  
H3- AUTOMATIC CLOSING DEVICE  
H4- LATCH THAT SHALL NOT REQUIRE MORE THAN ONE OPERATION TO UNLATCH  
H5- AUTOMATIC LATCH THAT WILL SECURE THE DOOR WHEN IT IS CLOSED  
H6- LOCK(FUNCTION TO BE SELECTED BY OWNER EXCEPT SPECIFIED ON THE PLANS)  
H7- PANIC HARDWARE

DOOR SCHEDULE

DOOR SCHEDULE											
DOOR INFORMATION								GLAZING/ NON-REFLECTIVE			
NAME	SPACE NAME	TYPE	QTY	WIDTH	HEIGHT	MATERIAL	MINIMUM REQUIRED HARDWARE	EXIT	GLAZING	TEMPERED	REMARKS
1	SPACE #1, 2 - RESTAURANT/ ENTRY	DOUBLE HINGED/ SWING OUT	2	6'	9'	ALUMINUM/GLASS	H2-H3-H6-H7	X	DOUBLE (CLEAR)	Y	ADA COMPLIANT
2	TRASH ENCLOSURE & ELECTRIC ROOM	DOUBLE HINGED	1	7'	6'	SOLID METAL				N	ADA COMPLIANT
3	SPACE #1,2 - RESTAURANT/ RESTROOM	HINGED	2	3'	6' 8"	SOLID WOOD CORE	H1-H2-H4-H5			N	ADA COMPLIANT
4	ELECTRIC ROOM	DOUBLE HINGED	1	7'	7'	SOLID METAL				N	ADA COMPLIANT
5	SPACE #1, 2 - RESTAURANT	DOUBLE HINGED	2	3'	6'-8"	SOLID METAL		X		N	ADA COMPLIANT

REVISIONS

1	DATE
2	DATE

OWNER: FAHIM MANSOUR  
350 S. CRENSHAW BLVD.  
TORRANCE, CA 90503

PROPOSED ELEVATIONS/  
WIN. & DOOR SCHEDULE  
11816 166TH ST.  
ARTESIA, CA 90701

DESIGN BY: APEX DESIGNS LLC  
9744 MAPLE ST. #101  
BELLFLOWER, CA 90706  
TEL: (323) 630-9555

DATE  
NOV. 2024

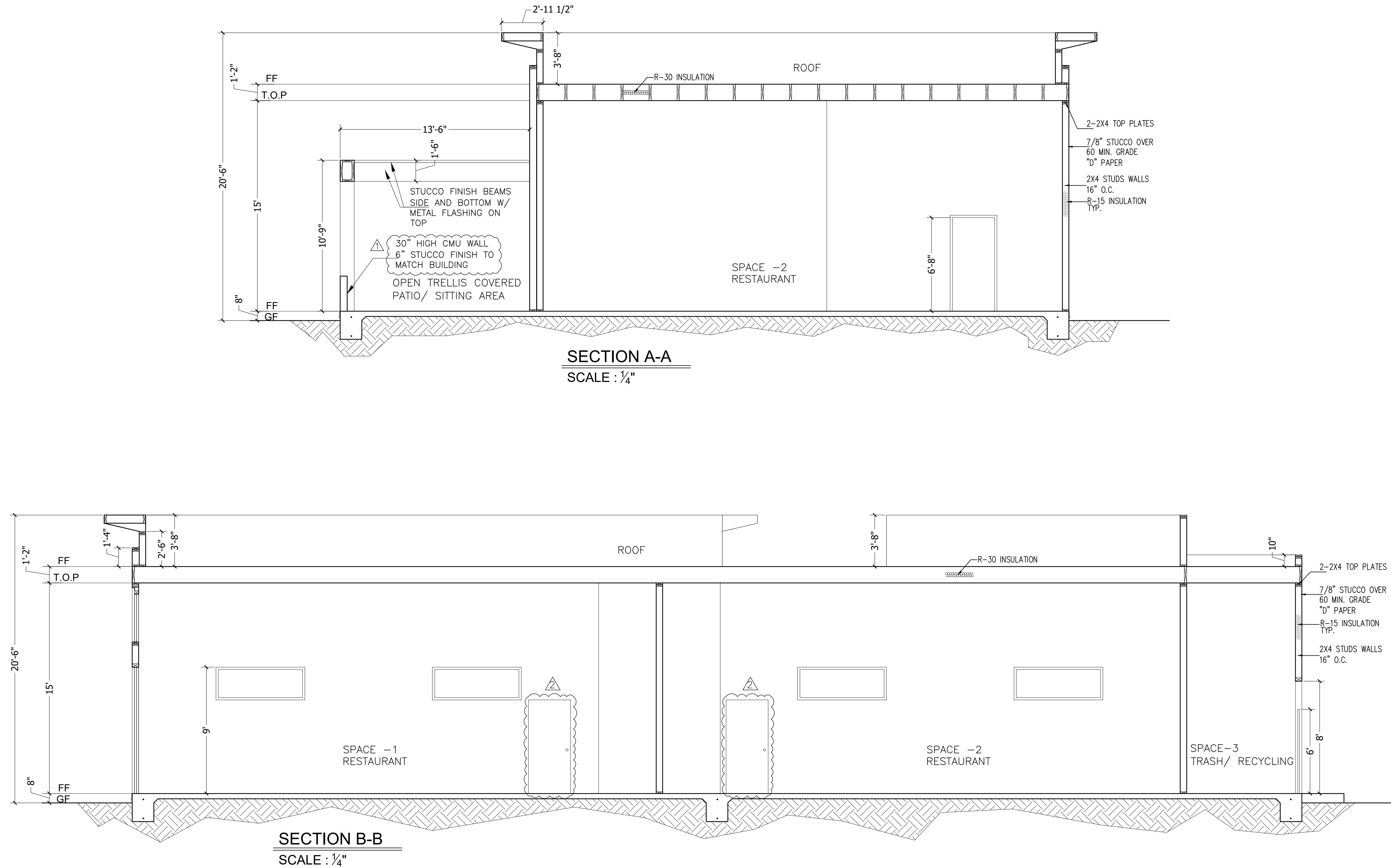
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F.J.

SCALE  
1/4" = 1'

TITLE  
PROPOSED  
ELEVATIONS/ WIN.  
& DOOR SCHEDULE

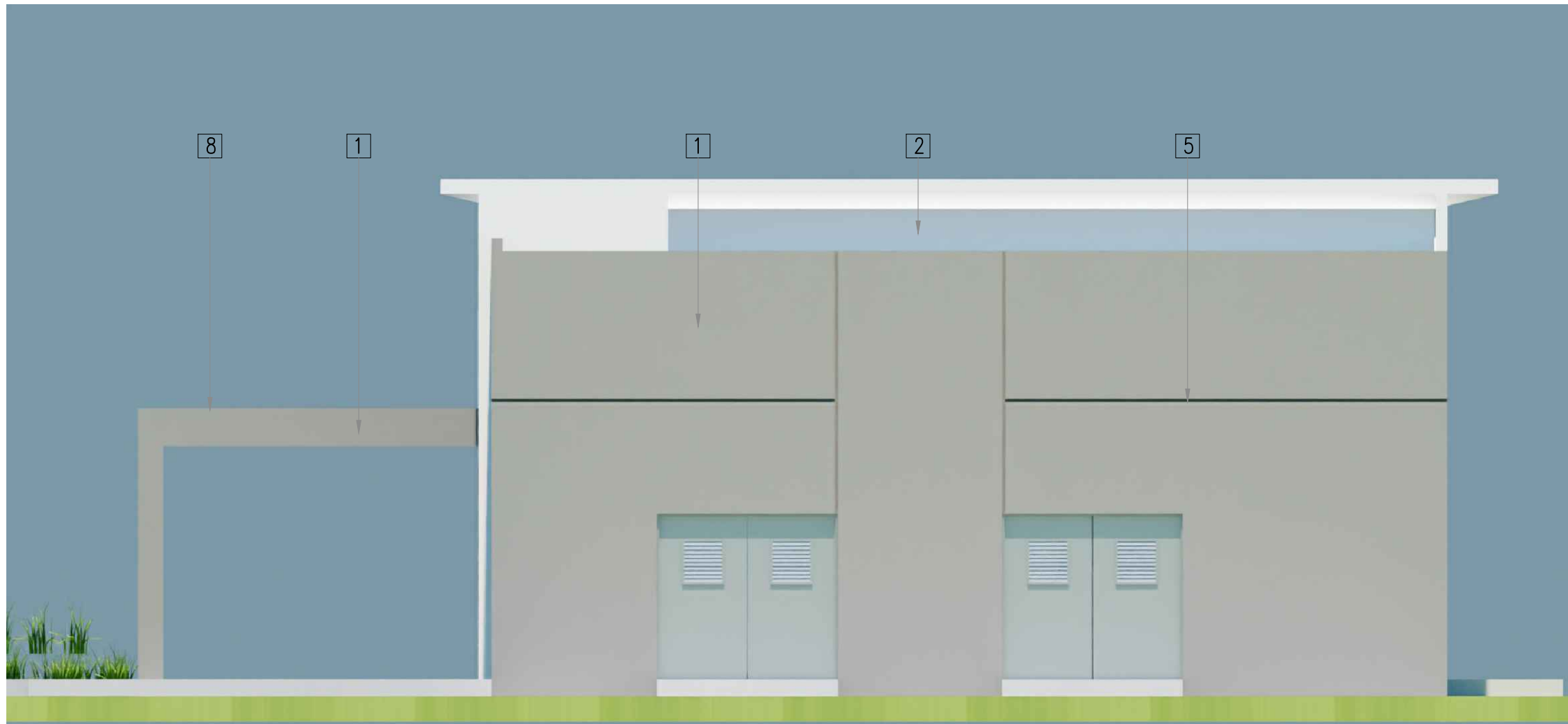
SHEET

A3



REVISIONS	
1	DATE 01/22/2025
2	DATE 03/26/2025
OWNER: FAHIM MANSOUR 350 S. CRENSHAW BLVD. TORRANCE, CA 90503	
PROPOSED SECTIONS 11816 166TH ST. ARTESIA, CA 90701	
DESIGN BY: APEX DESIGNS LLC 9744 MAPLE ST. #101 BELLFLOWER, CA 90706 TEL: (323) 630-9555	
DATE NOV. 2024	
DRAWN BY F.J.	
SCALE 1/4" = 1'	
TITLE PROPOSED SECTIONS	
SHEET A4	





PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

- ELEVATION NOTES:
- 1 7/8" SMOOTH STUCCO FINISH, MERLEX COLOR: CAMBRIDGE P-8128
  - 2 7/8" SMOOTH STUCCO FINISH, MERLEX COLOR: NAVAJO WHITE P-525
  - 3 ALUMINUM WINDOW
  - 4 1" X 6" IEP WOOD SIDING
  - 5 1/2" METAL REGLET
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  - 7 BAY VIEW OUTDOOR WALL LIGHT.
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  - 9 FLAT METAL UTILITY ROOM AND TRASH ROOM DOORS PAINT LIGHT GRAY



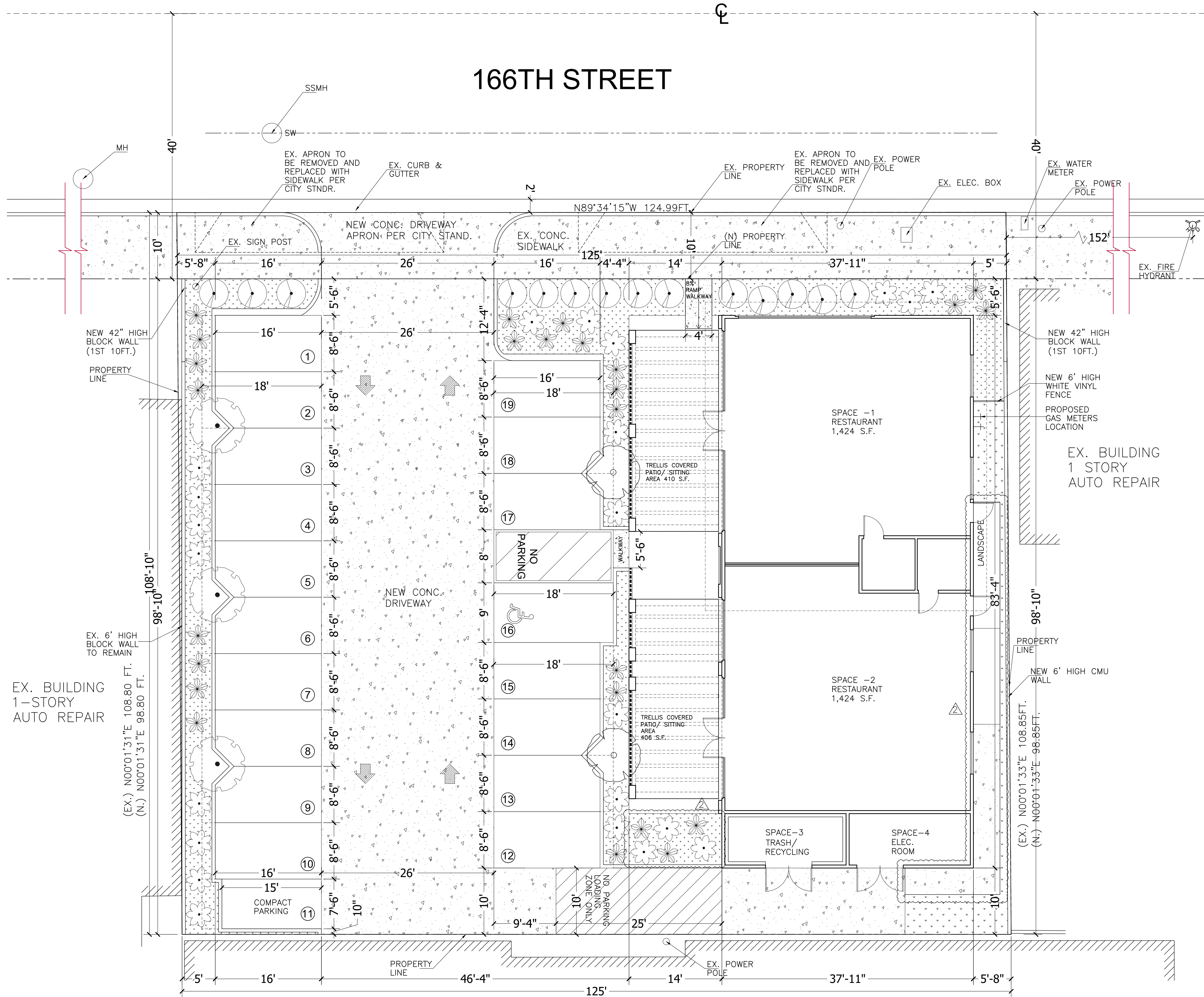
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

REVISIONS	
1	DATE
2	DATE 03/26/2025
OWNER: FAHIM MANSOUR 350 S. CRENSHAW BLVD. TORRANCE, CA 90503	
PROPOSED COLORED ELEVATIONS 11816 166TH ST. ARTESIA, CA 90701	
DESIGN BY: APEX DESIGNS LLC 9744 MAPLE ST. #101 BELLFLOWER, CA 90706 TEL: (323) 630-9555	
DATE NOV. 2024	
DRAWN BY F.J.	
SCALE 3/16" = 1'	
TITLE PROPOSED COLORED ELEVATIONS	
SHEET A5	





PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	Laurus x 'Saratoga'	Saratoga Hybrid Laurel	24"box	Low 0.2	3
	CHITALPATASHKENTENSIS (MULTI)	CHITALPA	24"box	Low 0.2	2
SHRUBS					
	Agave attenuata 'Huntington Blue'	Century Plant	5 gal	Low 0.2	22
	Dietes grandiflora 'Variegata'	Striped Fortnight Lily	5 gal	Low 0.2	25
	Raphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	Low 0.2	14
GROUND COVERS					
	Myoporum parvifolium 'Pink'	Trailing Myoporum	1 gal@	Low 0.2	30" o.c.
	ARCTOSTAPHYLOS UVA-URSI BEARBERRY				
	CONC. DRIVEWAY				
	EXISTING PROPERTY LINE				

REVISIONS

1	DATE
2	DATE 03/26/2025

OWNER: FAHIM MANSOUR  
350 S. CRENSHAW BLVD.  
TORRANCE, CA 90503

PROPOSED LANDSCAPE PLAN  
11816 166TH ST.  
ARTESIA, CA 90701

DESIGN BY: APEX DESIGNS LLC  
9744 MAPLE ST. #101  
BELLFLOWER, CA 90706  
TEL: (323) 630-9555

DATE  
NOV. 2024

DRAWN BY  
F.J.

SCALE  
1/8"

TITLE  
PROPOSED  
LANDSCAPE PLAN  
SHEET

L