

**Regular Meeting of the Artesia City Council
City Council Chambers
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6262**

**You may view this meeting live over the internet at
<https://ca-artesia2.civicplus.com/241/City-Council-Meetings-Video>**

**Monday, September 9, 2024
7:00 p.m.**

1: CALL TO ORDER REGULAR MEETING

2: ROLL CALL

3: INVOCATION

— Pastor Juno Smalley, New Life Community Church

4: PLEDGE OF ALLEGIANCE

— Miss Artesia, Savanna Sousa

5: PUBLIC COMMENTS

This is the portion of the meeting set aside to invite public comments regarding any matter within the subject matter jurisdiction of the City Council. Public comments may also be submitted by email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the City Council vote. Under the provisions of the Brown Act, the City Council is prohibited from taking action on items that are not listed on the agenda, but may refer the matter to staff or to a subsequent meeting. Those wishing to speak are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

5A. Public Comments

6: COUNCILMEMBER COMMENTS

7: CEREMONIAL PRESENTATIONS

7A. Congresswoman Michelle Steel's Seniors of Distinction Award

7B. National Preparedness Month

7C. National Hispanic American Heritage Month

7D. Presentation of Portraits to the 2024 Miss Artesia Court

8: BUSINESS PRESENTATIONS

8A. International Street Fair & Diversity Festival Update

9: CONSENT CALENDAR

It is recommended that Items (9A) through (9K) be acted on simultaneously in one vote unless a member of the City Council requests separate discussion and/or action on the item. In the event a member of the City Council requests separate discussion on a Consent Calendar item, or the item is removed from the Consent Calendar to allow for public comments on the item to be read. The City Council will consider that item immediately following approval of the rest of the Consent Calendar.

9A. Waive Reading of All Ordinance and Resolutions Adoptions on the Agenda and Read by Title Only

- Recommended Action: Waive reading, by title only, of all ordinances and resolutions. Said ordinances and resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

9B. City Council Meeting Minutes

- Recommended Action: Approve minutes as presented for June 17, 2024 - Regular Meeting, July 1, 2024 - Special Meeting (open session), July 29, 2024 - Special Meeting (open session)

9C. Accounts Payable Check Register

- Recommended Action: Receive and file.

9D. City Financial Report - July 2024

- Recommended Action: Receive and file.

9E. Second Reading of Ordinance for Newly Paved Street Protections

- Recommended Action: Conduct Second Reading and Adopt Ordinance No. 24-950, Adding Chapters to the Artesia Municipal Code Relating to Protections for Newly Paved Streets, Encroachment Permits and Unauthorized Work in Public Right-of-Ways, and Making a Determination of Exemption From CEQA Pursuant to State Guidelines Sections 15060(c)(2), 15061(b)(3) and 15378(b)(5)

9F. Second Reading of Ordinance for Sidewalk Vending Regulations

- Recommended Action: Conduct Second Reading and Adopt Ordinance No. 24-958, Adding Article 9 ("Sidewalk Vending") to Chapter 2 ("Business Permits and Business Permit Fees") Title 3 ("Finance") of the Artesia Municipal Code, Imposing Regulations on Sidewalk Vending

9G. Resolution for Agreement for the Artesia Climate Ready: A Pathway to Climate Action and Adaptation Program

- Recommended Action: Adopt Resolution No. 24-3015, Authorizing the City Manager to Execute Agreements With the California Department of Transportation for the Artesia Climate Ready: A Pathway to Climate Action and Adaptation Program

9H. Resolution of Intention to Set and Hold a Public Hearing to Adopt an Ordinance Granting Franchise Rights to Golden State Water Company

- Recommended Action: Adopt Resolution No. 24-3012, Declaring its Intention to Adopt an Ordinance Granting to Golden State Water Company the Right, Privilege, and Franchise to Lay, Maintain, and Use Pipes and Appurtenances for Transmitting and Distributing Water for Any and All Purposes Under, Along, Across, or Upon the Public Streets and Places Within the City of Artesia and Setting the Public Hearing on the Adoption of this Ordinance for October 14, 2024

9I. Resolution for Highway Permit for Temporary Street Closure

- Recommended Action: Adopt Resolution No. 24-3011, Approving a Highway Permit for the Temporary Closure of a Portion of Ashworth Avenue Between Devlin Avenue and Clarkdale Avenue Pursuant to Vehicle Code Section 21101(e) in Connection with the Approval of the Artesia D.E.S. Portuguese Hall - Popular Saints Festival Procession to be Held on Saturday, September 21, 2024; and
- Make a Determination of Exemption under CEQA Pursuant to Section 15301(c) Existing Facilities (Class 1) of the CEQA Guidelines.

9J. Resolution for Highway Permit for Temporary Street Closure

- Recommended Action: Adopt Resolution No. 24-3013, Approving a Highway Permit for the Temporary Closure of Various City Streets, Pursuant to Vehicle Code Section 21101(e) in Connection with the Artesia 65th Anniversary 5k Run/Walk to be Held on Saturday, November 16, 2024; and
- Make a Determination of Exemption under CEQA Pursuant to Section 15301(c) Existing Facilities (Class 1) of the CEQA Guidelines.

9K. Resolution to Amend Unrepresented Management Employees' Medical Benefits

- Recommended Action: Adopt Resolution No. 24-3014, Amending Resolution No. 22-2902, Regarding Unrepresented Management Employees' Medical Benefits

10A. Introduction and First Reading of Ordinance Amending Parking and Boundaries of Old Downtown

- Recommended Action: Open and conduct a public hearing;
- Conduct First Reading and Introduce Ordinance No. 24-959, Amending Regulations in Article 11 (Off-Street Parking and Loading) of Chapter 2 of Title 9 (Planning and Zoning) of the Artesia Municipal Code Relating to Parking Spaces Required within the Boundaries of Old Downtown; and
- Make a Determination of Exemption under CEQA Pursuant to Section 15061(b)(3) of the CEQA Guidelines.

10B. Continued Public Hearing from August 12, 2024 City Council Meeting, Planning Case 2024-17 - Request Dong Ah Development Inc.

- Recommended Action: Continue public hearing from the August 12, 2024 Regular City Council Meeting; and
- Adopt Resolution No. 24-3010, Drive-Through Carwash with Self-Service Vacuum Stations, 2) Design Review for a Two Story Commercial Retail Building and an Automated Drive Through Carwash with Electric Vehicle Charging Stations, 3) Design Review for a Comprehensive Sign Program, and 4) Lot Merger for the Subject Property Located at 11701 South Street within the Commercial General (C-G) Zone and Determining the Project Categorically Exempt From CEQA Pursuant to CEQA Guideline Section 15332, Class 32 In-Fill Development Projects (Case No. 2024-17)

11: DISCUSSION**11A. Appointment of Abel Avalos as City Manager**

- Recommended Action: Adopt Resolution No. 24-3016, Appointing Abel Avalos as City Manager and Approving an Employment Agreement

12: CITY MANAGER INFORMATIONAL REPORTING

13: COUNCILMEMBER COMMENTS

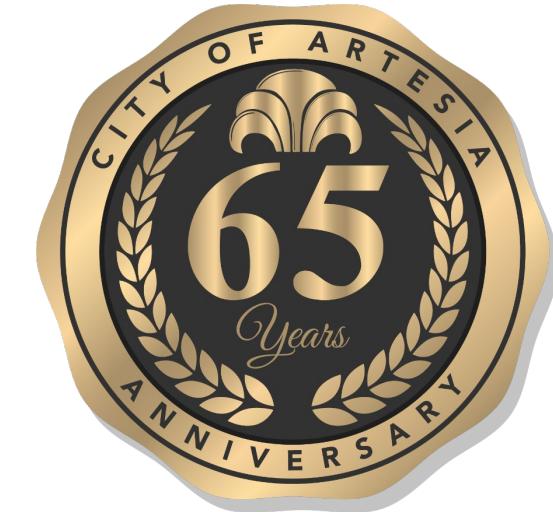
This is the time for Councilmembers to report on external boards and committee meetings attended and meetings attended at public expense. Additional general comments, announcements, and requests of staff and/or other issues of concern to Councilmembers may also be presented at this time.

14: ADJOURNMENT

Next Regular City Council Meeting - October 14, 2024

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: 2024-09-06T22:03:33.093Z



11th Annual International Street Fair &
Diversity Festival



International Street Fair & Diversity Festival

Hours of Operation: 3:00 PM – 10:00 Pm

183rd Street – 187th Street on Pioneer Boulevard



16 food vendors

Over 50 Vendors

2 Event Stages – Band and Cultural
Kid's Zone

LA India Fashion Week Show
Oaxaca Village Beer Garden



International Street Fair & Diversity Festival

SPONSORSHIPS RECEIVED



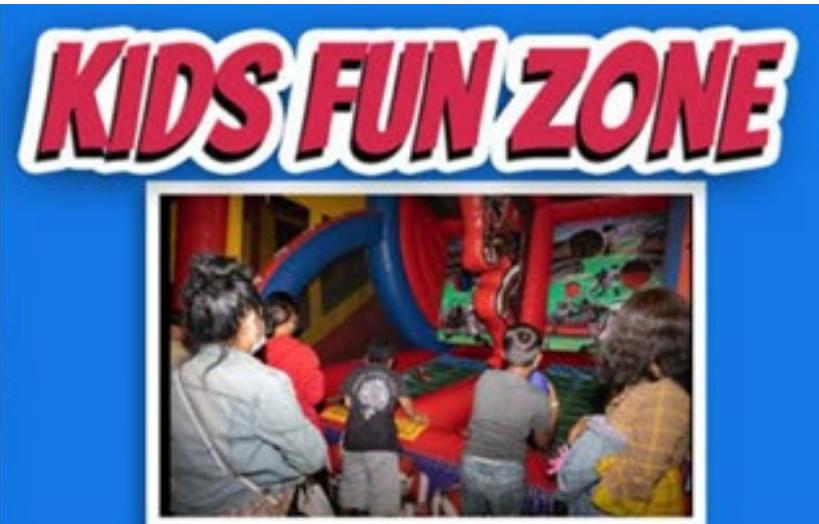
CITY VENTURES



Honeywell



KID'S FUN ZONE



Wristbands for the Kids Fun Zone:

All Day Wristbands: 3-10PM \$25
1/2 day: 3-6:30PM • 6:30-10PM: \$20

Ride Tickets: \$3 each

Log Jammer- 2 tickets

Fiberglass slide- 2 tickets

Alligator slide- 2 tickets

Obstacle course - 2 tickets

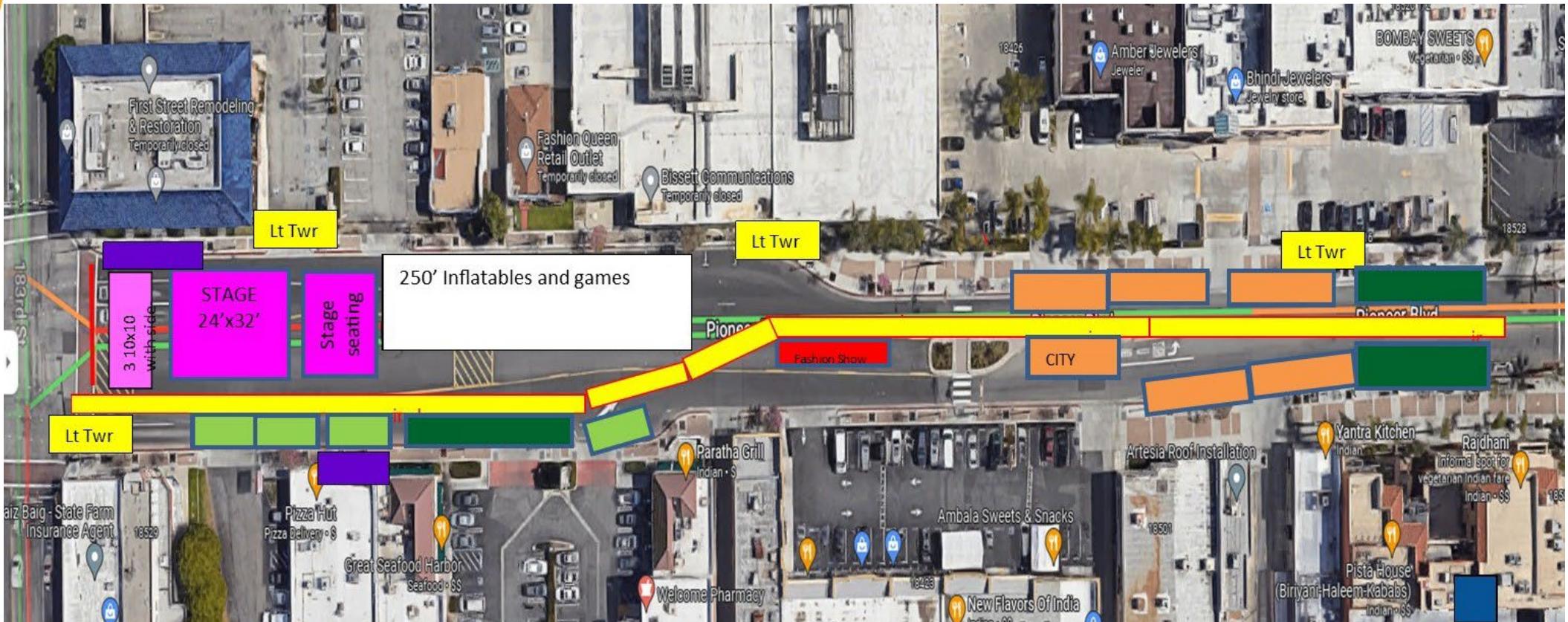
Axe throw- 1 ticket

5 & 1 combo- 1 ticket



Street Festival Overview

183rd Street – 186th Street



Street Festival Overview

186th Street – 187th Street



Toilets and Hand washing sinks



Vendor Booth



Food Trucks



Food Booths

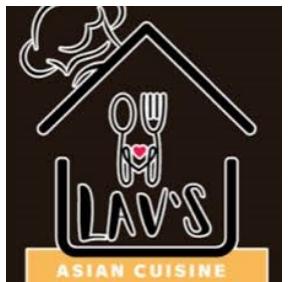


Fire Lane (16 feet)



International Street Fair & Diversity Festival

FOOD VENDORS CONFIRMED



LA India Fashion Week Fashion Show



*Show begins at 6:00 PM- Located in the Center of
the Street Festival right in front of the Frontier
Communications building*



Band Stage

186th Street Stage

3:00 PM **Big City Hillbillies – Country Rock**

4:00 PM **REMIX – Funk & RnB Revue**

6:00 PM **Los Neighbors Band – Latin/Cumbia**

8:00 PM **Funkalicious– 70's and 80's Funk and Soul**

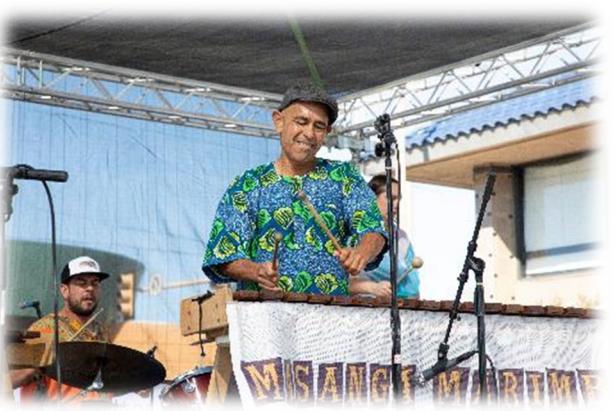


Cultural Stage

183rd Street Stage

Confirmed Performers

- 2:45PM – Burbank Bulldogs Cheer & Dawg Squad – Kid's Cheer Performance
- 3:00PM – Mayor's Welcome
- 3:05PM – Mini Ballet Folklorico- Mexican Cultural Dance
- 3:35PM – Club Kaibigan- Filipino Cultural Performance
- 4:10PM – El Lucero Ballet Folklorico – Mexican Cultural Dance
- 5:00PM – Mayor's Acknowledgments
- 5:20PM – Ku'uipo Hula – Hawaiian Dance
- 5:50PM – Na Kupunawahine – Hawaiian Dance
- 6:10PM – Hanabi Taiko – Japanese Drumming Performance
- 6:55PM – Ling Dance Academy- Chinese Folk Dance
- 7:30PM – Maha & Company – Multi-Cultural Performances
- 8:05PM – DES Portuguese Folklorico- Traditional Portuguese Cultural Dance
- 9:25PM – Dhwani Dance Academy- Indian Kathak, Folk, and Bollywood Dance





CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9A

TO: Mayor and Members of the City Council

SUBJECT: Waive Reading of All Ordinance and Resolutions Adoptions on the Agenda and Read by Title Only

FROM: Jennifer Alderete, City Clerk

REVIEWED AND APPROVED BY:

Melissa Burke, Interim City Manager

RECOMMENDATION:

It is recommended that the City Council waive reading, by title only, of all ordinances and resolutions. Said ordinances and resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

BACKGROUND:

California Government Code 36934 allows the legislative body to waive the requirement to read ordinances and titles by the action.

FISCAL IMPACT:

There is no fiscal impact associated with approval of this item.



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9B

TO: Mayor and Members of the City Council

SUBJECT: City Council Meeting Minutes

FROM: Jennifer Alderete, City Clerk

REVIEWED AND APPROVED BY:

Melissa Burke, Interim City Manager

RECOMMENDATION:

It is recommended that the City Council approve minutes as presented for the following City Council meetings:

June 17, 2024 - Regular Meeting

July 1, 2024 - Special Meeting (open session)

July 29, 2024 - Special Meeting (open session)

BACKGROUND:

The attached action minutes serve as the official record of the City Council meetings, recording the legislative body's decisions, recorded in its motions, actions, and votes, as mandated by Government Code 36814 and 40801.

FISCAL IMPACT:

There is no fiscal impact associated with approval of this item.

Attachments

[Minutes - June 17, 2024.pdf](#)

[Minutes - July 1, 2024.pdf](#)

[Minutes - July 29, 2024.pdf](#)

ARTESIA CITY COUNCIL REGULAR ADJOURNED MEETING MINUTES
MONDAY, JUNE 17, 2024
CITY COUNCIL CHAMBERS
18747 CLARKDALE AVENUE
ARTESIA, CALIFORNIA

CALL TO ORDER REGULAR MEETING

Mayor Lima called the meeting to order at 7:02 p.m.

ROLL CALL

Present: Mayor Lima, Mayor Pro Tem Taj, Councilmembers Manalo, Ramoso, and Trevino.

Staff Present: Interim City Manager Burke, Acting Deputy City Manager/Finance Manager Murguia, City Attorney Nguyen, City Clerk Alderete, Planning Manager Kann, Special Projects Manager Lee, Management Analyst Fajardo, Management Analyst Nacionales-Tafoya.

INVOCATION

Pastor Bob De Leon from Artesia Calvary Chapel delivered the invocation.

PLEDGE OF ALLEGIANCE

Deputy Tepale led the pledge of allegiance.

PUBLIC COMMENTS

Public comments could be submitted by email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. Margaret Saito, Nam Nguyen, Zeel Ahir, and Linda Gonzalez provided public comments for items not listed on the agenda.

COUNCILMEMBER COMMENTS

Mayor Lima, Mayor Pro Tem Taj, Councilmembers Trevino, Ramoso, and Manalo asked questions and/or provided comments.

CEREMONIAL PRESENTATIONS

A proclamation for Juneteenth Independence Day was presented by the Council. A proclamation for Gun Violence Awareness Day was accepted by Deputy Tepale. A Certificate of Recognition for Spring Beautification Awardees in the Residential Landscape Beautification Category was accepted by Radha and Nandah Kumar, John and Margie Lyon, John Cole Oliver, and Almino, Maria and Hermano Susa (not present). A Certificate of Recognition for Spring Beautification Awardees in the Sustainable Landscape Design Category was accepted by Nirav Bhakta, Hong Li, and Rosemary Avila. A Certificate of Recognition for Spring Beautification Business Awardee in the Storefront Beautification Category was accepted by Luxe Maison Business Owner Adi Jain. A Certificate of Recognition for Spring Beautification Business Awardees in the Sustainable Landscape Category was accepted by 7 Leaves Store Manager Monica Phun and Director of Real Estate Michael Trang, CN Travel Business Owner Minesh Patel (not present, but Zeel Ahir accepted), and Popeye's Store Manager Francisca Hernandez.

BUSINESS PRESENTATIONS

Artesia Library Updates- Artesia Library Manager Robert Gardener provided updates.

CITY STAFF REQUESTED AN ITEM BE ADDED TO THE AGENDA REGARDING THE APPOINTMENT OF UP TO TWO COUNCILMEMBERS TO TRAVEL TO WASHINGTON DC TO ATTEND MEETINGS REQUESTING FUNDS FOR CITY ROAD REHABILITATION

City Attorney Nguyen provided legal basis for adding the item to the agenda.

A MOTION to add item number 18 to the agenda was:

Moved: Taj	Seconded: Ramoso
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

CONSENT CALENDAR (1-13)

A MOTION to approve the Consent Calendar Items 1-13, excluding item(s) 7,11, and 13 was:

Moved: Manalo	Seconded: Taj
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

1. WAIVING OF FULL READING OF RESOLUTIONS AND ORDINANCES

Motion: Waive further reading and introduction ordinance(s) and resolution(s), which appear on the agenda, shall be determined to have been read by title and further reading waived.

2. ACCOUNTS PAYABLE CHECK REGISTER

Motion: Receive and file this report.

3. CITY FINANCIAL REPORT – APRIL 2024

Motion: Receive and file this report.

4. CITY COUNCIL MEETING MINUTES

Motion: Approve City Council minutes for the May 6, 2024 Special Meeting, May 13, 2024 Special Meeting, May 13, 2024 Regular Meeting, May 23, 2024, 6:00 p.m. Special Meeting, and May 23, 2024, 6:30 Special Meeting.

5. CONSIDERATION OF RESOLUTION NO. 24-2989, AUTHORIZING THE USE OF THE OMNIA PARTNERS PURCHASING PROGRAM AND AWARDING A CONTRACT TO GARLAND/DBS INC. FOR THE ROOF REPLACEMENT PROJECT AT THE ALBERT O. LITTLE COMMUNITY CENTER IN THE AMOUNT NOT-TO-EXCEED \$1,154,757 AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA, PURSUANT TO SECTION 15301(d) EXISTING FACILITIES (CLASS 1) OF THE CEQA GUIDELINES

Motion: Adoption of Resolution No.24-2989

6. SECOND AMENDMENT TO THE PARATRANSIT DEMAND RESPONSE TRANSPORTATION SERVICES AGREEMENT WITH ADMINISTRATIVE SERVICES COOPERATIVE, INC. TO PROVIDE ON-DEMAND TRANSPORTATION FOR QUALIFIED PARTICIPANTS IN THE AMOUNT NOT-TO-EXCEED \$309,000

Motion: Approve, and authorize the Interim City Manager to execute a second amendment on their behalf, to the Paratransit Demand Response Transportation Services Agreement between the City of Artesia and Administrative Services Cooperative, Inc.

8. CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENT FOR INFORMATION TECHNOLOGY (IT) SERVICES BETWEEN THE CITY OF ARTESIA AND BREALT SOLUTIONS IN THE AMOUNT NOT-TO-EXCEED \$80,000

Motion: Approve, and authorize the Interim City Manager to execute on the City Council's behalf, the Professional Services Agreement for Information Technology (IT) Services between the City of Artesia and BrealT Solutions (BrealT)

9. CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ARTESIA AND ALL CITY MANAGEMENT SERVICES INC. FOR CROSSING GUARD SERVICES IN THE AMOUNT NOT-TO-EXCEED \$743,946.00

Motion: Approve, and authorize the Interim City Manager to execute, the 2024 Professional Services Agreement (PSA) for Crossing Guard Services with All City Management Services Inc.

10. CONSIDERATION OF THIRD AMENDMENT TO LEGAL SERVICES AGREEMENT BETWEEN THE CITY OF ARTESIA AND THE SUCCESSOR AGENCY TO THE ARTESIA REDEVELOPMENT AGENCY AND BEST BEST & KRIEGER LLP

Motion: Approve, and authorize the Mayor to sign on their behalf, the third amendment to the Legal Services Agreement with Best Best & Krieger.

12. CONSIDERATION OF A LARGE EVENT FACILITY USE PERMIT FOR SAAHAS FOR CAUSE TO HOLD A COMMUNITY EDUCATION EVENT ON SATURDAY, AUGUST 17, 2024 AT ARTESIA PARK

Motion: Approve the issuance of a Large Event Facility Use Permit to SAAHAS For Cause to hold a Small Business Resource Event on Saturday, August 17, 2024 at Artesia Park, including the Albert O. Little Community Center.

ITEM(S) PULLED FROM CONSENT CALENDAR (7,11,13)

7. CONSIDERATION RESOLUTION NO. 24-2987, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2024-25 TO BE FUNDED BY SENATE BILL (SB1), THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

Acting Deputy City Manager/Finance Manager Murguia provided staff report. Interim City Manager Burke provided input. Mayor Lima, Mayor Pro Tem Taj, and Councilmember Ramoso asked questions and/or provided comments.

A MOTION to adopt Resolution No.24-2987 was:	
Moved: Ramoso	Seconded: Taj
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

11. CONSIDERATION OF RESOLUTIONS TO HOLD THE GENERAL MUNICIPAL ELECTION TO ELECT TWO COUNCILMEMBERS ON TUESDAY, NOVEMBER 5, 2024, REQUESTING THE CONSOLIDATION OF THE GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION ON THE SAME DATE, AND ADOPTING REGULATIONS FOR CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS;

RESOLUTION NO. 24-2980, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 5, 2024, FOR THE ELECTION OF TWO (2) MEMBERS OF THE CITY COUNCIL AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES;

RESOLUTION NO. 24-2981, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 5, 2024, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO SECTION 10403 OF THE CALIFORNIA ELECTIONS CODE; AND

RESOLUTION NO. 24-2982, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 5, 2024

City Clerk Alderete provided response to public comment. Margaret Saito provided public comment.

A MOTION to adopt Resolution No.24-2980, Resolution No.24-2981, and Resolution No.24-2982 was:	
Moved: Taj	Seconded: Trevino
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

13. CONSIDERATION OF A FINANCIAL PLAN AND APPROVING A BUDGET FOR FISCAL YEAR 2024-25; DETERMINING AND ADOPTING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-25; ADOPTING A CITY-

WIDE SALARY SCHEDULE; ADOPTING A STATEMENT OF INVESTMENT POLICY; AND ADOPTING A CITYWIDE CAPITAL IMPROVEMENT PROGRAM;

RESOLUTION NO. 24-2992, ADOPTING A FINANCIAL PLAN AND APPROVING A BUDGET FOR FISCAL YEAR 2024-25;

RESOLUTION NO. 24-2993, DETERMINING AND ADOPTING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2024-25 FOR THE CITY OF ARTESIA IN ACCORDANCE WITH ARTICLE XIIIB OF THE CONSTITUTION OF THE STATE OF CALIFORNIA;

RESOLUTION NO. 24-2994, APPROVING AND ADOPTING A CITY-WIDE SALARY SCHEDULE AS REQUIRED BY THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS);

RESOLUTION NO. 24-2995, ADOPTING A STATEMENT OF INVESTMENT POLICY; AND

RESOLUTION NO. 24-2996, ADOPTING A CITYWIDE CAPITAL IMPROVEMENT PROGRAM

Acting Deputy City Manager/Finance Manager Murguia provided staff report. Councilmembers Trevino and Ramoso asked questions and/or provided comments.

A MOTION to adopt Resolution No.24-2992, Resolution No.24-2993, Resolution No.24-2994, Resolution No.24-2995, and Resolution No. 24-2996 was:

Moved: Trevino	Seconded: Manalo
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

PUBLIC HEARING

14. CONSIDERATION OF RESOLUTION NO. 24-2991, CONFIRMING A DIAGRAM AND ASSESSMENT FOR THE 2024-25 FISCAL YEAR AND ORDERING THE IMPROVEMENTS IN CONNECTION WITH THE CITY OF ARTESIA STREET LIGHTING MAINTENANCE DISTRICT PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE

Acting Deputy City Manager/Finance Manager Murguia provided staff report. Interim City Manager Burke provided input. Mayor Lima opened the public hearing. Margaret Saito provided public comment. Mayor Lima closed the public hearing.

A MOTION to adopt Resolution No.24-2991 was:

Moved: Taj	Seconded: Ramoso
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

15. INTRODUCTION OF ORDINANCE NO. 24-954, AMENDING REGULATIONS IN ARTICLE 31 (OPEN SPACE AND RECREATION) OF TITLE 9 (PLANNING AND ZONING) OF THE CITY OF ARTESIA MUNICIPAL CODE RELATING TO USES AND DEVELOPMENT STANDARDS IN THE OPEN SPACE AND RECREATION (OS-R) ZONE, AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(b)(3)

Planning Manager Kann provided staff report. Mayor Lima opened the public hearing. No public comments were provided. Mayor Lima closed the public hearing.

A MOTION to introduce Ordinance 24-954 was:

Moved: Taj	Seconded: Trevino
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

16. CONSIDERATION OF RESOLUTION NO. 24-2988, PROVIDING FOR THE LEVY OF THE SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 2017-1 FOR FISCAL YEAR 2024-25

Special Projects Manager Karen Lee provided staff report. Interim City Manager Burke provided input. Mayor Lima opened the public hearing. Margaret Saito and Nam Nguyen provided public comment. Mayor Lima closed the public hearing. Mayor Lima asked questions and/or provided comments.

A MOTION to adopt Resolution No. 24-2988 was:

Moved: Trevino	Seconded: Taj
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

DISCUSSION

17. CONSIDERATION OF PROFESSIONAL SERVICES AGREEMENT WITH WESTERN AUDIO VISUAL FOR THE REPLACEMENT OF AUDIO AND VIDEO EQUIPMENT IN THE CITY COUNCIL CHAMBER IN THE AMOUNT NOT-TO-EXCEED \$275,043.77

Management Analyst Farjado provided staff report. Management Analyst Farjado stated there was a discrepancy in the agenda title and that “the not-to-exceed amount” of \$275,043.77 should be revised to \$289,985.80. Western Audio Visual Consultant and Interim City Manager Burke provided input. Mayor Lima, Mayor Pro Tem Taj, Councilmembers Trevino, Ramoso, and Manalo asked questions and/or provided comments.

A MOTION to approve the professional service agreement with Western Audio Visual for the replacement of audio and video equipment in the City Council Chamber in the amount not to exceed \$289,985.80 was:

Moved: Manalo	Seconded: Ramoso
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

ITEM CONSIDERED ON AN URGENCY BASIS

18. APPOINTMENT OF UP TO TWO COUNCILMEMBERS TO TRAVEL TO WASHINGTON, D.C. TO ATTEND MEETINGS REQUESTING FUNDS FOR CITY ROAD REHABILITATION

Interim City Manager Burke provided staff report. Mayor Pro Tem Taj nominated Councilmembers Manalo and Trevino. Mayor Lima, Mayor Pro Tem Taj, Councilmembers Trevino, Ramoso, and Manalo asked questions and/or provided comments.

A MOTION to appoint Councilmembers Manalo and Trevino to travel to Washington DC to request federal funds for City Rehabilitation and the allocation of up to \$2,000 per person to travel was:

Moved: Taj	Seconded: Ramoso
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

CITY MANAGER INFORMATIONAL REPORTING

Interim City Manager Burke provided updates.

COUNCILMEMBER COMMENTS

Mayor Lima, Mayor Pro Tem Taj, Councilmembers Manalo, Ramoso and Trevino asked questions and/or provided comments.

Councilmember Manalo attended the California Contract Cities Association annual conference at public expense. Councilmember Manalo attended the budget study session and the California Contract Cities Association Legislative Committee meeting.

Councilmember Ramoso attended the California Contract Cities Association annual conference at public expense. Councilmember Ramoso attended the May 23, Special City Council Meeting and the budget study session.

Councilmember Trevino attended the California Contract Cities Association annual conference at public expense. Councilmember Trevino attended the California Contract Cities Association Legislative Committee meeting.

Mayor Pro Tem Taj attended the California Contract Cities Association annual conference at public expense.

Mayor Lima attended the California Contract Cities Association annual conference at public expense.

ADJOURNMENT

The meeting was adjourned to the Regular City Council Meeting of August 12, 2024 at 9:29 p.m.

ARTESIA CITY COUNCIL SPECIAL MEETING – OPEN SESSION
MINUTES MONDAY, JULY 1, 2024, 7:00 P.M.
COUNCIL CHAMBERS, 18747 CLARKDALE AVENUE, ARTESIA, CALIFORNIA

CALL TO ORDER REGULAR MEETING

Mayor Lima called the meeting to order at 7:01 p.m.

ROLL CALL

Present: Mayor Lima, Mayor Pro Tem Taj, Councilmembers Manalo, and Trevino.

Absent: Councilmember Ramoso*

Staff Present: Acting Deputy City Manager/Finance Manager Murguia, City Attorney Nguyen, City Clerk Alderete, Public Works Manager Sanchez, Parks & Recreation Manager, Planning Manager Kann, Special Projects Manager Lee, Management Analyst Nacionales-Tafoya

INVOCATION

Pastor Bob De Leon from Artesia Calvary Chapel delivered the invocation.

PLEDGE OF ALLEGIANCE

Deputy Tepale led the pledge of allegiance.

*Councilmember Ramoso arrived at 7:05 p.m.

PUBLIC COMMENTS

Public comments could be submitted by email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. No public comments were provided for items not listed on the agenda.

COUNCILMEMBER COMMENTS

Mayor Lima, Mayor Pro Tem Taj, Councilmembers Trevino, Ramoso, and Manalo asked questions and/or provided comments.

CEREMONIAL PRESENTATIONS

Certificates for Scholarship Program Recipients were provided to Ashley Song, Denisse Castaneda Valencia, Emily Natividad, Kate Kwon, Mary Rivera Henriquez, and Jahzaiyah Allen (not present). A proclamation for Parks Makes Life Better Month was accepted by Angel Castaneda, Ashely Juarez, Denisse Castaneda, Fernando Castaneda, Gabriel Ruiz, Giselle Marquez, Jessica Flores, Jonathan Munoz, Jose Chacon, Sofia Chacon. July 26, 2024 was proclaimed as Americans with Disabilities Act Awareness Day in proclamation presented by Council.

BUSINESS PRESENTATIONS

Artesia Chamber of Commerce Updates – Rohini Bedi provided updates.

CONSENT CALENDAR (1-9)

A MOTION to approve the Consent Calendar Items 1-9, excluding item(s) 7, and 9 was:	
Moved: Trevino	Seconded: Manalo

AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

1. WAIVING OF FULL READING OF RESOLUTIONS AND ORDINANCES

Motion: Waive further reading and introduction ordinance(s) and resolution(s), which appear on the agenda, shall be determined to have been read by title and further reading waived.

2. CITY FINANCIAL REPORT – MAY 2024

Motion: Receive and file this report.

3. PROFESSIONAL SERVICE AGREEMENT BETWEEN THE CITY OF ARTESIA AND WILLDAN ENGINEERING FOR PAVEMENT MANAGEMENT PROGRAM UPDATE IN THE AMOUNT OF \$61,233

Motion: Approve, and authorize the Interim City Manager to sign on their behalf, a Professional Service Agreement between the City of Artesia and Willdan Engineering to complete a Pavement Management Program Update.

4. RESOLUTION NO. 24-2990, APPROVING A HIGHWAY PERMIT FOR THE TEMPORARY CLOSURE OF A PORTION OF PIONEER BOULEVARD BETWEEN 183RD STREET AND 187TH STREET, PURSUANT TO VEHICLE CODE SECTION 21101(E) IN CONNECTION WITH THE ARTESIA INTERNATIONAL STREET FAIR AND DIVERSITY FESTIVAL TO BE HELD ON SATURDAY, OCTOBER 5, 2024, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA PURSUANT TO SECTION 15301(c) EXISTING FACILITIES (CLASS 1) OF THE CEQA GUIDELINES

Motion: Adoption of Resolution No.24-2990

5. AGREEMENT WITH RAMIREZ PRODUCTIONS AND EVENT RENTALS, INC. FOR EVENT PRODUCTION SERVICES FOR THE 2024 INTERNATIONAL STREET FAIR AND DIVERSITY FESTIVAL IN THE AMOUNT NOT TO EXCEED \$76,202.50

Motion: Approve, and authorize the Interim City Manager to execute on their behalf, an Agreement with Ramirez Productions and Event Rentals Productions, Inc. for equipment rental and event production Services for the 2024 International Street Fair and Diversity Festival for an amount not to exceed \$76,202.50.

6. RESOLUTION NO. 24-3002, APPROVING FINAL TRACT MAP NO. 83442 TO SUBDIVIDE THE LAND LOCATED AT 11700, 11708, 11718, 11722, 11728, ARKANSAS STREET, 16703 PIONEER BOULEVARD AND PORTION OF 16707 PIONEER BOULEVARD (ASSESSOR PARCEL NUMBERS 7014-003-020 THROUGH 7014-003-026, 7014-003-028 AND PORTION OF 7014-003-027) FOR 59 RESIDENTIAL CONDOMINIUMS (CASE NO. 2021-06)

Motion: Adoption of Resolution No.24-3002

8. CONSIDERATION TO OPT INTO SETTLEMENT AGREEMENT WITH KROGER CO., DISTRIBUTOR OF OPIOIDS, AND GRANT CITY MANAGER AUTHORITY TO APPROVE FUTURE RELATED AGREEMENTS

Motion: Opt into the settlement agreement with opioid distributor, Kroger Co., whereby the County of Los Angeles will receive the City's designated share of settlement funds, and direct the Interim City Manager to execute any documents necessary to implement the action; and grant authority of Interim City Manager to execute and enter into future agreements related to the nationwide opioid settlements.

ITEM(S) PULLED FROM CONSENT CALENDAR (7, 9)

7. RESOLUTION NO. 24-3003, APPROVING A FIVE-YEAR MUNICIPAL LAW ENFORCEMENT SERVICES AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR PUBLIC SERVICES PROVIDED BY THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT AND AUTHORIZING THE CITY MANAGER TO PROCURE SERVICES OF THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT ANNUALLY UP TO AN AMOUNT AUTHORIZED IN THE CITY'S OPERATING AND CAPITAL BUDGET FOR THE PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2029

Acting Deputy City Manager/Finance Manager Murguia provided report. Consultant Mike Egan provided information. Mayor Lima, Mayor Pro Tem Taj, Councilmember Trevino, Councilmember Ramoso, and Councilmember Manalo asked questions and/or provided comments.

A MOTION to adopt Resolution No. 24-3003 was:

Moved: Taj	Seconded: Trevino
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

9. APPROVAL OF PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF REAL PROPERTY LOCATED AT 11928 169th STREET FOR THE TOTAL AMOUNT \$490,000 FOR THE A.J. PAELFORD PARK EXPANSION PROJECT

Management Analyst Nacionales-Tafoya provided report. City Attorney provided information. Mayor Lima, Mayor Pro Tem Taj, Councilmember Trevino, Councilmember Ramoso, and Councilmember Manalo asked questions and/or provided comments.

A MOTION to approve, and authorize the Interim City Manager to execute on the Council's behalf, the purchase and sale agreement prepared by Overland, Pacific & Cutler, Inc. ("OPC") for real property located at 11928 169th Street in the City of Artesia for a total of \$490,000 plus relocation and closing costs was:

Moved: Taj	Seconded: Trevino
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

PUBLIC HEARING

10. RESOLUTION NO. 24-3001, ADOPTING THE REPORT PROPOSING TO HAVE DELINQUENT SOLID WASTE SERVICE CHARGES COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2024-25

Special Projects Manager Lee provided staff report. Julie Bareda, CR&R provided information. Mayor Lima, and Councilmember Manalo asked questions and/or provided comments.

A MOTION to adopt Resolution No.24-3001 was:

Moved: Taj	Seconded: Ramoso
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None

The motion carried 5-0-0-0

11. TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES) (ANNEXATION NO.2);

RESOLUTION NO. 24-2997, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF ARTESIA, COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES), COUNTY OF LOS ANGELES, STATE OF CALIFORNIA THE QUESTION OF LEVYING SPECIAL TAXES WITHIN THAT TERRITORY (ANNEXATION NO. 2);

RESOLUTION NO. 24-2998, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ARTESIA, COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES), COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DECLARING THE RESULTS OF A SPECIAL ELECTION IN SUCH COMMUNITY FACILITIES DISTRICT ON THE PROPOSITION OF THE ANNUAL LEVY OF SPECIAL TAXES WITHIN THE TERRITORY PROPOSED TO BE ANNEXED TO SAID COMMUNITY FACILITIES DISTRICT TO PAY THE COST OF CERTAIN SERVICES TO BE PROVIDED BY THE COMMUNITY FACILITIES DISTRICT WITH FULL LEGAL EFFECT, AND ORDERING THE RECORDING OF A MAP OF THE BOUNDARIES OF SAID COMMUNITY FACILITIES DISTRICT INCLUDING THE TERRITORY ANNEXED THERETO (ANNEXATION NO. 2); AND

INTRODUCTION AND FIRST READING OF ORDINANCE NO. 24-955, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION NO. 2, INTO CITY OF ARTESIA, COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES).

Rich Wall, BB&K Attorney provided staff report. Mayor Lima opened the public hearing. No public comments were provided. Mayor Lima closed the public hearing to protests, comments, and questions. City Clerk Alderete reported no protests or speaker cards were received for the item. City Clerk Alderete announced the County of Los Angeles Registrar

of Voters has certified that there are no registered voters within Annexation No.2 of Community Facilities District No. 2017-1 (Services) and that the owner of all of the taxable property in Annexation No. 2 of Community Facilities District No. 2017-1 has consented to holding the Special Election on July 1, 2024. Mayor Lima closed the public hearing.

A MOTION to adopt Resolution No. 24-2997, as read by title was:	
Moved: Manalo	Seconded: Taj
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

City Clerk Alderete opened the ballot and announced all votes were in favor of the proposition presented on the ballot.

A MOTION to adopt Resolution No. 24-2998, as read by title was:	
Moved: Taj	Seconded: Ramoso
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

A MOTION to introduce Ordinance No. 24-955, by title and waive further reading was:	
Moved: Trevino	Seconded: Ramoso
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

12 TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES) (ANNEXATION NO.3);

RESOLUTION NO. 24-2999, CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF ARTESIA, COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES), COUNTY OF LOS ANGELES, STATE OF CALIFORNIA THE QUESTION OF LEVYING SPECIAL TAXES WITHIN THAT TERRITORY (ANNEXATION NO. 3);

RESOLUTION NO. 24-3000, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ARTESIA, COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES), COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DECLARING THE RESULTS OF A SPECIAL ELECTION IN SUCH COMMUNITY FACILITIES DISTRICT ON THE PROPOSITION OF THE ANNUAL LEVY OF SPECIAL TAXES WITHIN THE TERRITORY PROPOSED TO BE ANNEXED TO SAID COMMUNITY FACILITIES DISTRICT TO PAY THE COST OF CERTAIN SERVICES TO BE PROVIDED BY THE COMMUNITY FACILITIES DISTRICT WITH FULL LEGAL EFFECT, AND ORDERING THE RECORDING OF A MAP OF THE BOUNDARIES OF SAID COMMUNITY FACILITIES DISTRICT INCLUDING THE TERRITORY ANNEXED THERETO (ANNEXATION NO. 3); AND

INTRODUCTION AND FIRST READING ORDINANCE NO. 24-956, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION NO. 3, INTO CITY OF ARTESIA, COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES).

Rich Wall, BB&K Attorney provided staff report. Mayor Lima opened the public hearing. No public comments were provided. Mayor Lima closed the public hearing to protests, comments, and questions. Councilmember Manalo asked questions and/or provided comments. City Clerk Alderete reported no protests or speaker cards were received for the item. City Clerk Alderete announced the County of Los Angeles Registrar of Voters has certified that there are no registered voters within Annexation No.3 of Community Facilities District No. 2017-1 (Services) and that the owner of all of the taxable property in Annexation No. 3 of Community Facilities District No. 2017-1 has consented to holding the Special Election on July 1, 2024. Mayor Lima closed the public hearing.

A MOTION to adopt Resolution No. 24-2999, as read by title was:	
Moved: Taj	Seconded: Ramoso
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

City Clerk Alderete opened the ballot and announced all votes were in favor of the proposition presented on the ballot.

A MOTION to adopt Resolution No. 24-3000, as read by title was:	
Moved: Ramoso	Seconded: Trevino
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

A MOTION to introduce Ordinance No. 24-956, by title and waive further reading was:	
Moved: Manalo	Seconded: Trevino
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

CITY MANAGER INFORMATIONAL REPORTING

Acting Deputy City Manager/Finance Manager Murguia provided updates.

COUNCILMEMBER COMMENTS

Mayor Lima, Mayor Pro Tem Taj, Councilmembers Manalo, Ramoso and Trevino asked questions and/or provided comments.

Councilmember Manalo attended meetings with Senator Butler, Senator Padila, and with Congresswoman Steel in Washington DC at public expense.

Councilmember Ramoso attended the AAPI Leadership Summit at public expense. Councilmember Ramoso attended the Public Works Committee meeting with SoCal

Gas and Southern California Edison.

Councilmember Trevino attended meetings with Senator Butler, Senator Padila, and with Congresswoman Steel in Washington DC at public expense. Councilmember Trevino attended the Public Works Committee meeting with SoCal Gas and Southern California Edison.

Mayor Pro Tem Taj did not attend meetings at public expense.

Mayor Lima did not attend meetings at public expense. Mayor Lima attended the Gateway Cities COG meeting.

ADJOURNMENT

The meeting was at 8:50 p.m.

ARTESIA CITY COUNCIL SPECIAL MEETING MINUTES
MONDAY, JULY 29, 2024 - 6:30P.M.
CITY COUNCIL CHAMBERS, 18747 CLARKDALE AVENUE, ARTESIA, CALIFORNIA

REMOTE TELECONFERENCE LOCATION:
CALLE 15 # 279 X 38 Y 40, COL. CAMPESTRE, MERIDA, YUCATÁN, MEXICO

CALL TO ORDER SPECIAL MEETING

Mayor Lima called the meeting to order at 6:31 p.m.

ROLL CALL

Present: Mayor Lima, Mayor Pro Tem Taj, Councilmembers Manalo (remote), Ramoso, and Trevino

Staff Present: Interim City Manager Burke, City Clerk Alderete, City Attorney Nguyen, Community Development Director Dor, Parks & Recreation Manager, Special Projects Manager Lee

ANNOUNCEMENT REGARDING PUBLIC COMMENTS

Public comments could be provided, in person or submitted by email to publiccomments@cityofartesia.us by 12:00 p.m. on the date of the meeting. Public comments were provided by Carl Fonseca and Lorelei Bailey and were provided to council in advance of the meeting and made available in the lobby agenda packet.

DISCUSSION

1. CONSIDERATION TO ADOPT RESOLUTIONS PLACING A GENERAL TAX MEASURE ON THE NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION BALLOT TO ESTABLISH A 3/4 CENT GENERAL TRANSACTION AND USE (SALES) TAX

RESOLUTION NO. 24-3004, CALLING FOR THE PLACEMENT OF A GENERAL TAX MEASURE ON THE BALLOT FOR THE NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF AN ORDINANCE TO ENACT A GENERAL TRANSACTIONS AND USE TAX (SALES TAX) AT THE RATE OF THREE-QUARTERS CENT (3/4¢)

RESOLUTION NO. 24-3005, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 5, 2024 WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT DATE PURSUANT TO §10403 OF THE ELECTIONS CODE

RESOLUTION NO. 24-3006, PROVIDING FOR THE FILING OF PRIMARY AND REBUTTAL ARGUMENTS AND SETTING RULES FOR THE FILING OF WRITTEN ARGUMENTS REGARDING A CITY MEASURE TO BE SUBMITTED AT THE NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION

Interim City Manager Burke provided report. Public comments were provided by William Morante, Dan Rocha, Venkatesh Koka, Bharat Patel, Pete Ochoa, PJ Singh,

Jasar Rayaroth, and Rohit Mason. Mayor Pro Tem Taj, Councilmembers Trevino, Ramoso, and Manalo asked questions and/or provided comments.

A MOTION to adopt, Resolution Nos. 24-3004, 24-3005, 24-3006 as read by title were:	
Moved: Manalo	Seconded: Manalo
AYES: Manalo, Ramoso, Trevino, Taj, Lima	ABSENT: None
NOES: None	ABSTAIN: None
The motion carried 5-0-0-0	

COUNCILMEMBER COMMENTS

Mayor Lima and Councilmember Trevino asked questions and/or provided comments.

ADJOURNMENT

Mayor Lima adjourned the special meeting at 6:57 p.m.



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9C

TO: Mayor and Members of the City Council

SUBJECT: Accounts Payable Check Register

FROM: Jamie Murguia, Acting Deputy City Manager / Finance Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Interim City Manager

RECOMMENDATION:

It is recommended that the City Council receive and file this report.

BACKGROUND:

The attached demands summary (accounts payable checks) is a list of all checks issued by the City of Artesia from August 1, 2024 through August 31, 2024.

Prior to printing each check, payment requests are approved by the department manager, Finance Manager, and City Manager. Once payment requests have been approved, a batch for disbursement is processed by the Senior Accountant, and approved by the Finance Manager. Each check is printed with its invoice detail, then signed by the City Manager and Mayor.

FISCAL IMPACT:

There is no fiscal impact associated with approval of this item.

RECOMMENDED COUNCIL ACTION:

It is recommended that the City Council receive and file this report.

Attachments

[2024 August Demands.pdf](#)

City of Artesia
August 2024 Check Register

Date	Transaction # Description	Transaction Type	Post Date Due Date	Transaction Payment # Amount	Payment Date	Amount Paid
ABC Unified School District						
08/01/2024	332	Invoice	08/01/2024	\$2,902.74 85267	08/28/2024	\$2,902.74
	24/06 SFSP Meals		08/01/2024			
				<i>Totals for ABC Unified School District:</i> \$2,902.74		\$2,902.74
AFSCME DISTRICT COUNCIL 36						
08/13/2024	08092024	Invoice	08/13/2024	\$788.52 85221	08/13/2024	\$788.52
	Union Dues, Payroll		08/13/2024			
08/28/2024	08232024	Invoice	08/28/2024	\$758.64 85268	08/28/2024	\$758.64
	Union Dues, Payroll		08/28/2024			
				<i>Totals for AFSCME DISTRICT COUNCIL 36:</i> \$1,547.16		\$1,547.16
AMERITAS LIFE INSURANCE GROUP						
08/12/2024	AUG2024	Invoice	08/12/2024	\$3,377.84 1092	08/13/2024	\$3,377.84
	24/08 PPO Dental		08/12/2024			
08/12/2024	AUG2024	Invoice	08/12/2024	\$318.91 1091	08/13/2024	\$318.91
	24/08 HMO Dental		08/12/2024			
				<i>Totals for AMERITAS LIFE INSURANCE GROUP:</i> \$3,696.75		\$3,696.75
AREMY AGUILAR						
08/06/2024	75730964	Invoice	08/06/2024	\$90.00 85199	08/07/2024	\$90.00
	Basketball Clinic Refund		08/06/2024			
				<i>Totals for AREMY AGUILAR:</i> \$90.00		\$90.00
ARTESIA HISTORICAL SOCIETY						
08/28/2024	082224	Invoice	08/28/2024	\$875.00 85269	08/28/2024	\$875.00
	Blind Cow Mystery Gala		08/28/2024			
				<i>Totals for ARTESIA HISTORICAL SOCIETY:</i> \$875.00		\$875.00
ASCAP						
08/28/2024	500610409-082024	Invoice	08/28/2024	\$443.33 85270	08/28/2024	\$443.33
	FY24/25 Copyright License		08/28/2024			
				<i>Totals for ASCAP:</i> \$443.33		\$443.33
BC TRAFFIC SPECIALIST						
08/06/2024	046716	Invoice	08/06/2024	\$5,437.50 85200	08/07/2024	\$5,437.50
	Message Board Rental - 4th		08/06/2024			
				<i>Totals for BC TRAFFIC SPECIALIST:</i> \$5,437.50		\$5,437.50
BEST BEST & KRIEGER LLP						
08/01/2024	1001494	Invoice	08/01/2024	\$1,686.50 85222	08/13/2024	\$1,686.50
	24/06 Economic		08/01/2024			
08/01/2024	1001484	Invoice	08/01/2024	\$1,738.00 85222	08/13/2024	\$1,738.00
	24/06 Public Works		08/01/2024			
08/01/2024	1001496	Invoice	08/01/2024	\$2,068.00 85222	08/13/2024	\$2,068.00
	24/06 Code Enforcement		08/01/2024			
08/01/2024	1001478	Invoice	08/01/2024	\$2,378.00 85222	08/13/2024	\$2,378.00
	24/06 City Council Project		08/01/2024			
08/01/2024	1001482	Invoice	08/01/2024	\$2,497.00 85222	08/13/2024	\$2,497.00
	24/06 City Clerk		08/01/2024			
08/01/2024	1001497	Invoice	08/01/2024	\$3,073.50 85222	08/13/2024	\$3,073.50
	24/06 CFD General - 11540		08/01/2024			
08/01/2024	1001490	Invoice	08/01/2024	\$2,963.50 85222	08/13/2024	\$2,963.50
	24/06 Catalyst - Artesia LLC		08/01/2024			
08/01/2024	1001485	Invoice	08/01/2024	\$704.00 85222	08/13/2024	\$704.00
	24/06 Utilities		08/01/2024			
08/01/2024	1001492	Invoice	08/01/2024	\$887.50 85222	08/13/2024	\$887.50
	24/06 Ballot Initiative		08/01/2024			
08/01/2024	1001481	Invoice	08/01/2024	\$902.00 85222	08/13/2024	\$902.00
	24/06 Planning		08/01/2024			
08/01/2024	1001487	Invoice	08/01/2024	\$1,105.00 85222	08/13/2024	\$1,105.00
	24/06 Labor/Employment		08/01/2024			
08/01/2024	1001479	Invoice	08/01/2024	\$1,202.00 85222	08/13/2024	\$1,202.00
	24/06 City Manager		08/01/2024			

08/01/2024	1001489	Invoice	08/01/2024	\$3,185.00	85222	08/13/2024	\$3,185.00
	24/06 Special Project		08/01/2024				
	Wireless						
08/01/2024	1001499	Invoice	08/01/2024	\$3,445.15	85222	08/13/2024	\$3,445.15
	24/06 CFD Annexation	City	08/01/2024				
08/01/2024	1001500	Invoice	08/01/2024	\$4,482.90	85222	08/13/2024	\$4,482.90
	24/06 Building Remedy		08/01/2024				
08/01/2024	1001501	Invoice	08/01/2024	\$6,426.00	85223	08/13/2024	\$6,426.00
	24/06 Records Act		08/01/2024				
08/01/2024	1001495	Invoice	08/01/2024	\$320.00	85223	08/13/2024	\$320.00
	24/06 Eminent Domain	RE	08/01/2024				
08/01/2024	1001493	Invoice	08/01/2024	\$178.00	85223	08/13/2024	\$178.00
	24/06 BBK Class 1 Landfill		08/01/2024				
08/01/2024	1001491	Invoice	08/01/2024	\$177.14	85223	08/13/2024	\$177.14
	24/06 Motel 6		08/01/2024				
08/01/2024	1001483	Invoice	08/01/2024	\$154.00	85223	08/13/2024	\$154.00
	24/06 Parks & Recreation		08/01/2024				
08/01/2024	1001486	Invoice	08/01/2024	\$154.00	85223	08/13/2024	\$154.00
	24/06 Finance		08/01/2024				
08/01/2024	1001480	Invoice	08/01/2024	\$88.00	85223	08/13/2024	\$88.00
	24/06 Administration		08/01/2024				
08/01/2024	1001488	Invoice	08/01/2024	\$22.00	85223	08/13/2024	\$22.00
	24/06 CFD General		08/01/2024				
	<i>Totals for BEST BEST & KRIEGER LLP:</i>				\$39,837.19		\$39,837.19
BHAVESH PATEL							
08/06/2024	07302024	Invoice	07/30/2024	\$3,500.00		08/07/2024	\$3,500.00
	C&D Program - 17811		08/06/2024				
	<i>Totals for BHAVESH PATEL:</i>				\$3,500.00	\$0.00	\$3,500.00
BRANDON REILLY							
08/06/2024	75730579	Invoice	08/06/2024	\$45.00	85202	08/07/2024	\$45.00
	Basketball Clinic Refund		08/06/2024				
	<i>Totals for BRANDON REILLY:</i>				\$45.00		\$45.00
BROTHERS JANITORIAL SUPPLY COMPANY							
08/01/2024	2917	Invoice	08/01/2024	\$192.93	85245	08/20/2024	\$192.93
	Artesia Park Janitorial		08/01/2024				
	<i>Totals for BROTHERS JANITORIAL SUPPLY COMPANY:</i>				\$192.93		\$192.93
BRUCE ALAN WHITE							
08/28/2024	1000769	Invoice	08/28/2024	\$1,000.00	85271	08/28/2024	\$1,000.00
	2024 Street Fair		08/28/2024				
	<i>Totals for BRUCE ALAN WHITE:</i>				\$1,000.00		\$1,000.00
CALE AMERICA INC.							
08/06/2024	181524	Invoice	08/06/2024	\$1,526.16	85203	08/07/2024	\$1,526.16
	24/07 Parking Meter IT		08/06/2024				
	<i>Totals for CALE AMERICA INC.:</i>				\$1,526.16		\$1,526.16
CALIFORNIA JPIA							
08/20/2024	ENVIR01294	Invoice	08/20/2024	\$1,681.00	85246	08/20/2024	\$1,681.00
	FY24/25 Pollution Liability		08/20/2024				
	<i>Totals for CALIFORNIA JPIA:</i>				\$1,681.00		\$1,681.00
CALIFORNIA PEST MANAGEMENT							
08/06/2024	230359	Invoice	08/06/2024	\$134.00	85204	08/07/2024	\$134.00
	24/07 Pest Control		08/06/2024				
	<i>Totals for CALIFORNIA PEST MANAGEMENT:</i>				\$134.00		\$134.00
California State University Long Beach							
08/13/2024	ID#32975876	Invoice	08/13/2024	\$1,500.00	85224	08/13/2024	\$1,500.00
	Scholarship for Denisse		08/13/2024				
	<i>Totals for California State University Long Beach:</i>				\$1,500.00		\$1,500.00
CalPers							
08/07/2024	4203484552-08/2024	Invoice	08/07/2024	\$63,131.88	1090	08/07/2024	\$63,131.88
	24/08 Health Premium		08/07/2024				
	<i>Totals for CalPers:</i>				\$63,131.88		\$63,131.88
CBE							
08/13/2024	IN2760115	Invoice	08/13/2024	\$32.00	85225	08/13/2024	\$32.00
	City Hall Replacement Toner		08/13/2024				
08/13/2024	IN2760117	Invoice	08/13/2024	\$27.00	85225	08/13/2024	\$27.00

08/28/2024	Artesia Park Replacement IN2764588 7/20-8/19/24 Overage	Invoice	08/13/2024 08/28/2024 Totals for CBE:	\$951.91 85272 \$1,010.91	08/28/2024	\$951.91 \$1,010.91
CELL BUSINESS EQUIPMENT						
08/13/2024	5030861586 8/20-9/19/24 Sharp Copiers	Invoice	08/13/2024 08/13/2024 Totals for CELL BUSINESS EQUIPMENT:	\$653.71 85226 \$653.71	08/13/2024	\$653.71 \$653.71
Cerritos College						
07/19/2023	ID#2273125 2023 Scholarship - Ashley	Invoice	07/19/2023 07/19/2023	\$1,500.00 85228	08/13/2024	\$1,500.00
08/13/2024	ID#2300349 Scholarship for Mary Rivera	Invoice	08/13/2024 08/13/2024 Totals for Cerritos College:	\$500.00 85227 \$2,000.00	08/13/2024	\$500.00 \$2,000.00
CINTAS CORP						
08/20/2024	4197473258 24/07 Artesia Park Janitorial	Invoice	08/20/2024 08/20/2024	\$607.52 85247	08/20/2024	\$607.52
08/20/2024	4200320824 24/07 Artesia Park Janitorial	Invoice	08/20/2024 08/20/2024	\$607.52 85247	08/20/2024	\$607.52
08/20/2024	4198845470 24/07 AJ Park Janitorial	Invoice	08/20/2024 08/20/2024 Totals for CINTAS CORP:	\$197.12 85247 \$1,412.16	08/20/2024	\$197.12 \$1,412.16
CIVICPLUS LLC						
08/20/2024	308292 Social Media Archiving	Invoice	08/20/2024 08/20/2024 Totals for CIVICPLUS LLC:	\$4,188.00 85248 \$4,188.00	08/20/2024	\$4,188.00 \$4,188.00
CLEARGOV INC.						
08/28/2024	2024-14819 Digital Budget Book	Invoice	08/28/2024 08/28/2024 Totals for CLEARGOV INC.:	\$5,356.00 85273 \$5,356.00	08/28/2024	\$5,356.00 \$5,356.00
COASTLINE EQUIPMENT						
08/01/2024	190234 Boom Lift Hydraulic Leak	Invoice	08/01/2024 08/01/2024 Totals for COASTLINE EQUIPMENT:	\$1,652.57 85249 \$1,652.57	08/20/2024	\$1,652.57 \$1,652.57
COLONIAL LIFE						
08/06/2024	70687030801320 24/08 Supplemental Ins.	Invoice	08/06/2024 08/06/2024 Totals for COLONIAL LIFE:	\$3,061.53 1086 \$3,061.53	08/06/2024	\$3,061.53 \$3,061.53
COPP CONTRACTING INC.						
08/01/2024	2106 FY 23/24 Street	Invoice	08/01/2024 08/01/2024 Totals for COPP CONTRACTING INC.:	\$48,702.32 85250 \$48,702.32	08/20/2024	\$48,702.32 \$48,702.32
DEBBIE YU						
08/06/2024	75731176 Basketball Clinic Refund	Invoice	08/06/2024 08/06/2024 Totals for DEBBIE YU:	\$50.00 85205 \$50.00	08/07/2024	\$50.00 \$50.00
Dominique Stewart						
08/20/2024	100002 Live Scan Service	Invoice	08/20/2024 08/20/2024 Totals for Dominique Stewart:	\$56.00 85251 \$56.00	08/20/2024	\$56.00 \$56.00
DOROTHY HOEKSTRA						
08/28/2024	SEPT2024 24/09 Medical Premium	Invoice	08/28/2024 08/28/2024 Totals for DOROTHY HOEKSTRA:	\$170.86 85274 \$170.86	08/28/2024	\$170.86 \$170.86
DUNN-EDWARDS CORPORATION						
08/20/2024	2074A18438 Graffiti Supplies	Invoice	08/20/2024 08/20/2024 Totals for DUNN-EDWARDS CORPORATION:	\$1,980.37 85252 \$1,980.37	08/20/2024	\$1,980.37 \$1,980.37
DUPRE ENTERPRISES						
08/01/2024	113537 Emergency Call Out to Reprogram Water Tower Light	Invoice	08/01/2024 08/01/2024 Totals for DUPRE ENTERPRISES:	\$390.00 85206 \$390.00	08/07/2024	\$390.00 \$390.00

Duthie Power Services

08/28/2024	A130807	Invoice	08/28/2024	\$360.22	85275	08/28/2024	\$360.22
	Generator Semi Annual		08/28/2024				
			Totals for Duthie Power Services:	\$360.22			\$360.22

El Camino College Foundation

08/13/2024	ID#2676029	Invoice	08/13/2024	\$1,000.00	85229	08/13/2024	\$1,000.00
	Scholarship award for		08/13/2024				
			Totals for El Camino College Foundation:	\$1,000.00			\$1,000.00

Enterprise FM Trust

08/20/2024	480414A-080324	Invoice	08/20/2024	\$804.32	1095	08/20/2024	\$804.32
	24/07 Electric Vehicle Lease		08/20/2024				
			Totals for Enterprise FM Trust:	\$804.32			\$804.32

ERICKA JACKSON

08/29/2024	REIMB	Invoice	08/29/2024	\$3,500.00	85299	08/29/2024	\$3,500.00
	2024 Tuition		08/29/2024				
			Totals for ERICKA JACKSON:	\$3,500.00			\$3,500.00

ERNESTO OLIVARES

08/28/2024	SEPT2024	Invoice	08/28/2024	\$170.86	85276	08/28/2024	\$170.86
	24/09 Medical Premium		08/28/2024				
			Totals for ERNESTO OLIVARES:	\$170.86			\$170.86

FACILITY SOLUTIONS GROUP, INC

08/01/2024	5420089-00	Invoice	08/01/2024	\$452.83	85253	08/20/2024	\$452.83
	LED Light Bulbs		08/01/2024				
08/20/2024	5470624-00	Invoice	08/20/2024	\$301.67	85253	08/20/2024	\$301.67
	LED Light Bulbs		08/20/2024				
			Totals for FACILITY SOLUTIONS GROUP, INC:	\$754.50			\$754.50

FIDELITY SECURITY LIFE INSURANCE CO.

08/06/2024	166385508	Invoice	08/06/2024	\$573.82	1088	08/06/2024	\$573.82
	24/08 Vision Coverage		08/06/2024				
			Totals for FIDELITY SECURITY LIFE INSURANCE CO.:	\$573.82			\$573.82

FIESTA COOPERATIVE INC.

08/20/2024	240700	Invoice	08/20/2024	\$9,088.85	85254	08/20/2024	\$9,088.85
	24/07 Dial-a-Ride Services		08/20/2024				
			Totals for FIESTA COOPERATIVE INC.:	\$9,088.85			\$9,088.85

FRANCHISE TAX BOARD

08/13/2024	08092024	Invoice	08/13/2024	\$80.00	85230	08/13/2024	\$80.00
	Ericka Jackson, 08/09/2024		08/13/2024				
08/28/2024	08232024	Invoice	08/28/2024	\$80.00	85277	08/28/2024	\$80.00
08/28/2024	08232024	Invoice	08/28/2024	\$46.09	85278	08/28/2024	\$46.09
	Rene Trevino, 08/23/2024		08/28/2024				
			Totals for FRANCHISE TAX BOARD:	\$206.09			\$206.09

GATEWAY CITIES COUNCIL OF GOVERNMENTS

08/28/2024	FY24-25	Invoice	08/28/2024	\$10,000.00	85279	08/28/2024	\$10,000.00
	FY24/25 Membership Dues		08/28/2024				
			Totals for GATEWAY CITIES COUNCIL OF GOVERNMENTS:	\$10,000.00			\$10,000.00

GOLDEN STATE WATER COMPANY

08/20/2024	00552386989-081324	Invoice	08/20/2024	\$93.95	41039	08/21/2024	\$93.95
	24/07 11938 South St.		08/20/2024				
08/20/2024	28650044382-080624	Invoice	08/20/2024	\$226.23	41039	08/21/2024	\$226.23
	24/07 18069 IRR Pioneer		08/20/2024				
08/20/2024	49057935782-081424	Invoice	08/20/2024	\$260.27	41039	08/21/2024	\$260.27
	24/07 18530 Corby Ave.		08/20/2024				
08/20/2024	13732300002-081524	Invoice	08/20/2024	\$315.33	41039	08/21/2024	\$315.33
	24/07 11504 Artesia Blvd		08/20/2024				
08/20/2024	80727400006-080624	Invoice	08/20/2024	\$631.35	41039	08/21/2024	\$631.35
	24/07 11710 South St IRR		08/20/2024				
08/20/2024	43024400004-080624	Invoice	08/20/2024	\$344.77	41039	08/21/2024	\$344.77
	24/07 11734 IRR Artesia		08/20/2024				
08/20/2024	42732300001-081624	Invoice	08/20/2024	\$704.49	41039	08/21/2024	\$704.49
	24/07 12034 Artesia IRR		08/20/2024				
08/20/2024	11131392257-081524	Invoice	08/20/2024	\$476.87	41039	08/21/2024	\$476.87
	24/07 17189 IRR Baber Ave.		08/20/2024				
08/20/2024	97259400006-081524	Invoice	08/20/2024	\$37.94	41039	08/21/2024	\$37.94

08/20/2024	24/07 17202 Alburtis 82177200001-081524	Invoice	08/20/2024	\$169.22 41039	08/21/2024	\$169.22
08/20/2024	24/07 17203 Corby Ave. 87564300009-081624	Invoice	08/20/2024	\$579.69 41039	08/21/2024	\$579.69
08/20/2024	24/07 17512 IRR Norwalk 79020300004-081524	Invoice	08/20/2024	\$741.24 41039	08/21/2024	\$741.24
08/20/2024	24/07 17815 Pioneer Blvd 87836872074-081324	Invoice	08/20/2024	\$255.54 41039	08/21/2024	\$255.54
08/20/2024	24/07 18506 IRR Pioneer 29424300001-080624	Invoice	08/20/2024	\$170.22 41039	08/21/2024	\$170.22
08/20/2024	24/07 18641 Corby 22743000006-080624	Invoice	08/20/2024	\$268.31 41039	08/21/2024	\$268.31
08/20/2024	24/07 18644 Alburtis Ave 91743000001-080624	Invoice	08/20/2024	\$408.90 41039	08/21/2024	\$408.90
08/20/2024	24/07 18747 Clarkdale Ave. 02743000008-080624	Invoice	08/20/2024	\$26.18 41039	08/21/2024	\$26.18
08/20/2024	24/07 18747 Fp Clarkdale 12743000007-080624	Invoice	08/20/2024	\$454.98 41039	08/21/2024	\$454.98
08/20/2024	24/07 18750 Clarkdale 85147443411-081324	Invoice	08/20/2024	\$526.32 41039	08/21/2024	\$526.32
08/20/2024	24/07 18803 Elaine Ave. 63500932239-081324	Invoice	08/20/2024	\$93.95 41039	08/21/2024	\$93.95
08/20/2024	24/07 Norwalk & South St. 55342200007-080624	Invoice	08/20/2024	\$249.23 41039	08/21/2024	\$249.23
08/20/2024	24/07 Norwalk Blvd So of 91385393847-080624	Invoice	08/20/2024	\$314.41 41039	08/21/2024	\$314.41
08/20/2024	24/07 17514 Norwalk Blvd 53533876818-080624	Invoice	08/20/2024	\$240.92 41039	08/21/2024	\$240.92
08/20/2024	24/07 Droxford St Norwalk 76772389227-081424	Invoice	08/20/2024	\$154.52 41039	08/21/2024	\$154.52
	24/07 11504 178th St.		08/20/2024			

Totals for GOLDEN STATE WATER COMPANY: \$7,744.83 \$7,744.83

HEDSSON JIMENEZ

08/28/2024	AUG2024	Invoice	08/28/2024	\$1,060.80 85280	08/28/2024	\$1,060.80
	Aug '24 Karate Classes		08/28/2024			
				<i>Totals for HEDSSON JIMENEZ:</i> <u>\$1,060.80</u>		<u>\$1,060.80</u>

HINDERLITER DE LLAMAS & ASSOCIATES

08/28/2024	SIN041901	Invoice	08/28/2024	\$1,110.57 85281	08/28/2024	\$1,110.57
	July/Sept '24 Sales Tax		08/28/2024			
				<i>Totals for HINDERLITER DE LLAMAS & ASSOCIATES:</i> <u>\$1,110.57</u>		<u>\$1,110.57</u>

HUMAN SERVICES ASSOCIATION

08/13/2024	07312425	Invoice	08/13/2024	\$1,904.00 85231	08/13/2024	\$1,904.00
	24/07 Senior Meals		08/13/2024			
				<i>Totals for HUMAN SERVICES ASSOCIATION:</i> <u>\$1,904.00</u>		<u>\$1,904.00</u>

INTELLI-TECH

08/01/2024	15419	Invoice	08/01/2024	\$4,542.60 85232	08/13/2024	\$4,542.60
	Monitors for computer		08/01/2024			
08/01/2024	15418	Invoice	08/01/2024	\$469.76 85232	08/13/2024	\$469.76
	Laptop docking stations		08/01/2024			
				<i>Totals for INTELLI-TECH:</i> <u>\$5,012.36</u>		<u>\$5,012.36</u>

Jessie Shepherd

08/01/2024	JUNE/JULY2024	Invoice	08/01/2024	\$6,243.00 85207	08/07/2024	\$6,243.00
	June/July '24 Line Dancing		08/01/2024			
				<i>Totals for Jessie Shepherd:</i> <u>\$6,243.00</u>		<u>\$6,243.00</u>

JHM Supply

08/06/2024	97738/3	Invoice	08/06/2024	\$339.63 85208	08/07/2024	\$339.63
	Artesia Park - Field		08/06/2024			
08/01/2024	95630 /3	Invoice	08/01/2024	\$1,789.60 85208	08/07/2024	\$1,789.60
	Artesia Park - Turf Supreme		08/01/2024			
				<i>Totals for JHM Supply:</i> <u>\$2,129.23</u>		<u>\$2,129.23</u>

JLM ENVIRONMENTAL

08/06/2024	JL37977	Invoice	08/06/2024	\$1,150.00 85209	08/07/2024	\$1,150.00
	Asbestos Testing -		08/06/2024			
				<i>Totals for JLM ENVIRONMENTAL:</i> <u>\$1,150.00</u>		<u>\$1,150.00</u>

JOSE ASCENCIO

08/28/2024	SEPT2024	Invoice	08/28/2024	\$170.86	85282	08/28/2024	\$170.86
	24/09 Medical Premium		08/28/2024				
			Totals for JOSE ASCENCIO:	\$170.86			\$170.86

JOSHUA ACEVEDO

08/29/2024	REIMB	Invoice	08/29/2024	\$3,500.00	85300	08/29/2024	\$3,500.00
	2024 Tuition		08/29/2024				
			Totals for JOSHUA ACEVEDO:	\$3,500.00			\$3,500.00

JUSTINE MENZEL

08/28/2024	SEPT2024	Invoice	08/28/2024	\$140.02	85283	08/28/2024	\$140.02
	24/09 Medical Premium		08/28/2024				
			Totals for JUSTINE MENZEL:	\$140.02			\$140.02

KAREN HEATH

08/28/2024	SEPT2024	Invoice	08/28/2024	\$224.07	85284	08/28/2024	\$224.07
	24/09 Medical Premium		08/28/2024				
			Totals for KAREN HEATH:	\$224.07			\$224.07

Karen Rodriguez

08/20/2024	2	Invoice	08/20/2024	\$174.00	85255	08/20/2024	\$174.00
	Youth basketball Jersey &		08/20/2024				
			Totals for Karen Rodriguez:	\$174.00			\$174.00

KARTHIKEYAN RAJAGOPAL

08/06/2024	75731113	Invoice	08/06/2024	\$50.00	85210	08/07/2024	\$50.00
	Basketball Clinic Refund		08/06/2024				
			Totals for KARTHIKEYAN RAJAGOPAL:	\$50.00			\$50.00

KENNY CALEB

08/06/2024	08242024 COA	Invoice	08/06/2024	\$345.00	85211	08/07/2024	\$345.00
	DJ Service		08/06/2024				
			Totals for KENNY CALEB:	\$345.00			\$345.00

KIMLEY HORN AND ASSOCIATES, INC.

08/20/2024	28897246	Invoice	08/20/2024	\$2,760.00	85256	08/20/2024	\$2,760.00
	24/07 EV Charging Facility		08/20/2024				
08/20/2024	28897247	Invoice	08/20/2024	\$1,990.00	85256	08/20/2024	\$1,990.00
	24/07 Historical Trail		08/20/2024				
			Totals for KIMLEY HORN AND ASSOCIATES, INC.:	\$4,750.00			\$4,750.00

KOPPEL & GRUBER PUBLIC FINANCE

08/13/2024	24-1393	Invoice	08/13/2024	\$1,966.30	85233	08/13/2024	\$1,966.30
	CFD Annexation No. 3		08/13/2024				
08/13/2024	24-1392	Invoice	08/13/2024	\$2,176.86	85233	08/13/2024	\$2,176.86
	City Ventures CFD		08/13/2024				
08/01/2024	24-1255	Invoice	08/01/2024	\$2,320.91	85233	08/13/2024	\$2,320.91
	CFD Annexation No. 3		08/01/2024				
			Totals for KOPPEL & GRUBER PUBLIC FINANCE:	\$6,464.07			\$6,464.07

LA COUNTY DEPT OF ANIMAL CONTROL

08/28/2024	R875-082524	Invoice	08/28/2024	\$2,815.40	85285	08/28/2024	\$2,815.40
	24/07 Animal Housing		08/28/2024				
			Totals for LA COUNTY DEPT OF ANIMAL CONTROL:	\$2,815.40			\$2,815.40

LA County Dept. of Public Works

08/01/2024	24081300350	Invoice	08/01/2024	\$2,843.86	85286	08/28/2024	\$2,843.86
	24/06 Industrial Waste		08/01/2024				
			Totals for LA County Dept. of Public Works:	\$2,843.86			\$2,843.86

LA COUNTY SHERIFF'S DEPARTMENT

08/28/2024	250115MR	Invoice	08/28/2024	\$767.43	85287	08/28/2024	\$767.43
	24/07 DES Hall Event		08/28/2024				
08/28/2024	250119MR	Invoice	08/28/2024	\$2,865.78	85287	08/28/2024	\$2,865.78
	24/07 Traffic Enforcement		08/28/2024				
08/28/2024	250117MR	Invoice	08/28/2024	\$4,598.01	85287	08/28/2024	\$4,598.01
	24/07 Foot Patrol		08/28/2024				
08/28/2024	250120MR	Invoice	08/28/2024	\$9,818.97	85287	08/28/2024	\$9,818.97
	24/07 La Mirae Event		08/28/2024				
08/28/2024	250118MR	Invoice	08/28/2024	\$40,540.58	85287	08/28/2024	\$40,540.58
	24/07 SAO Backfill		08/28/2024				
08/28/2024	250157SS	Invoice	08/28/2024	\$369,930.26	85287	08/28/2024	\$369,930.26
	24/07 General Law		08/28/2024				
08/28/2024	250116MR	Invoice	08/28/2024	\$13,997.45	85287	08/28/2024	\$13,997.45

24/07 Gang Suppression		08/28/2024				
	<i>Totals for LA COUNTY SHERIFF'S DEPARTMENT:</i>		\$442,518.48			\$442,518.48
LEGAL SHIELD						
08/20/2024 08152024	Invoice	08/20/2024	\$184.60	85257	08/20/2024	\$184.60
24/08 Supplemental Ins.		08/20/2024				
08/20/2024 07152024	Invoice	08/20/2024	\$184.60	85257	08/20/2024	\$184.60
24/07 Supplemental Ins.		08/20/2024				
	<i>Totals for LEGAL SHIELD:</i>		\$369.20			\$369.20
LETICIA MORRIS						
08/13/2024 JULY2024	Invoice	08/13/2024	\$276.90	85234	08/13/2024	\$276.90
July '24 Zumba Class		08/13/2024				
	<i>Totals for LETICIA MORRIS:</i>		\$276.90			\$276.90
LEXLU SERVICES LLC						
08/28/2024 3361	Invoice	08/28/2024	\$885.00	85288	08/28/2024	\$885.00
Disinfecting Services		08/28/2024				
	<i>Totals for LEXLU SERVICES LLC:</i>		\$885.00			\$885.00
LIBERTY UTILITIES						
08/13/2024 200006718171-072424	Invoice	08/13/2024	\$627.39	85235	08/13/2024	\$627.39
5/15-7/16/24 - 16712		08/13/2024				
	<i>Totals for LIBERTY UTILITIES:</i>		\$627.39			\$627.39
LINCOLN NATIONAL LIFE INSURANCE						
08/06/2024 4727515520	Invoice	08/06/2024	\$1,476.58	1087	08/02/2024	\$1,476.58
24/08 Life & Disability Ins.		08/06/2024				
	<i>Totals for LINCOLN NATIONAL LIFE INSURANCE:</i>		\$1,476.58			\$1,476.58
LOS CERRITOS COMMUNITY NEWS						
08/06/2024 36725	Invoice	08/06/2024	\$678.60	85212	08/07/2024	\$678.60
Legal Notice 7/26/2024		08/06/2024				
08/06/2024 36730	Invoice	08/06/2024	\$1,435.50	85212	08/07/2024	\$1,435.50
Legal Notice - Annexation		08/06/2024				
08/28/2024 36749	Invoice	08/28/2024	\$1,879.20	85289	08/28/2024	\$1,879.20
Notice - B&S Fee Schedules		08/28/2024				
& 11701 So. St.						
	<i>Totals for LOS CERRITOS COMMUNITY NEWS:</i>		\$3,993.30			\$3,993.30
LUIS MONTANO HERNANDEZ						
08/28/2024 Los Montano	Invoice	08/28/2024	\$2,000.00	85290	08/28/2024	\$2,000.00
Labor Day BBQ		08/28/2024				
	<i>Totals for LUIS MONTANO HERNANDEZ:</i>		\$2,000.00			\$2,000.00
LYNETTE DELAMERCED						
08/06/2024 75730885	Invoice	08/06/2024	\$50.00	85213	08/07/2024	\$50.00
Basketball Clinic Refund		08/06/2024				
	<i>Totals for LYNETTE DELAMERCED:</i>		\$50.00			\$50.00
MARIPOSA LANDSCAPES, INC.						
07/01/2024 108671	Invoice	07/01/2024	\$950.00	85214	08/07/2024	\$950.00
24/06 Weed Abatement		07/01/2024				
	<i>Totals for MARIPOSA LANDSCAPES, INC.:</i>		\$950.00			\$950.00
MARTIN GAMEZ						
08/28/2024 SEPT2024	Invoice	08/28/2024	\$170.86	85291	08/28/2024	\$170.86
24/09 Medical Premium		08/28/2024				
	<i>Totals for MARTIN GAMEZ:</i>		\$170.86			\$170.86
MARY CARMEN GARCIA						
08/20/2024 JULY/AUG2024	Invoice	08/20/2024	\$752.50	85258	08/20/2024	\$752.50
July/Aug '24 Youth Dance		08/20/2024				
	<i>Totals for MARY CARMEN GARCIA:</i>		\$752.50			\$752.50
MICHAEL J. EGAN						
08/13/2024 08092024	Invoice	08/13/2024	\$2,400.00	85236	08/13/2024	\$2,400.00
07/2024 Consulting Services		08/13/2024				
	<i>Totals for MICHAEL J. EGAN:</i>		\$2,400.00			\$2,400.00
Miguel Arana						
08/28/2024 082724	Invoice	08/28/2024	\$406.00	85292	08/28/2024	\$406.00
Youth Soccer - Summer		08/28/2024				
	<i>Totals for Miguel Arana:</i>		\$406.00			\$406.00
MISS ARTESIA						
08/01/2024 06212024	Invoice	08/01/2024	\$760.85	85215	08/07/2024	\$760.85
Reimbursement for Printing		08/01/2024				

			<i>Totals for MISS ARTESIA:</i>	\$760.85		\$760.85
NATALIE HERRERA						
08/28/2024	SEPT2024	Invoice	08/28/2024	\$170.86 85293	08/28/2024	\$170.86
	24/09 Medical Premium		08/28/2024			\$170.86
			<i>Totals for NATALIE HERRERA:</i>	\$170.86		
NATIONAL ENVIRONMENTAL SERVICES						
08/13/2024	34093	Invoice	08/13/2024	\$15,000.00 85237	08/13/2024	\$15,000.00
	24/07 Street Sweeping		08/13/2024			\$15,000.00
			<i>Totals for NATIONAL ENVIRONMENTAL SERVICES:</i>	\$15,000.00		
National League of Cities						
08/06/2024	190284	Invoice	08/06/2024	\$1,752.00 85216	08/07/2024	\$1,752.00
	National League of Cities		08/06/2024			\$1,752.00
			<i>Totals for National League of Cities:</i>	\$1,752.00		
NORWALK LA MIRADA PLUMBING						
08/06/2024	335360ALI	Invoice	08/06/2024	\$295.00 85217	08/07/2024	\$295.00
	City Hall Breakroom - Sink		08/06/2024			\$295.00
			<i>Totals for NORWALK LA MIRADA PLUMBING:</i>	\$295.00		
ODP BUSINESS SOLUTIONS, LLC						
08/06/2024	377537809001	Invoice	08/06/2024	\$97.75 85218	08/07/2024	\$97.75
	General Office Supplies		08/06/2024			
08/06/2024	344542757001	Invoice	08/06/2024	\$18.92 85218	08/07/2024	\$18.92
	General Office Supplies		08/06/2024			
			<i>Totals for ODP BUSINESS SOLUTIONS, LLC:</i>	\$116.67		
Orange Coast Title Company						
08/13/2024	140-2412204-20_1	Invoice	08/13/2024	\$500.00 85238	08/13/2024	\$500.00
	Botanical Garden CNRA		08/13/2024			\$500.00
			<i>Totals for Orange Coast Title Company:</i>	\$500.00		
Otis College of Art and Design						
08/13/2024	ID#20158969	Invoice	08/13/2024	\$500.00 85239	08/13/2024	\$500.00
	Scholarship for Kate Kwon		08/13/2024			
			<i>Totals for Otis College of Art and Design:</i>	\$500.00		
PCAM, LLC						
08/28/2024	18924	Invoice	08/28/2024	\$20,699.52 85294	08/28/2024	\$20,699.52
	24/07 Shuttle Service		08/28/2024			
			<i>Totals for PCAM, LLC:</i>	\$20,699.52		
PLACEWORKS INC.						
08/20/2024	83935	Invoice	08/20/2024	\$4,249.97 85259	08/20/2024	\$4,249.97
	24/07 ADSP TOD SIP		08/20/2024			
08/20/2024	83646	Invoice	08/20/2024	\$6,374.96 85259	08/20/2024	\$6,374.96
	24/07 ADSP for TOD		08/20/2024			
			<i>Totals for PLACEWORKS INC.:</i>	\$10,624.93		
POOJA DWIVEDI						
08/06/2024	75730484	Invoice	08/06/2024	\$50.00 85219	08/07/2024	\$50.00
	Basketball Clinic Refund		08/06/2024			
			<i>Totals for POOJA DWIVEDI:</i>	\$50.00		
ROBERT HALF						
08/28/2024	63949465	Invoice	08/28/2024	\$918.75 85295	08/28/2024	\$918.75
	WE 8/9/24 Temp Admin		08/28/2024			
			<i>Totals for ROBERT HALF:</i>	\$918.75		
ROHAM INTERNATIONAL INC.						
08/01/2024	3031	Invoice	08/01/2024	\$1,791.85 85260	08/20/2024	\$1,791.85
	Branded Merchandise		08/01/2024			
			<i>Totals for ROHAM INTERNATIONAL INC.:</i>	\$1,791.85		
SO CAL INDUSTRIES						
08/20/2024	702696	Invoice	08/20/2024	\$255.44 85261	08/20/2024	\$255.44
	8/2-8/29/24 Historical		08/20/2024			
			<i>Totals for SO CAL INDUSTRIES:</i>	\$255.44		
Southern California Edison Company						
08/06/2024	700454958639-072624	Invoice	08/06/2024	\$23.66 1080	08/06/2024	\$23.66
	24/07 18510 Corby Ave.		08/06/2024			
08/06/2024	700483004874-072924	Invoice	08/06/2024	\$14,172.20 1079	08/06/2024	\$14,172.20
	24/07 Various Location		08/06/2024			
08/06/2024	700485859203-072624	Invoice	08/06/2024	\$2,977.95 1078	08/06/2024	\$2,977.95
	24/07 Various Traffic Signals		08/06/2024			

08/06/2024	700492283835-071924	Invoice	08/06/2024	\$289.20	1077	08/06/2024	\$289.20
08/06/2024	24/07 Various Locations TC-700492421150-071924	Invoice	08/06/2024	\$116.23	1076	08/06/2024	\$116.23
08/06/2024	24/07 Artesia/Gridley		08/06/2024				
08/06/2024	700498964105-071924	Invoice	08/06/2024	\$248.60	1085	08/06/2024	\$248.60
08/06/2024	24/07 18750 Clarkdale EV		08/06/2024				
08/06/2024	700560422190-071924	Invoice	08/06/2024	\$61.83	1084	08/06/2024	\$61.83
08/06/2024	24/07 18600 1/2 S Norwalk		08/06/2024				
08/06/2024	700562509108-071924	Invoice	08/06/2024	\$72.53	1083	08/06/2024	\$72.53
08/06/2024	24/07 12001 Artesia Blvd		08/06/2024				
08/06/2024	700405333439-072924	Invoice	08/06/2024	\$1,473.90	1082	08/06/2024	\$1,473.90
08/06/2024	24/07 Various Locations		08/06/2024				
08/06/2024	700491366274-080124	Invoice	08/06/2024	\$17,643.86	1081	08/06/2024	\$17,643.86
	24/07 Various Locations		08/06/2024				
	<i>Totals for Southern California Edison Company:</i>				\$37,079.96		\$37,079.96
Southern California Gas Company							
08/22/2024	12280628004-081324	Invoice	08/22/2024	\$45.48	41040	08/23/2024	\$45.48
	24/08 11931 South St.		08/22/2024				
08/22/2024	12690659565-081324	Invoice	08/22/2024	\$14.79	41040	08/23/2024	\$14.79
	24/08 18641 Corby Ave.		08/22/2024				
08/22/2024	17740623008-080124	Invoice	08/22/2024	\$25.14	41040	08/23/2024	\$25.14
	24/08 18747 Clarkdale Ave.		08/22/2024				
08/22/2024	17950623003-080124	Invoice	08/22/2024	\$46.96	41040	08/23/2024	\$46.96
	24/08 18750 Clarkdale Ave.		08/22/2024				
08/22/2024	17949759637-081324	Invoice	08/22/2024	\$8.00	41040	08/23/2024	\$8.00
	24/08 18644 Alburtis Ave.		08/22/2024				
08/22/2024	04530693599-081624	Invoice	08/22/2024	\$6.29	41040	08/23/2024	\$6.29
	24/08 11870 169th St.		08/22/2024				
	<i>Totals for Southern California Gas Company:</i>				\$146.66		\$146.66
SSD ALARM SYSTEMS							
08/13/2024	R-00538645	Invoice	08/13/2024	\$265.02	85240	08/13/2024	\$265.02
	9/1-11/30/24 18722		08/13/2024				
08/13/2024	R-00538964	Invoice	08/13/2024	\$262.11	85240	08/13/2024	\$262.11
	9/1-11/30/24 18750		08/13/2024				
08/20/2024	R-00539229	Invoice	08/20/2024	\$1,357.71	85262	08/20/2024	\$1,357.71
	9/1-11/30/24 18747		08/20/2024				
	<i>Totals for SSD ALARM SYSTEMS:</i>				\$1,884.84		\$1,884.84
Sterling Administration							
08/09/2024	799540	Invoice	08/09/2024	\$679.15	1094	08/13/2024	\$679.15
	24/08 FSA/DCA		08/09/2024				
	<i>Totals for Sterling Administration:</i>				\$679.15		\$679.15
SUSAN MCCORMICK							
08/20/2024	JULY/AUG2024	Invoice	08/20/2024	\$331.50	85263	08/20/2024	\$331.50
	July/Aug '24 Guitar Class		08/20/2024				
	<i>Totals for SUSAN MCCORMICK:</i>				\$331.50		\$331.50
Sylvia Avila							
08/28/2024	77050542	Invoice	08/28/2024	\$75.00	85296	08/28/2024	\$75.00
	Security Deposit Refund		08/28/2024				
	<i>Totals for Sylvia Avila:</i>				\$75.00		\$75.00
U.S. BANK CORPORATE PAYMENT SYSTEMS							
08/09/2024	7883-24/07	Invoice	08/09/2024	\$26,365.33	41041	08/23/2024	\$26,365.33
	24/07 Credit Card Purchases		08/09/2024				
	<i>Totals for U.S. BANK CORPORATE PAYMENT SYSTEMS:</i>				\$26,365.33		\$26,365.33
University of California Irvine							
08/20/2024	ID No. 2544313	Invoice	08/20/2024	\$500.00	85264	08/20/2024	\$500.00
	Student Scholarship Ashley		08/20/2024				
	<i>Totals for University of California Irvine:</i>				\$500.00		\$500.00
University of Hawaii at Manoa							
08/13/2024	#29910772	Invoice	08/13/2024	\$1,000.00	85241	08/13/2024	\$1,000.00
	Scholarship award for		08/13/2024				
	Emily Natividad						
	<i>Totals for University of Hawaii at Manoa:</i>				\$1,000.00		\$1,000.00
VALIANCE CAPITAL LLC							
08/20/2024	515010	Invoice	08/20/2024	\$825.00	85265	08/20/2024	\$825.00

Referee for Youth Basketball		08/20/2024				
			<i>Totals for VALIANCE CAPITAL LLC:</i>	\$825.00		\$825.00
WATER REPLENISHMENT DISTRICT OF SO. CALIF.						
08/01/2024	0160-06302024	Invoice	08/01/2024	\$101.52	85242	08/13/2024
	24/06 Groundwater		08/01/2024			
			<i>Totals for WATER REPLENISHMENT DISTRICT OF SO. CALIF.:</i>	\$101.52		\$101.52
WEST COAST ARBORISTS, INC.						
08/13/2024	217559	Invoice	08/13/2024	\$15,017.40	85243	08/13/2024
	24/07 Artesia Botanical		08/13/2024			
			<i>Totals for WEST COAST ARBORISTS, INC.:</i>	\$15,017.40		\$15,017.40
WESTERN AUDIO VISUAL						
08/28/2024	21393	Invoice	08/28/2024	\$39,219.61	85297	08/28/2024
	Artesia Council Chamber AV		08/28/2024			
08/28/2024	21350	Invoice	08/28/2024	\$15,206.74	85297	08/28/2024
	Cloud Driven Solutions &		08/28/2024			
08/28/2024	21334	Invoice	08/28/2024	\$27,723.90	85297	08/28/2024
	Artesia Council Chamber AV		08/28/2024			
			<i>Totals for WESTERN AUDIO VISUAL:</i>	\$82,150.25		\$82,150.25
WESTERN EXTERMINATOR COMPANY						
08/20/2024	66163057	Invoice	08/20/2024	\$145.00	85266	08/20/2024
	24/08 18750 Clarkdale Ave.		08/20/2024			
08/20/2024	66161306	Invoice	08/20/2024	\$115.53	85266	08/20/2024
	24/08 17203 Corby Ave.		08/20/2024			
08/20/2024	66159797	Invoice	08/20/2024	\$113.50	85266	08/20/2024
	24/08 18747 Clarkdale Ave.		08/20/2024			
08/20/2024	66159681	Invoice	08/20/2024	\$97.16	85266	08/20/2024
	24/08 18641 Corby Ave.		08/20/2024			
08/20/2024	66159680	Invoice	08/20/2024	\$97.16	85266	08/20/2024
	24/08 18644 187th St.		08/20/2024			
			<i>Totals for WESTERN EXTERMINATOR COMPANY:</i>	\$568.35		\$568.35
Wex Bank						
08/14/2024	98908998	Invoice	08/14/2024	\$1,679.59	1093	08/14/2024
	24/07 Shell Credit Card		08/14/2024			
			<i>Totals for Wex Bank:</i>	\$1,679.59		\$1,679.59
Whittier Fertilizer Company						
08/28/2024	413520	Invoice	08/28/2024	\$24.47	85298	08/28/2024
	All Purpose Seed Cover		08/28/2024			
			<i>Totals for Whittier Fertilizer Company:</i>	\$24.47		\$24.47
WILLDAN FINANCIAL SERVICES						
08/01/2024	00714166	Invoice	08/01/2024	\$7,993.75	85220	08/07/2024
	24/06 Housing Element		08/01/2024			
08/06/2024	010-59030	Invoice	08/06/2024	\$2,831.01	85220	08/07/2024
	FY24/25 Annual District		08/06/2024			
			<i>Totals for WILLDAN FINANCIAL SERVICES:</i>	\$10,824.76		\$10,824.76
YUNEX LLC						
08/13/2024	90002570	Invoice	08/13/2024	\$1,989.00	85244	08/13/2024
	24/07 Traffic Signal		08/13/2024			
08/13/2024	5510002840	Invoice	08/13/2024	\$1,380.66	85244	08/13/2024
	24/07 Traffic Signal		08/13/2024			
			<i>Totals for YUNEX LLC:</i>	\$3,369.66		\$3,369.66
			GRAND TOTALS:	\$965,451.32		\$965,451.32

A total of 201 transaction(s) listed

Payroll	8/9/2024	\$93,937.13
	8/23/2024	\$97,174.88
Total Payroll		\$191,112.01

Total Disbursement	\$1,156,563.33
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CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9D

TO: Mayor and Members of the City Council

SUBJECT: City Financial Report - July 2024

FROM: Jamie Murguia, Acting Deputy City Manager / Finance Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Interim City Manager

RECOMMENDATION:

Staff recommends that the City Council receive and file the report.

BACKGROUND:

In accordance with Artesia Municipal Code (AMC) 2-4.705 (f), the attached Finance Report details the activity and balance for all City accounts and funds as of July 31, 2024. Reports are reconciled for cash on hand (bank) to cash recorded in the general ledger through the period ending July 31, 2024.

Activity for Money Market, Checking, Revolving, Cafeteria, Local Agency Investment Fund, CDBG, and Petty Cash are provided for review. Fund Balances compare the cash to each fund's obligation. The balance of the individual accounts and funds should be read with the understanding that cash on hand, is not cash available for unplanned expenditures. The cash balance encompasses the City's contingency reserves, operating expenditures, and monies kept in restricted use funds including Trust and Agency. The City of Artesia is debt-free; therefore, the finance report does not include any debt activity.

ANALYSIS:

The City is the recipient of several reimbursable grants. This means that, while the City has been awarded funding projects, the City must front the cost of those projects with General Fund revenue, and request reimbursement from the respective grantor as each project progresses. Towards that end, the balance of individual accounts and funds reflected in these Reports will vary from month to month as expenses are made and reimbursements are received.

FISCAL IMPACT:

There is no fiscal impact associated with the receipt and file of this report.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council receive and file the report.

Attachments

[Treasurer Report 073124.pdf](#)

**City of Artesia
Treasurer's Report
07/31/24**

	MONEY MARKET ACCOUNT	CHECKING ACCOUNT	LOCAL AGENCY INVESTMENT ACCOUNT
Beginning Balance - 7/1/24	130,730.06	69,885.51	9,543,195.04
State/County/Misc Monthly Wires	597,486.36	-	-
Deposits	547,993.70	-	-
Civic Plus Credit deposits	-	6,217.00	-
Credit Transactions	-	4,525.51	-
PayGov Credit Deposits	-	23,419.72	-
Transfer from Money Market	-	1,228,000.00	-
Transfer from LAIF Account	-	830,000.00	-
Interest Income	3.42	-	128,665.53
Transfer to Checking Account	(1,228,000.00)	-	(830,000.00)
Transfer to CAMP/CLASS Account	-	-	-
Disbursements	-	(1,396,789.96)	-
Benefits Wires	-	(22,581.44)	-
PERS Health	-	(68,219.12)	-
PERS Retirement	-	(46,423.99)	-
PERS Retirement Unfunded Liability	-	(378,004.00)	-
Payroll	-	(190,346.51)	-
Payroll Tax Wire (EDD/IRS)	-	(40,757.71)	-
Bank Fees/Paid Parking Fees	(1,404.85)	(1,376.24)	-
Ending Balance - 7/31/2024	46,808.69	17,548.77	8,841,860.57

	CAMP ACCOUNT	CLASS ACCOUNT	CAFETERIA ACCOUNT
Beginning Balance - 7/1/24	8,753,593.12	8,040,652.50	1,324.56
Transfer from Checking Account	-	-	-
Deposits	40,286.81	36,917.20	-
Checks Written during the month	-	-	-
Ending Balance - 7/31/2024	8,793,879.93	8,077,569.70	1,324.56

	CDBG FIX-UP PROGRAM	PETTY CASH	REVOLVING ACCOUNT
Beginning Balance - 7/1/24	1,716.19	480.00	1,362.14
Deposits	-	20.00	-
Disbursements	-	-	-
Ending Balance - 7/31/2024	1,716.19	500.00	1,362.14

	TOTAL ALL ACCOUNTS
Beginning Balance - 7/1/24	26,542,939.12
Deposits	3,443,535.25
Disbursements	(4,203,903.82)
Ending Balance - 7/31/2024	<u>25,782,570.55</u>

City of Artesia
Comparison of Cash Balances to Fund Balance
07/31/24

	GENERAL FUND (100)	SUMMER LUNCH PROGRAM (150)
Cash Balance	13,557,254.31	7,990.80
Receivables	-	-
Prepaid Expenses	565,578.40	-
Investment Appreciation	(312,031.08)	-
Liabilities	<u>(1,515,454.61)</u>	-
FUND BALANCE	<u>12,295,347.02</u>	<u>7,990.80</u>

SPECIAL REVENUE FUNDS

	ARTESIA HOUSING AUTHORITY (200)	AJ PARK EXPANSION (205)	BICYCLE / PEDESTRIAN FUND (210)
Cash Balance	877,897.95	115,980.26	933.52
Receivables	-	-	-
Liabilities	(61,895.00)	-	-
FUND BALANCE	<u>816,002.95</u>	<u>115,980.26</u>	<u>933.52</u>

	PUBLIC EDUCATION IN GOVERNMENT (215)	BILLBOARD FUND (220)	CNRA SPECIFIED GRANT (225)
Cash Balance	48,935.91	710,083.85	(32,954.55)
Receivables	-	2,002,230.44	-
Liabilities	-	(2,002,230.44)	-
FUND BALANCE	<u>48,935.91</u>	<u>710,083.85</u>	<u>(32,954.55)</u>

	CALIFORNIA BEVERAGE RECYCLING (230)	CITIZEN OPTION FOR PUBLIC SAFETY (240)	CLEAN AIR FUEL BUS GRANT (250)
Cash Balance	5,246.37	442,737.47	(10,547.50)
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	<u>5,246.37</u>	<u>442,737.47</u>	<u>(10,547.50)</u>

City of Artesia
Comparison of Cash Balances to Fund Balance
07/31/24

SPECIAL REVENUE FUNDS (continued)

	COMMUNITY FACILITY DISTRICT (260)	COMMUNITY DEVELOPMENT BLOCK GRANT (270)	CALIFORNIA STREET GRANTS (280)
Cash Balance	52,558.30	(20,603.10)	401,065.39
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	52,558.30	(20,603.10)	401,065.39
	FEDERAL STPL (290)	MAP 21 EXCHANGE (310)	MEASURE M (320)
Cash Balance	66,284.09	183,043.55	1,107,636.74
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	66,284.09	183,043.55	1,107,636.74
	MEASURE R (330)	TOD PLANNING GRANT (340)	COUNTY PARK IMPROVEMENT (350)
Cash Balance	451,857.57	(187,831.57)	1,232,049.04
Receivables	9,188.53	-	-
Liabilities	(9,188.53)	-	-
FUND BALANCE	451,857.57	(187,831.57)	1,232,049.04
	PROPOSITION A FUND (360)	PROPOSITION C FUND (370)	SB1 RMRA (375)
Cash Balance	1,163,006.18	584,514.98	742,163.76
Receivables	-	-	-
Liabilities	(8,947.40)	-	-
FUND BALANCE	1,154,058.78	584,514.98	742,163.76

City of Artesia
Comparison of Cash Balances to Fund Balance
07/31/24

SPECIAL REVENUE FUNDS (continued)

	SB 1383 GIVEAWAY (377)	SOUTH COAST AIR QUALITY MGMT DIST (390)	SAFE ROUTE TO SCHOOL (400)
Cash Balance	75,000.00	315,314.41	(0.32)
Receivables	-	1,026.00	-
Liabilities	-	-	-
FUND BALANCE	<u>75,000.00</u>	<u>316,340.41</u>	<u>(0.32)</u>
	SHERIFF FORFEITURES & SEIZURES (410)	STATE GAS TAX (420)	HOME STAY PROGRAM (430)
Cash Balance	447.20	11,017.32	3,223.26
Prepaid Expenses	-	-	-
Liabilities	-	-	-
FUND BALANCE	<u>447.20</u>	<u>11,017.32</u>	<u>3,223.26</u>
	STREET LIGHTING MAINTENANCE FUND (440)	TRAFFIC CONGESTION RELIEF (450)	CAL FIRE URBAN GRANT (460)
Cash Balance	40,557.13	20,802.34	(21,036.45)
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	<u>40,557.13</u>	<u>20,802.34</u>	<u>(21,036.45)</u>
	DEVELOPMENT IMPACT FEES (470)	MEASURE W (480)	RECYCLED OIL (490)
Cash Balance	804,645.00	770,848.81	5,021.18
Prepaid Expenses	-	-	-
Liabilities	-	-	-
FUND BALANCE	<u>804,645.00</u>	<u>770,848.81</u>	<u>5,021.18</u>

City of Artesia
Comparison of Cash Balances to Fund Balance
07/31/24

CAPITAL PROJECTS FUNDS

	SPECIAL / CAPITAL PROJECT FUND (500)	PIONEER BOND PROJECT (510)	HISTORICAL DISTRICT BOND PROJECT (520)
Cash Balance	196,740.59	366,909.05	591,118.09
Receivables	23,023.88	-	-
Liabilities	-	-	-
FUND BALANCE	<u>219,764.47</u>	<u>366,909.05</u>	<u>591,118.09</u>

AGENCY FUNDS

	TRUST AND AGENCY (710)	SENIOR CITIZENS (720)	GEORGE NELSON MEMORIAL FUND (740)
Cash Balance	93,497.65	6,271.99	2,243.57
Receivables	-	-	-
Liabilities	<u>(93,497.65)</u>	<u>(6,271.99)</u>	<u>(2,243.57)</u>
FUND BALANCE	<u>-</u>	<u>-</u>	<u>-</u>

TOTAL ALL FUNDS

Cash Balance	24,781,924.14
Receivables	2,035,468.85
Fixed Assets, net	-
Prepaid Expenses	565,578.40
Investment Appreciation	(312,031.08)
Liabilities	(3,699,729.19)
FUND BALANCE	<u>23,371,211.12</u>

City of Artesia
Comparison of Cash Balances to Fund Balance
07/31/24

SUCCESSOR AGENCY FUNDS

	SUCCESSOR AGENCY ADMIN PROJECTS (800)	SUCCESSOR AGENCY TAX INCREMENT (810)	REDEVELPMT OBLIGATION RETIREMENT FUND (820)
Cash Balance	-	(2,100.00)	1,002,746.41
Cash with Fiscal Agent	-	457,204.76	-
Liabilities	-	-	(622,206.00)
Bonds Payable	-	(12,064,111.00)	-
FUND BALANCE	-	(11,609,006.24)	380,540.41

TOTAL SUCCESSOR FUNDS

Cash Balance	1,000,646.41
Cash with Fiscal Agent	457,204.76
Liabilities	(622,206.00)
Bonds Payable	(12,064,111.00)
FUND BALANCE	(11,228,465.83)



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9E

TO: Mayor and Members of the City Council

SUBJECT: Second Reading of Ordinance for Newly Paved Street Protections

FROM: Jennifer Alderete, City Clerk

REVIEWED AND APPROVED BY:

Melissa Burke, Interim City Manager

RECOMMENDATION:

Adopt Ordinance No. 24-950, an ordinance of the City Council of the City of Artesia, California, adding chapters to the Artesia Municipal Code Relating to Protections for Newly Paved Streets, Encroachment Permits and Unauthorized Work in Public Right-of-Ways and making a determination of exemption from CEQA pursuant to State guidelines sections 15060(C)(2), 15061(B)(3) and 15378(B)(5).

BACKGROUND:

The City Council, took action to waive further reading, as read by title and introduce Ordinance No. 24-950 at the August 12, 2024 City Council meeting.

FISCAL IMPACT:

There is no fiscal impact associated with the approval of this item.

Attachments

[8.12.24 Staff Report.pdf](#)

[8.12.24 Attachments.pdf](#)



CITY COUNCIL AGENDA REPORT

MEETING DATE: 8/12/2024

ITEM NO: 10

TO: Mayor and Members of the City Council

SUBJECT: Introduction of an Ordinance Relating to Protections for Newly Paved Streets, Encroachment Permits, and Unauthorized Work in Public Right-of-Ways

FROM: Ernesto Sanchez, Public Works Manager

REVIEWED AND APPROVED BY:

Jamie Murguia, Acting Deputy City Manager /Finance Manager 
HongDao Nguyen, City Attorney 
Melissa Burke, Interim City Manager 

RECOMMENDATION:

Staff recommends that the City Council, by motion, introduce Ordinance No. 24-950, An Ordinance of the City Council of the City of Artesia, California, Adding Chapters to the Artesia Municipal Code Relating to Protections for Newly Paved Streets, Encroachment Permits and Unauthorized Work in Public Right-of-Ways and Making a Determination of Exemption From CEQA Pursuant to State Guidelines Sections 15060(C)(2), 15061(B)(3) And 15378(B)(5).

BACKGROUND:

On May 13, 2024, the City Council considered adopting Ordinance No. 24-950 and gave direction for Staff and the City Engineer to meet with Southern California Edison and Southern California Gas Company to further discuss the Ordinance. Following additional revisions, all parties have agreed to proposed Ordinance No. 24-950. This ordinance is necessary because city streets and other public rights-of-way are a public resource that are held in trust for the benefit of the public. City streets require proper and regular management in order to maximize the efficiency and service life of the street. On average, a newly paved street is expected to have a service life of approximately twenty-five (25) years. All contractors and public utility agencies that perform work on a City street are required to obtain an encroachment permit, and any pavement surface that is cut as a result of an excavation must be replaced by, and at the expense of, the person or organization responsible for making the excavation.

The damage caused by cuts to the pavement ultimately degrades it and reduces the level of service of the street. The American Public Works Association estimates that the reduction in pavement service life due to cuts is 20 to 56 percent of the original life of the pavement. Protections on newly paved streets safeguard the City's investment in its

infrastructure, preserve the life of streets, and provide a safe driving surface and a pleasing appearance to roadway surfaces that have recently undergone improvements. Many cities, such as Cerritos and Norwalk, place pavement cut protections on streets in order to preserve newly paved streets. Currently, the City of Artesia does not have any protections on newly paved streets.

ANALYSIS:

Proposed Ordinance No. 24-950 adds two chapters to the Artesia Municipal Code relating to the protection of newly paved streets, encroachment permit requirements, and processes for addressing unauthorized work in a public right-of-way.

Staff proposes to add Chapter 5 (Protections on Newly Paved Streets) to Title 7 (Public Works) of the Artesia Municipal Code. This Chapter provides the following protections on newly paved streets:

1. Non-emergency street excavation is prohibited for a period of five (5) years from the date of notice of completion of street construction, reconstruction, or overlay; and
2. Non-emergency street excavation is prohibited for a period of two (2) years from the date of notice of completion of slurry seal.

Chapter 5 allows for exceptions to these protections in limited situations, such as emergencies that create imminent endangerment of life or property and interruptions of essential utility service. Public utilities that possess a franchise agreement with the City of Artesia are also exempt from these protections as long as they act in accordance with their respective franchise agreements. In the event of exceptions for those not in possession of a franchise agreement, the City Engineer may impose repaving conditions determined appropriate to ensure the rapid and complete restoration of the street. Repaving may include street grinding, base and sub-base repairs, restoration of pavement markings, and other related work as determined by the City Engineer, and may include up to the full-width street paving of the roadway.

Staff also proposes to add Chapter 6 (Encroachment Permits and Unauthorized Work) to Title 7 (Public Works) of the Artesia Municipal Code. This Chapter would prohibit any contractor from performing any work on City property or the public right-of-way without first obtaining an encroachment permit, which are issued by the City Engineer. Exceptions shall apply to public utilities possessing a franchise agreement from the City and acting in accordance with the procedures outlined in their respective franchise agreement. If a contractor or public utility company acting outside of their franchise agreement does work in the public right-of-way without an authorized encroachment permit, or otherwise violates an approved permit, the City can impose penalties to the contractor or public utility. Staff notes that each of the utility franchise agreements in the City provide that the utilities must adhere to local laws.

Ordinance No. 24-950 was developed with input from the public utilities that service the City of Artesia. All comments received were addressed and all proposed revisions were accepted by the City Engineer and incorporated into Ordinance No. 24-950. Ordinance

No. 24-950 is consistent with protections for newly paved streets that are currently in place at the City of Cerritos and the City of Norwalk.

CEQA COMPLIANCE:

The Public Works Department has determined that the proposed ordinance is statutorily and categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The ordinance qualifies as an exempt under State Guidelines Sections 15060(C)(2), 15061(B)(3) And 15378(B)(5) because this activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT:

There is no fiscal impact associated with the introduction of Ordinance No. 24-950.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council, by motion, introduce Ordinance No. 24-950, An Ordinance of the City Council of the City of Artesia, California, Adding Chapters to the Artesia Municipal Code Relating to Protections for Newly Paved Streets, Encroachment Permits and Unauthorized Work in Public Right-of-Ways and Making a Determination of Exemption From CEQA Pursuant to State Guidelines Sections 15060(C)(2), 15061(B)(3) And 15378(B)(5).

ATTACHMENTS:

Ordinance No. 24-950

ORDINANCE NO. 24-950

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADDING CHAPTERS TO THE ARTESIA MUNICIPAL CODE RELATING TO PROTECTIONS FOR NEWLY PAVED STREETS, ENCROACHMENT PERMITS AND UNAUTHORIZED WORK IN PUBLIC RIGHT-OF-WAYS, AND MAKING A DETERMINATION OF EXEMPTION FROM CEQA PURSUANT TO STATE GUIDELINES SECTIONS 15060(c)(2), 15061(b)(3) AND 15378(b)(5)

WHEREAS, the City of Artesia, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California;

WHEREAS, pursuant to the California Constitution, Article, XI, section 7, the City of Artesia may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general law;

WHEREAS, the California Constitution grants the City the right to adopt reasonable regulations regarding its rights-of-way, which reasonable regulations would include the establishment of protections on newly paved streets and the creation of clear enforcement mechanisms relating to encroachment permits;

WHEREAS, the public right-of-way is a unique public resource held in trust for the benefit of the public; this physically limited resource requires proper management to maximize its efficiency and minimize the costs to taxpayers, to protect against foreclosure of future economic expansion because of premature exhaustion of the public right-of-way, and to minimize the inconvenience to and negative effects on the public from use of the public right-of-way by contractors and utility companies;

WHEREAS, protections on newly paved streets would safeguard the City’s investment in its infrastructure, preserve the life of streets, and provide a safe driving surface and a pleasing appearance to roadway surfaces that have undergone utility work;

WHEREAS, the City desires to establish protections on newly paved streets through the adoption of this Ordinance to further the purposes stated herein;

WHEREAS, pursuant to California Government Code section 53069.4, the City may, by ordinance, make the violation of any ordinance enacted by its City Council subject to a civil administrative fine or penalty; and

WHEREAS, given the foregoing, the City has determined that it is appropriate to amend Title 7 of the Artesia Municipal Code to clarify that work on City Property or in the public right-of-way without a valid encroachment permit is prohibited and to implement penalties for violating the aforementioned sections.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES
ORDAIN AS FOLLOWS:**

SECTION 1: The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2: The City Council hereby finds that the Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines sections 15060(c)(2), 15061(b)(3), and 15378(b)(5). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable physical change in the environment; and the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 3: Chapter 5 (Protections of Newly Paved Streets) is hereby added to of Title 7 (Public Works) to read as follows:

"Chapter 7-5 Protections on Newly Paved Streets

7-5.01 Definitions

The following definitions are applicable within this section:

- (a) "Asphalt Concrete" (AC) means a blend of aggregate and asphalt binder meeting the specifications set forth in the City of Artesia standard specifications, Los Angeles County standard specifications, and the 2022 Caltrans Standard Specifications Section 39, " Hot Mix Asphalt," whichever is more stringent or as directed by the City Engineer.
- (b) "Excavate" or "Excavation" means any cutting, digging, potholing or otherwise disturbing the street surface within the public right-of-way to access or install a utility line or any related facility or for other reasons.
- (c) "Facility" means any fiber optic, coaxial, or copper cable; communication service equipment; telephone, telecommunications, electric or other wire, line or equipment; utility structure; oil, gas, or other pipeline; duct; conduit; cabinet; tunnel; vault; drain; manhole; splice box; surface location marker; pole; subsurface tiebacks; soil nails; stairs; access ramps; subsurface foundations; landscape features, including curbs around planter areas; planter boxes; clocks; bus shelters; phone booths; bike racks; fencing; retaining walls; benches; stockpiles; building materials; and other appurtenances or tangible things located in, upon, above, beneath, or across any public right- of-way.

- (d) "Newly Paved Street" means a public street, lane, court, alley, boulevard, median, parkway, parking lot, easement reserved by or dedicated to the city for vehicular or pedestrian travel, or other public right-of-way that was (a) constructed, reconstructed, or overlaid within the past four (4) years, or (b) slurry sealed within the past two (2) years.
- (e) "Permit" means written authorization from the City Engineer to excavate, encroach upon, or obstruct a public right-of-way in compliance with this section.
- (f) "Public right-of-way" or "right-of-way" means land which by deed, conveyance, agreement, easement, dedication, usage or process of law is reserved for and dedicated to the general public for street, highway, alley, median, public utility, storm drainage, water, sanitary sewer, bikeway or pedestrian walkway purposes.
- (g) "Utility" means any person or entity providing electricity, gas, telephone, telecommunications, water, sanitary sewer or other services to customers, and which pursuant to state law or local franchise is entitled to install its facilities in the public right-of-way.

7-5.02 Protections on Newly Paved Streets.

For streets, alleys, and public places that were constructed, reconstructed, overlaid, or sealed, the following shall apply:

- (a) Non-emergency street excavation is prohibited for a period of five (5) years from the date of notice of completion of street construction, reconstruction, or overlay.
- (b) Non-emergency street excavation is prohibited for a period of two (2) years from the date of notice of completion of slurry seal.

The City Engineer shall attempt to give notice to all owners of substructures located within the City streets who might be affected, approximately 6 months prior to the probable date of construction of a new paving or repaving of any street in the City. Failure to give such notice shall not affect the further provisions of this chapter.

7-5.03 Exceptions to Protections on Newly Paved Streets.

The Protections on Newly Paved Streets set forth in Section 7-5.02 shall not apply in the following situations nor shall they require any waiver application as set forth in Section 7-5.04:

- (a) Emergencies that create imminent endangerment of life or property or interrupt essential utility service, as determined by the City Engineer;
- (b) Work that is mandated by the city, state, or federal law;
- (c) Service for new development or new customers where no other reasonable means of providing service exists; and
- (d) Work by a public Utility possessing a franchise from the City and acting in accordance with said franchise; and
- (e) Other situations deemed by the City Engineer to be in the best interest of the general public.

Emergencies and other exceptions do not exempt the permittee from any requirements to repair the pavement as included herein or as conditions of approval of a permit. The provisions of this section shall not apply to officers or employees of the City acting in the discharge of their official duties.

7-5.04 Waiver Application.

To apply for a waiver to excavate within a public street within five (5) years of the completion date of the street construction, reconstruction, or overlay or within two (2) years of the date of notice of completion of slurry seal, the applicant must submit a written request to the City Engineer. The request must include the following:

- (a) The location of the excavation.
- (b) Description of the work to be performed.
- (c) A statement from the applicant setting forth good cause for why the work was not performed before the public street was resurfaced.
- (d) A statement from the applicant setting forth good cause for why the work cannot be deferred until after the respective five (5) year or two (2) year time periods referenced in this subsection.
- (e) A statement from the applicant setting forth good cause for why the work cannot be performed at another location.

7-5.05 Permit Conditions.

This section does not amend or otherwise modify, directly or indirectly, the repair, bonding, or other requirements of any franchise granted by the City to a public Utility. In the event that an exception or a waiver is granted under, Sections 7-5.03 or 7-5.04 of the Artesia Municipal Code for those not possessing a franchise granted by the City, the City Engineer may impose conditions determined appropriate to ensure the rapid and complete restoration of the street and street paving. Repaving may include street grinding, base and sub-base repairs, restoration of pavement markings, and other related work as determined by the City Engineer, and may include the full-width street paving of the roadway.

Any person who is required to repave a street shall obtain an encroachment permit and shall be responsible for the full cost of plan preparation, plan review, construction inspection, material testing, bonding, and all other expenses related to the work.

Repaving shall be completed per the City of Artesia standards. For concrete streets, repaving shall be from joint to joint of Portland Cement Concrete pavement.

7-5.06 Violation and Penalties.

Any street cut, trench, or condition caused or permitted to exist in violation of any of the provisions of this section is a threat to public health, safety, and welfare. Such condition is hereby declared and deemed to be a public nuisance and may be corrected or abated as directed by the City Engineer."

SECTION 4. Chapter 6 (Encroachment Permits and Unauthorized Work) shall be added to Title 7 (Public Works) to read as follows:

"Chapter 7-6 Encroachment Permits and Unauthorized Work"

7-6.01 Definitions.

The following definitions are applicable to this section:

- (a) "*Facilities*" means any fiber optic, coaxial, or copper cable; communication service equipment; telephone, telecommunications, electric or other wire, line or equipment; utility structure; oil, gas, or other pipeline; duct; conduit; cabinet; tunnel; vault; drain; manhole; splice box; surface location marker; pole; subsurface tiebacks; soil nails; stairs; access ramps; subsurface foundations; landscape features, including curbs around planter areas; planter boxes; clocks; bus shelters; phone booths; bike racks; fencing; retaining walls; benches; stockpiles; building materials; and other appurtenances or tangible things located in, upon, above, beneath, or across any City Property or public right-of-way.
- (b) "*City Property*" means both of the following: (i) any easement or license granted to the City; or (ii) any real property owned by the city.
- (c) "*Encroachment Permit*" means a permit issued by the City Engineer authorizing Work on or within City Property or the public right-of-way.

- (d) "*Public right-of-way*" or "*right-of-way*" means land which by deed, conveyance, agreement, easement, dedication, usage or process of law is reserved for and dedicated to the general public for street, highway, alley, median, public utility, storm drainage, water, sanitary sewer, bikeway or pedestrian walkway purposes.
- (e) "*Work*" means any activity on or within City Property or the public right-of-way that impacts or has the potential to impact Facilities.

7-6.01 Encroachment Permit

No person, firm, contractor, or corporation (other than a public Utility possessing a franchise agreement from the City and acting in accordance with said franchise) shall make or cause or permit to be made, any excavation in or under the surface of any public street, alley, sidewalk or other public place for the installation, repair or removal of any public conduit, duct or tunnel, or for any other purpose without first obtaining from the City Engineer an encroachment permit to make such excavation and for the restoration of such public street, alley, sidewalk or other public place to its original condition. Encroachment permit fees for plan review and inspection shall be applied as provided for by a fee schedule approved by the City Council Resolution.

7-6.02 Unauthorized Work.

- (a) It is a misdemeanor for any person, firm, corporation, or entity to perform Work on or within City Property or the public right-of-way, without first obtaining a valid Encroachment Permit.
- (b) It is a misdemeanor for any person, firm, corporation, or entity to perform Work on or within City Property or the public right-of-way, in violation of any terms or conditions imposed by an Encroachment Permit issued for the Work.
- (c) Any person, firm, corporation, or entity who violates the provisions of this chapter is guilty of a separate offense for each day, or portion thereof, during which the violation continues

7-6.03 Exceptions.

Section 7-6.02 shall not apply to any of the following:

- (a) Activities by any City employee conducted in the course of their employment.
- (b) Activities authorized by the City in writing.

- (c) Actions by first responders and/or members of the public to render assistance or medical care to another person at the scene of an emergency; and
- (d) Work by a public Utility possessing a franchise agreement from the City and acting in accordance with said franchise.

7-6.04 Penalties.

In addition to any other remedies available at law or equity or provided under any other City ordinance, upon discovering a violation, the City may:

- (a) Require the immediate stoppage and removal of any Work-related equipment, connections, or tools from City Property or the public right-of-way;
- (b) Charge the perpetrator an administrative citation as provided for under Section 1-7.03 of the Artesia Municipal Code.

7-6.05 Payment and Appeal Procedures.

The payment and appeal procedures for violations of this Ordinance shall be as set forth in Title 1 of the Artesia Municipal Code, as applicable.

SECTION 7: The City Council hereby directs staff to prepare, execute and file with the Los Angeles County Clerk a Notice of Exemption within five working days of the approval and adoption of this ordinance.

SECTION 8: If any provision of this ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this ordinance are severable. The City Council declares that it would have adopted this ordinance irrespective of the invalidity of any portion thereof.

SECTION 9: The documents and materials that constitute the record of proceedings on which this Ordinance and the above findings have been based are located in the City Clerk's Department. The City Clerk is the custodian of records.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2024.

TONY LIMA, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9F

TO: Mayor and Members of the City Council

SUBJECT: Second Reading of Ordinance for Sidewalk Vending Regulations

FROM: Jennifer Alderete, City Clerk

REVIEWED AND APPROVED BY:

Melissa Burke, Interim City Manager

RECOMMENDATION:

Adopt Ordinance No. 24-958, an ordinance of the City Council of the City of Artesia, California, adding article 9 ("sidewalk vending") to chapter 2 ("business permits and business permit fees") title 3 ("finance") of the Artesia Municipal Code, imposing regulations on sidewalk vending

BACKGROUND:

The City Council, took action to waive further reading, as read by title and introduce Ordinance No. 24-958 at the August 12, 2024 City Council meeting.

FISCAL IMPACT:

There is no fiscal impact associated with the approval of this item.

Attachments

[8.12.24 Staff Report.pdf](#)

[8.12.24 Attachments.pdf](#)



CITY COUNCIL AGENDA REPORT

MEETING DATE: 8/12/2024

ITEM NO: 13

TO: Mayor and Members of the City Council

SUBJECT: Introduction of an Ordinance Imposing Regulations on Sidewalk Vending

FROM: HongDao Nguyen, City Attorney *HDN*

REVIEWED AND APPROVED BY:

Jamie Murguia, Acting Deputy City Manager/Finance Manager *JM*
Melissa Burke, Interim City Manager *MB*

RECOMMENDATION:

The recommendation is for the City Council to:

1. Declare that the Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15061(b)(3).
2. Conduct first reading of Ordinance No. 24-958 as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADDING ARTICLE 9 ("SIDEWALK VENDING") TO CHAPTER 2 ("BUSINESS PERMITS AND BUSINESS PERMIT FEES") TITLE 3 ("FINANCE") OF THE ARTESIA MUNICIPAL CODE, IMPOSING REGULATIONS ON SIDEWALK VENDING

BACKGROUND:

In 2018, the Governor signed Senate Bill 946 ("SB 946") into law. SB 946, also known as the California Safe Sidewalk Vending Act, decriminalized sidewalk vending throughout the State and imposed requirements on cities and counties related to the regulation of sidewalk vendors. Chief among these requirements was the prohibition of assessing criminal penalties for violations of sidewalk vending regulations, as well as limiting the ability to prohibit sidewalk vendors in public parks and on public sidewalks.

With those changes, the City and neighboring localities have seen a rise in sidewalk vending and activities that pose unique risks to the health and safety of the public. Some sidewalk vendors establish large-scale operations that block the public right-of-way, hinder accessible and safe travel along public sidewalks, empty trash and food waste on streets, and operate in unsanitary conditions. To address these concerns, the proposed

Ordinance would amend the current Municipal Code to impose and implement regulations on both roaming and stationary sidewalk vending. The proposed regulations are designed to protect the public health, safety, and welfare of the community while complying with the requirements of State law.

ANALYSIS:

The proposed Ordinance would add a chapter regulating “Sidewalk Vending” to the Artesia Municipal Code to prohibit sidewalk vending within the City absent a permit issued under the Code. Consistent with State law and SB 946, the proposed regulations are designed to reflect the needs and circumstances of the Artesia community.

Key provisions of the proposed permitting scheme include:

- *Legislative Findings.* The ordinance included findings, based on objective public concerns, that justify the City’s restrictions on sidewalk vending, including the need for ADA protections and zoning restrictions.
- *Prohibited Vending Locations.* Vending may not be permitted in various inconvenient areas, including public or private driveways, public or private entrances, handicapped parking spaces, or fire hydrant zones. State law also distinguishes between “stationary sidewalk vendors” and “roaming sidewalk vendors.” Absent additional legislative findings, the ordinance provides that the former are prohibited from operating in residential zones, while the latter may operate therein according to restricted hours of operation, consistent with state law.
- *Operating Approvals.* The City may require additional personal identification, but SB 946 requires the City to accept a California driver’s license or identification number, an individual taxpayer identification number or a municipal identification number in lieu of a social security number. Any such applicant identification collected by the City shall be kept confidential and shall not be available for public inspection or otherwise disclosed except as required to administer the City’s permit program or to comply with a state law or a court order.
- *Grounds for Denial.* An applicant’s failure to pay an application fee, material misstatements on an application, and/or lack of additional federal, state, and local permits and licenses necessary to operate, would qualify as grounds for permit denial.
- *Grounds for Revocation.* A permit may be revoked for violation of the sidewalk vending ordinance.
- *Appeals.* Decisions are subject to appeal procedures before a Hearing Officer.
- *Penalties.* Consistent with SB 946, permit violations, including sidewalk vending without a permit, may only be punished by an administrative fine and any fine assessment must take into consideration a person’s ability to pay.

Based on all the above, it is recommended that the proposed ordinance should be adopted to address the health and safety hazards posed by unpermitted sidewalk vendors.

FISCAL IMPACT:

There is no direct fiscal impact to the General Fund associated with the introduction of the proposed Ordinance. Per the proposed Ordinance, staff will bring forward a resolution to adopt a fee schedule for sidewalk vendor permits and appeals which will provide cost recovery for the processing of applications, issuing of permits, and the appeal process.

RECOMMENDED COUNCIL ACTION:

The recommendation is for the City Council to:

1. Declare that the Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15061(b)(3).
2. Conduct first reading of Ordinance No. 24-958 as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADDING ARTICLE 9 ("SIDEWALK VENDING") TO CHAPTER 2 ("BUSINESS PERMITS AND BUSINESS PERMIT FEES") TITLE 3 ("FINANCE") OF THE ARTESIA MUNICIPAL CODE, IMPOSING REGULATIONS ON SIDEWALK VENDING

ATTACHMENT:

Ordinance No. 24-958

ORDINANCE NO. 24-958

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADDING ARTICLE 9 (“SIDEWALK VENDING”) TO CHAPTER 2 (“BUSINESS PERMITS AND BUSINESS PERMIT FEES”) TITLE 3 (“FINANCE”) OF THE ARTESIA MUNICIPAL CODE, IMPOSING REGULATIONS ON SIDEWALK VENDING

WHEREAS, Article XI, section 7 of the California Constitution grants the City broad discretionary power to “make and enforce within its limits all local police, sanitary, and other ordinances and regulations not in conflict with general laws;”

WHEREAS, pursuant to the police powers delegated to it by the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens, including sidewalk vending, as long as these are consistent with SB 946;

WHEREAS, in 2018, the California Legislature passed SB 946 which prohibits cities from regulating sidewalk vendors, except in accordance with the provisions of SB 946;

WHEREAS, SB 946 applies to both charter and general law cities;

WHEREAS, SB 946 authorizes the implementation of regulations that are directly related to objective health, safety, or welfare concerns, and that do not restrict sidewalk vendors to operate only in a designated neighborhood or area, except as specified;

WHEREAS, the proposed permit requirements are consistent with Senate Bill 946 as they are reasonable, related to objective health, safety, and welfare concerns, and are based upon compliance with other generally applicable laws including the Americans with Disabilities Act and the City’s general encroachment permit requirements for work and/or activities on public sidewalks and pedestrian paths;

WHEREAS, the standards imposed on sidewalk vendors requiring a minimum path of accessible travel are necessary to comply with the Americans with Disabilities Act and maintain minimum safe access along public sidewalks;

WHEREAS, standards for maintaining access to building entrances, and not blocking driveways, fire hydrants, parking areas and building storefront windows are necessary to guard the health and safety of patrons, drivers, vendors and existing business owners and promote fire suppression and law enforcement practices that allow the City’s safety personnel to observe activities within buildings and maintain access;

WHEREAS, the City Council finds and determines that the installation, repair, maintenance, and removal of encroachments in the public way must be regulated in order to protect the public health, safety, and welfare and to provide for the orderly

administration and maintenance of the public access ways for the benefit of the community, while at the same time allowing reasonable accommodation and cooperative flexibility for providing necessary utility and other convenience services to the community;

WHEREAS, the City Council finds that, unless properly regulated, sidewalk vending poses a unique risk to the health, safety, and welfare of the public, including, but not limited to, impacts to traffic, pedestrian safety, mobility, unsanitary conditions involving food preparation, risks to children, and consumer protection;

WHEREAS, sidewalk vending within five hundred (500) feet of schools impacts pedestrian and vendor safety due to overcrowding on sidewalks, which results in school children and their caretakers walking in the street and along the sidewalk to keep moving forward;

WHEREAS, sidewalk vending in close proximity to building entrances and exits impede the ability for pedestrians to exit and enter buildings and may create overcrowding situations close to building entrances and exits. Therefore, sidewalk vending close to building entrances and exits require reasonable regulation;

WHEREAS, sidewalk vending in corner cut-off areas and traffic visibility areas, may impede the flow of traffic, and cause visual obstructions of streets, pedestrians and bicyclists, thereby increasing the likelihood of collisions. Therefore, prohibiting sidewalk vending in such areas is a reasonable regulation to protect the public safety and welfare of the general public by reducing the likelihood of potential collisions caused by street vending;

WHEREAS, law enforcement and fire fighters and fire officials may also need to quickly exit and enter police and fire stations and substations to respond to emergency situations. As such, sidewalk vending in close proximity to police and fire stations and substations require regulation to ensure that law enforcement and fire responders are not impeded;

WHEREAS, the inherent nature of sidewalk vending and the ability of such vendors to be located on private property and public streets and move quickly from place to place in the community, including near parks, schools, and other places frequented by children, warrants imposing certain regulatory measures, including requiring background checks, to protect the health, safety, and welfare of the community;

WHEREAS, SB 946 continues to authorize cities to prohibit sidewalk vendors in areas located within the immediate vicinity of a permitted certified farmers' market and a permitted swap meet, as specified, and to restrict or prohibit sidewalk vendors within the immediate vicinity of an area designated for a temporary special permit issued by a city;

WHEREAS, fraud or misrepresentation in the course of sidewalk vending constitutes an objective harm to the health, safety, and welfare of the City's residents;

WHEREAS, vending in a manner that creates a public nuisance or constitutes a danger to the public constitutes an objective harm to the health, safety, and welfare of the City's residents; and

WHEREAS, the permit requirements for sidewalk vendors are compliant with Senate Bill 972, which became effective January 1, 2023, which exempts certain kinds of sidewalk vendors from needing a county permit before selling prepackaged non potentially hazardous food and all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The recitals set forth above are true and correct and are hereby adopted as findings in support of this Ordinance as if fully set forth herein.

SECTION 2. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to sections 15060(c)(2) and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; and the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. This Ordinance will not result in any construction or development, and it will not have any other effect that would physically change the environment. The Ordinance therefore does not qualify as a project subject to CEQA. City staff shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

SECTION 3. Amendment. Article 9 of Chapter 2 (Business Permits and Business Permit Fees) of Title 3 (Finance) of the Artesia Municipal Code is hereby added to read as follows:

"Article 9 – SIDEWALK VENDING"

- 3-2.901 Purpose.
- 3-2.902 Definitions.
- 3-2.903 Permits Required.
- 3-2.904 Review of Permit Application; Decision.
- 3-2.905 Generally Applicable Sidewalk Vending Locations and Standards.
- 3-2.906 Stationary Sidewalk Vending Locations and Standards.
- 3-2.907 Sidewalk Vending in Parks.
- 3-2.908 Roaming Sidewalk Vending.
- 3-2.909 Suspension; Rescission.
- 3-2.910 Appeals to a Hearing Officer.
- 3-2.911 Penalties.

Section 3-2.901 Purpose.

The City finds that the sidewalk vending of prepared or pre-packaged foods, goods, and/or wares at semi-permanent locations on public sidewalks and rights-of-way may pose unsafe conditions and special dangers to the public health, safety, and welfare of residents and visitors. The purpose of this Article is to implement regulations on sidewalk vending that protect the public health, safety, and welfare of the community while complying with the requirements of general state law, as amended from time to time, to promote safe sidewalk vending practices, prevent safety, traffic, and health hazards, and preserve the public peace, safety, and welfare of the community.

Section 3-2.902 Definitions.

For purposes of this Article, the following definitions apply:

- A. “Certified Farmers’ Market” means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter.
- B. “City” means the City of Artesia.
- C. “Park” means a public park owned or operated by the City.
- D. “Roaming sidewalk vendor or vending” means a sidewalk vendor who moves from place to place and stops only to complete a transaction.
- E. “Sidewalk” means a portion of a street between the curbline and the adjacent property line, or an easement or right-of-way held by the City across the front of private property and intended for the use of pedestrians. For purposes of this Article, “sidewalk” shall also include a paved path or walkway owned by the City or other public entity that is specifically designed for pedestrian travel.
- F. “Sidewalk vendor or vending” means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one’s person, upon a public sidewalk or other pedestrian path.
- G. “Swap Meet” means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.
- H. “Temporary Use Permit” means a City-issued permit to hold a temporary land use activity, as defined in Section 9-2.4001, and includes the activities described in Section 9-2.4002 of this Code.

Section 3-2.903 Permits Required.

A. All sidewalk vendors shall obtain a Sidewalk Vending Permit from the City Community Development Department prior to engaging in any sidewalk vending activities. The following information shall be required:

1. Name, current mailing address, and phone number of the vendor; and
2. If the vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal; and
3. If the vendor will have employees, the name(s), current mailing address(es), and phone numbers of the person(s) who will be employed as a stationary or roaming sidewalk vendor(s); and
4. The number of sidewalk vending operations the vendor intends to operate within the City; and
5. The days and hours of operation the sidewalk vendor intends to operate; and
6. Whether the vendor intends to operate as a stationary or roaming sidewalk vendor; and
7. If applicable, a description of the type of food proposed to be offered for sale or exchange; and
8. If applicable, a description of the merchandise/goods to be offered for sale or exchange; and
9. A copy of the California seller's permit with the sales tax number issued by the California Department of Tax and Fee Administration to the vendor; and
10. A copy of:
 - a. The vendor's social security card with the number; or
 - b. Valid California Driver's license issued to the vendor; or
 - c. Individual taxpayer identification number issued to the vendor; or
 - d. A municipal identification number.
 - e. Any such identification number(s) or license(s) collected shall not be available to the public for inspection and shall remain confidential and not be

disclosed except as required to administer the permit or licensure program or comply with a state law or state or federal court order.

11. If preparing or selling food, a copy of the Los Angeles County Health Department permit issued to the vendor, including a certification of completion of a food handler course; except when the sidewalk vendor consists solely of twenty-five (25) square feet or less of display area from which only prepackaged non-potentially hazardous food and whole uncooked uncut produce will be sold. If potentially hazardous food or cooked cut produce will be sold or the food or the display area is greater than twenty-five (25) square feet, the vendor must provide a copy of the County Health Department permit issued to the vendor; and
12. A list of all other cities or other jurisdictions in which the vendor has operated a vending operation in the past three (3) years; whether a permit was required to operate; and whether a permit for vending has been revoked in the past three (3) years; and
13. A description or site plan map of the proposed location(s) where vending will take place, showing that the sidewalk location maintains a minimum of thirty-six inches (36") of accessible route area when considering the vendor equipment and anticipated customer queue, in compliance with the Americans with Disabilities Act; and
14. A copy of an encroachment permit issued by the City; and.
15. A copy of general liability policy naming the City as additional insured in the amount of at least \$1,000,000.00 per occurrence and \$2,000,000.00 general aggregate; and
16. An acknowledgement that the vendor will comply with all generally applicable local, state, and federal laws; and
17. A certification by the vendor that to his or her knowledge and belief, the information contained in the application is true; and
18. An agreement by the vendor to indemnify, defend (at the vendor's sole cost and expense), and hold the City of Artesia, and its officers, officials, employees, representatives, and agents, harmless, from any and all claims, losses, damages, injuries, liabilities or losses which arise out of, or which are in any way related to, the City's issuance or failure to issue a sidewalk vending permit, the City's decision to approve or its refusal to approve the sidewalk vending permit, the operation of the sidewalk vending use and activity, and the process used by the City in making its decision. This indemnification shall include, but not be limited to, damages awarded

against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, or proceeding whether incurred by the permittee, City, and/or the parties initiating or bringing such proceeding; and

19. An acknowledgement that use of public property is at the vendor's own risk, and the City does not take any steps to ensure public property is safe or conducive to sidewalk vending operations.

B. Prior to the issuance of a Sidewalk Vending Permit, the applicant shall cause to be filed with the City a LiveScan background check conducted by the California Department of Justice within the previous six (6) months of the application date. The Community Development Director shall furnish each applicant with a LiveScan request form for use at any LiveScan vendor location.

C. At the time the application or renewal application is filed, the applicant shall pay the permit processing fee established by separate resolution of the City Council.

Section 3-2.904 Review of Permit Application; Decision.

A. Upon acceptance of a properly completed and filed Sidewalk Vending Permit application and receipt of an acceptable LiveScan report issued by the Department of Justice, the Community Development Department shall conduct a preliminary investigation to determine compliance with this Article and shall make such determination within no more than thirty (30) days of acceptance to approve or deny the application. The Community Development Director shall provide the applicant with written notice of his or her decision to the address indicated in the application.

B. The Community Development Director shall deny an application for a permit if he or she makes any of the following findings:

1. The applicant has failed to pay the application permit fee.
2. The applicant has made one or more material misstatements in the application for a permit.
3. The applicant does not have a valid social security card or valid California Driver's license; or valid individual taxpayer identification number; or a municipal identification number.
4. The applicant's vending operation, as described in the application, is inconsistent with the standards, conditions, and requirements of this Article.
5. The applicant is required to register under the provisions of California Penal Code section 290.

6. Within three (3) years of the date of the application, the applicant has been convicted in a court of competent jurisdiction or pled nolo contendere to any felony offense involving the sale of a controlled substance specified in California Health and Safety Code sections 11054, 11055, 11056, 11057 or 11058, or at the time of application is on probation or parole for any offenses set forth in this section for an offense that was committed within three (3) years of the date of the application.
7. It is determined that the applicant does not possess all federal, state, and local permits and licenses necessary to engage in the activity in which he or she seeks to engage.
8. The applicant has had a sidewalk vending permit or similar permit revoked within the past three (3) years in the City or any other jurisdiction.

C. If the application is denied, the reasons for disapproval shall be noted on the application, and the applicant shall be notified that his or her application is denied and that no permit will be issued, but an appeal may be made pursuant to section 3-2.910. Notice shall be mailed to the applicant at the address shown on the application form.

D. If the Community Development Director approves the applicant's permit, he or she shall endorse his or her approval on the application and shall, upon payment of the prescribed fee, deliver the permit to the applicant.

E. Exemptions. A sidewalk vending permit shall not be required for the following activities:

1. The sale of agriculture products on the site where the product is grown.
2. Catering for private parties held exclusively on private property and not open to the general public.
3. Events permitted pursuant to a lawfully issued Temporary Use Permit including but not limited to a Certified Farmers' Market, Swap Meet, street fairs, outdoor concerts, sport league opening day, and business sidewalk sales.

F. Term of permit. A Sidewalk Vending Permit issued pursuant to this Article shall automatically expire at the end of each calendar year on December 31st of each year in alignment with the City Business License permit, unless an earlier expiration date is noted on the permit. It shall be the permittee's sole responsibility to renew the Sidewalk Vending Permit.

G. City Business License Requirement. A sidewalk vendor shall be required to obtain a valid City Business License annually pursuant to Section 3-1.201 of the Artesia Municipal Code.

H. Transferability. A Sidewalk Vending Permit shall not be transferable to any other entity or person and is valid only as to the original applicant for the term stated.

I. Display of Permit. Such sidewalk vending permit shall, during the time such permittee is engaged in sidewalk vending, be displayed constantly and conspicuously so the public may easily view the permit. Sidewalk vendors shall also be required to exhibit their permits and/or licenses at the request of any person.

Section 3-2.905 Generally Applicable Sidewalk Vending Standards.

Sidewalk vendors shall meet all of the following requirements:

- A. The sidewalk vendor is duly licensed and has provided all the information required in section 3-2.903; and
- B. The sidewalk vendor can set up their vending operation while still leaving a minimum of forty-eight inches (48") of accessible path of travel, without obstruction from the vendor equipment and the customer queue, along the public sidewalk or public pathway; and
- C. The sidewalk vendor maintains the vending area in a clean, orderly, and sanitary condition; and
- D. Prior to leaving the vending area, the sidewalk vendor shall collect all litter and debris within a 50 foot radius of the vendor that was generated by the vending activities; and
- E. There shall be no disposal of cooking material or waste, including but not limited to used oil, into the City's trash receptacles, storm drains, plant material, or foliage, in or upon any street, sidewalk, path, gutter, storm drain, inlet, catch basin, or other drainage structure, or upon any public or private lot of land in the City. Vendors shall immediately clean up any food, grease, or other fluid or item related to the sidewalk vending operation that falls onto public property; and
- F. The sidewalk vendor shall be located at least twenty (20) feet from any entrances to private or public buildings, private or public driveways, parking spaces or building windows; and
- G. No vending shall occur within ten (10) feet of a fire hydrant, fire escape, bus stop, loading zone, handicapped parking space or access ramp; and
- H. No tables, chairs, fences, shade structures, other site furniture intended for customer use, or any freestanding signs shall be permitted in conjunction

with the vendors' vending activities; and

- I. The sidewalk vendor shall not attach or use any water lines, electrical lines, or gas lines during vending operations; and
- J. A pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance used for Sidewalk Vending shall not be chained, fastened, or affixed at any time to any building or structure, including but not limited to lampposts, parking meters, traffic signals, fire hydrants, benches, bus shelters, trashcans, street signs, trees, or other objects within the public-right of way. No pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance used for Sidewalk Vending shall become a permanent fixture on the vending site or be considered an improvement to real property; and
- K. The sidewalk vendor shall not store, place, or keep any food or merchandise on public property, outside of the bounds of their cart or stand; and
- L. The sidewalk vendor shall not display any signage on public property outside of the bounds of their cart or stand; and
- M. All signage and advertising related to the sidewalk vendor and/or the vending operations shall not be electrical, flashing, wind powered, or animated; and
- N. The sidewalk vendor shall not use a horn, siren, amplified music, or any other audible device to attract attention to the presence of the vending vehicle; and
- O. The sidewalk vendor shall not engage in aggressive sales, which shall include touching a person being offered food or merchandise without that person's consent, continuing to offer food or merchandise for sale to a person after he or she has declined to purchase food or merchandise, or deliberately blocking or impeding the path of the person(s) being offered food or merchandise, or shall not vend to persons sitting in their parked vehicles while illegally parked; and
- P. The sidewalk vendor shall publicly display any and all required business and health licenses; and
- Q. The sidewalk vendor shall remit all required and applicable taxes to the applicable taxing agencies; and
- R. No vending shall occur within five hundred (500) feet of a Certified Farmers' Market, a Swap Meet, an event held pursuant to an event permit; and
- S. The sidewalk vendor shall not leave his or her sidewalk vending operation unattended to solicit business for the vending operation; and

- T. The sidewalk vendor shall not contain or use propane, natural gas, batteries, or other explosive or hazardous materials. The vendor shall not use an open flame for the sidewalk vending operation; and
- U. The sidewalk vendor shall not sell alcohol, marijuana, adult-oriented material, tobacco products, products that contain nicotine, or any product used to smoke/vape nicotine and/or marijuana; and
- V. No vending shall occur within a corner cutoff area. A corner cutoff area is that area at all intersecting and intercepting streets or highways. The cutoff line shall be in a horizontal plane, making an angle of 45 degrees with the side, front, or rear property line, as the case may be. It shall pass through the points located on both sides and front, or rear property line, as the case may be. It shall pass through the points located on both sides and front or rear property lines at a distance of thirty (30) feet from the intersection of such lines at the corner of a street or highway; and
- W. No vending shall occur within the designated "Traffic Visibility Area" which consists of the triangular area formed by measuring:
 1. Twenty-five (25) feet in either direction from the intersection of the front and street-side lot lines or their prolongation; or
 2. Ten (10) feet in either direction from intersecting driveways, or a street/alley intersecting a driveway.
- X. No vending shall occur within five hundred (500) feet of any public or private child care center or academic school for elementary, junior high, or high school students; and
- Y. No vending shall occur within three (3) feet of any street lights, edges of tree wells, parking meters, or above-ground utility structures; and
- Z. No vending shall occur within eight (8) feet of any existing subsurface utility box, valve, or vault; and
- AA. No vending shall occur within ten (10) feet of another vendor; and
- BB. No vending shall occur at bus stop locations, red curbs, or at locations where there are existing above-ground amenities such as newsstands or street furniture, including, but not limited to benches and bike racks; and
- CC. No vending shall occur in roadways, medians, pedestrian islands, or bikeways; and
- DD. No vending shall occur within twenty (20) feet of the entrance way to any building, store, theater, movie house, house of worship, or place of public assembly; and

- EE. No vending shall occur with two hundred (200) feet of City Hall, City properties and City or other government buildings; and
- FF. No vending shall occur within one hundred (100) feet of a public picnic area, playground area, playground equipment, public community center, or athletic field or court.

Section 3-2.906 Stationary Sidewalk Vending Locations and Standards.

- A. Stationary sidewalk vendors shall be prohibited from operating or establishing in any and all exclusively residential zones of the City.
- B. Stationary sidewalk vendors shall not vend within three hundred (300) feet, of any exclusively residentially zoned area.
- C. Stationary sidewalk vendors shall provide a trash receptacle for customers and ensure proper disposal of customer trash. The trash receptacle must be large enough to accommodate customer trash without resorting to existing trash receptacles located on any street for use by the general public.
- D. Stationary sidewalk vendors may operate in non-residential zones of the City, including mixed use zones, provided they meet the requirements of Section 3-2.905.
- E. Stationary sidewalk vendors shall only be conducted no earlier and no later than the hours of operation of businesses on the same street. If no businesses operate on the same street, stationary sidewalk vendors operating in non-residential zones of the City shall only operate between the hours of 7:00 AM and 9:00 PM of every day.

Section 3-2.907 Sidewalk Vending in Parks.

- A. Sidewalk vending of food or merchandise by stationary vendors shall be prohibited in any City Park with a concession stand operated by a vendor under exclusive contract with the City selling food or merchandise.
- B. Subject to Section 3-2.906(A), sidewalk vendors may operate in City Parks provided they meet all of the requirements in Section 3-2.905.
- C. Sidewalk vendors shall cease operations one (1) hour prior to the close of the park.

Section 3-2.908 Roaming Sidewalk Vending.

- A. Roaming sidewalk vendors shall meet all the requirements of Section 3-2.905.
- B. Roaming sidewalk vending hours for residential zones shall be conducted between the hours of 9:00 AM and 6:00 PM on weekdays, and between the hours of 9:00 AM and 6:00 PM on the weekend.

C. Roaming sidewalk vendors for non-residential zones shall only be conducted no earlier and no later than the hours of operation of businesses on the same street. If no businesses operate on the same street, roaming sidewalk vendors in non-residential zones of the City shall only operate between the hours of 7:00 AM and 9:00 PM of every day.

Section 3-2.909 Suspension; Rescission.

A. A Sidewalk Vending Permit issued under this Article may be suspended or rescinded by the Community Development Director, in his or her sole discretion, following a fourth violation or subsequent violations for any of the following causes:

1. Fraud or misrepresentation in the course of vending;
2. Fraud or misrepresentation in the application for the permit;
3. Vending that is in violation of the standards contained in this Article;
4. Vending in a manner that creates a public nuisance or constitutes a danger to the public; or
5. The permittee has been convicted in a court of competent jurisdiction or pled nolo contendere to an offense that requires the Permittee to register under the provisions of Penal Code section 290, and/or has been convicted in a court of competent jurisdiction or pled nolo contendere to any felony offense involving the sale of a controlled substance specified in California Health and Safety Code sections 11054, 11055, 11056, 11057 or 11058.

B. Notice of the suspension or rescission of a sidewalk vendor permit issued under this Article shall be mailed, postage prepaid, to the holder of the sidewalk vendor permit at his or her last known address.

Section 3-2.910 Appeals to a Hearing Officer.

In the event that any applicant or permittee desires to appeal from any order, rescission, or other ruling of the Community Development Director made under the provisions of this Article, such applicant or permittee shall have the right to appeal such action or decision to a Hearing Officer within fifteen (15) days after the notice of the action or decision has been mailed to the person's address as shown on the permit application. An appeal shall be taken by filing with the City Clerk a written appeal statement setting forth the grounds for the appeal, along with the City's appeal fee, which shall be established by City Council resolution. The filing of the appeal shall stay the enforcement of any decision suspending, denying, denying the renewal of, or rescinding the permit. The City Clerk shall transmit the written statement to the Hearing Officer within ten (10) days of its filing and payment of the appeal fee, and the Hearing Officer shall set a time and place for a hearing on appeal. A hearing shall be set not later than sixty (60) days from the date of filing of the applicant's written appeal statement with the City Clerk. Notice of the time and place of a

de novo hearing shall be given to the appellant in the same manner as provided for the mailing of notice of suspension or rescission at least five (5) days prior to the date set for the hearing. At the hearing, the permittee and the City shall be entitled to legal representation and may present relevant evidence, testify under oath, and call witnesses who shall testify under oath. The Hearing Officer shall not be bound by the traditional rules of evidence in a hearing, except that hearsay evidence may not be the sole basis for the decision of the Hearing Officer. The Hearing Officer may continue the hearing as deemed necessary. The decision of the Hearing Officer, or his or her designee, on the appeal shall be final and binding on all parties concerned, unless timely judicial review is sought pursuant to Code of Civil Procedure Section 1094.6.

Section 3-2.911 Penalties.

A. It is unlawful for any person to violate any provision or fail to comply with any requirements of this Article. A violation of this Article shall be punished by:

1. An administrative fine not exceeding \$100 for a first violation.
2. An administrative fine not exceeding \$200 for a second violation within one (1) year of the first violation.
3. An administrative fine not exceeding \$500 for each additional violation within one (1) year of the first violation.
4. Revoking the vending permit issued to the vendor for the remaining term of that permit upon the fourth violation or subsequent violations.

B. A violation of vending without a sidewalk vending permit, may, in lieu of the penalties set forth in subsection (A), set forth above, be punished by:

1. An administrative fine not exceeding two hundred fifty (\$250) dollars for a first violation.
2. An administrative fine not exceeding five hundred dollars (\$500) for a second violation within one (1) year of the first violation.
3. An administrative fine not exceeding one thousand dollars (\$1,000) for each additional violation within one (1) year of the first violation.

C. If an individual is subject to subsection (B), set forth above, for vending without a Sidewalk Vending Permit, upon the individual providing proof of a valid permit issued by the City, the administrative fines set forth in this Article shall be reduced to the administrative fines set forth in subsection (A), respectively.

D. The proceeds of any administrative fines assessed pursuant to this Article shall be deposited in the treasury of the City.

E. Failure to pay an administrative fine assessed under this Article shall not be punishable as an infraction or misdemeanor. Additional fines, fees, assessments, or any other financial conditions beyond those authorized in this Article shall not be assessed.

F. Any violation of this Article shall not be punishable as an infraction or misdemeanor, and any person alleged to have violated any provisions of this Article shall not be subject to arrest except when otherwise permitted under law.

G. When assessing an administrative fine pursuant to this Article, the adjudicator shall take into consideration the person's ability to pay the fine. The City shall provide the person with notice of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination. The person may request an ability-to-pay determination at adjudication or while the judgment remains unpaid, including when a case is delinquent or has been referred to a comprehensive collection program.

1. If the person meets the criteria described in subdivision (a) or (b) of Government Code section 68632, the City shall accept, in full satisfaction, twenty (20) percent of the administrative fine imposed pursuant to this Article.
2. The City may allow the person to complete community service in lieu of paying the total administrative fine, may waive the administrative fine, or may offer an alternative disposition.

H. A person who is currently serving, or who completed, a sentence, or who is subject to a fine, for a conviction of a misdemeanor or infraction for sidewalk vending, whether by trial or by open or negotiated plea, who would not have been guilty of that offense under SB 946 had SB 946 been in effect at the time of the offense, may petition for dismissal of the sentence, fine, or conviction before the trial court that entered the judgment of conviction in his or her case.

I. Nothing contained herein shall be construed to impede the City's or County's ability to enforce County Health Department codes and regulations."

SECTION 5. Effective Date. This Ordinance shall become effective 30 days after the Council adopts this Ordinance.

SECTION 6. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 7. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 8. Record of Proceedings. The documents and materials associated with this ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Avenue, Artesia, California, 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Artesia, California, at a regular meeting of the City Council held on the _____ day of _____, 2024.

CITY OF ARTESIA:

TONY LIMA
MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER, CITY ATTORNEY



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9G

TO: Mayor and Members of the City Council

SUBJECT: Resolution for Agreement for the Artesia Climate Ready: A Pathway to Climate Action and Adaptation Program

FROM: Adrian Fajardo, Management Analyst

REVIEWED AND APPROVED BY:

Jamie Murguia, Acting Deputy City Manager / Finance Manager
HongDao Nguyen, City Attorney
Melissa Burke, Interim City Manager

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 24-3015 approving the Artesia Climate Ready Program and authorize the City Manager to execute all contracts and agreements with the California Department of Transportation.

BACKGROUND:

The City of Artesia adopted its Local Hazard Mitigation Plan (LHMP) on November 9, 2020. A key action item in the LHMP is the development of a Climate Action Plan aimed at reducing the city's carbon footprint and addressing the broader impacts of climate change. This Climate Action Plan aligns with the City's commitment to enhancing resilience and reducing vulnerability to climate-related hazards.

To support this effort, in January 2024, the City applied for the Sustainable Transportation Planning grant from the California Department of Transportation (CalTrans). This program helps cities identify how climate change might affect their transportation systems and develop plans to make those systems more resilient and sustainable. In July 2024, the City was notified that it had been awarded \$342,036 which will fund the City's newest sustainability initiative, Artesia Climate Ready: A Pathway to Climate Action & Adaptation.

ANALYSIS:

The Artesia Climate Ready Program focuses on enhancing the resilience of the City's transportation infrastructure against climate-related risks through the development of a Climate Action and Adaptation Plan (CAAP). The CAAP's primary goals are to conduct a comprehensive Vulnerability Assessment, develop an Evacuation Strategy, and establish strategies for reducing greenhouse gas emissions. A completed CAAP will also position the City to be more competitive for future implementation grants, as it demonstrates a proactive approach to climate resilience. Adoption of Resolution No. 24-3014 permits the City to accept the grant funds and enter into the agreement. Following execution of the agreement, staff will return with a recommendation to award a contract to a consultant who will lead the development of the CAAP. The project is anticipated to begin in November 2024 and must be completed by June 2027.

FISCAL IMPACT:

There is no fiscal impact to the General Fund associated with the adoption of the proposed resolution. The total project cost is \$386,350. The City has been awarded \$342,036 from the Sustainable Transportation Planning Grant Program. The City will leverage Proposition A funds to cover the required 11.47% local match of \$44,314.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council adopt Resolution No. 24-3015 approving the Artesia Climate Ready Program and authorizing the City Manager to execute all contracts and agreements with the California Department of Transportation.

Attachments

[Resolution No. 24-3015](#)

RESOLUTION NO. 24-3015

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE ARTESIA CLIMATE READY: A PATHWAY TO CLIMATE ACTION AND ADAPTATION PROGRAM

WHEREAS, the City Council of the City of Artesia is eligible to receive Federal and/or State funding for certain transportation planning related plans, through the California Department of Transportation;

WHEREAS, a Restricted Grant Agreement is needed to be executed with the California Department of Transportation Planning Grant Program; and

WHEREAS, the City of Artesia wishes to delegate authorization to execute these agreements and any amendments thereto.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1: The City Council authorizes the City Manager, or designee, to execute all Restricted Grant Agreements and any amendments thereto with the California Department of Transportation.

SECTION 2. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the passage, approval, and adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 9th day of September 2024.

TONY LIMA, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9H

TO: Mayor and Members of the City Council

SUBJECT: Resolution of Intention to Set and Hold a Public Hearing to Adopt an Ordinance Granting Franchise Rights to Golden State Water Company

FROM: Karen Lee, Special Projects Manager

REVIEWED AND APPROVED BY:

Jamie Murguia, Acting Deputy City Manager / Finance Manager
HongDao Nguyen, City Attorney
Melissa Burke, Interim City Manager

RECOMMENDATION:

Staff recommends that the City Council, by motion, adopt Resolution No. 24-3012, A Resolution of the City Council of the City of Artesia, California, Declaring its Intention to Adopt an Ordinance Granting to Golden State Water Company the Right, Privilege, and Franchise to Lay, Maintain, and Use Pipes and Appurtenances for Transmitting and Distributing Water for Any and All Purposes Under, Along, Across, or Upon the Public Streets and Places Within the City of Artesia and Setting the Public Hearing on the Adoption of this Ordinance for October 14, 2024.

BACKGROUND:

In 1986, the City granted a 25-year water franchise to Southern California Water Company, the predecessor of Golden State Water Company ("Golden State"). The water franchise allowed Golden State to lay and maintain pipes in City streets for the purpose of maintaining and operating its water pipes subject to paying the City of Artesia ("City") a franchise fee in an amount set by state law. The water franchise fees are 2% of Golden State's gross annual receipts from operations within the City. Franchise fees comprised 5.7% of the City's revenue in Fiscal Year 2022-2023.

Golden State filed for a new franchise pursuant to the Franchise Act of 1937 (commencing at Public Utilities Code Section 6201 et. seq.) at the expiration of the original franchise in 2011. Despite the franchise expiring in 2011, Golden State has continued to pay the franchise fee and operate under the expired franchise. City staff, the City Attorney's office, and Golden State have been negotiating and are ready to move forward with entering into a new franchise agreement.

ANALYSIS:

The proposed water franchise provides that Golden State, its successors, or assigns, will pay to the City during the life of the water franchise, the sum provided by law, which is 2% of the gross annual receipts arising from the use, operation, or possession of the franchise; except that such payment shall in no event be less than 1% of the gross annual receipts derived from the sale of water within the City. The proposed water franchise will also provide that the percentage will be paid annually from the date of the granting of the water franchise, and in the event such payment is not made, the water franchise will be forfeited.

In conjunction with the adoption of the water franchise ordinance, Golden State has agreed to reimburse the City for the costs of publishing the public hearing notice. The water franchise will be in the form of an ordinance. The next step in the process to approve the franchise by ordinance is for the City Council to adopt proposed Resolution No. 24-3012, a Resolution of Intention to enter into a water franchise with Golden State. The Council's adoption of a Resolution of Intention is required by California Public Utilities Code Section 6232 and will set a public hearing date for the water franchise ordinance to be introduced on October 14, 2024. If adopted, the public hearing notice will be published within 15 days of adoption in a newspaper of general circulation. The notice will provide that the City Council is considering the approval of a water franchise with Golden State and will hear protests to entering into the water franchise on October 14, 2024. Following the public hearing, the water franchise may be introduced for first reading.

FISCAL IMPACT:

There will be no fiscal impact on the General Fund resulting from adopting the Resolution of Intention. The City will collect the applicable fees as outlined in the water franchise if the City Council adopts the water franchise ordinance.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council, by motion, adopt Resolution No. 24-3012, A Resolution of the City Council of the City of Artesia, California, Declaring its Intention to Adopt an Ordinance Granting to Golden State Water Company the Right, Privilege, and Franchise to Lay, Maintain, and Use Pipes and Appurtenances for Transmitting and Distributing Water for Any and All Purposes Under, Along, Across, or Upon the Public Streets and Places Within the City of Artesia and Setting the Public Hearing on the Adoption of this Ordinance for October 14, 2024.

Attachments

[Resolution No. 24-3012.pdf](#)

RESOLUTION NO. 24-3012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DECLARING ITS INTENTION TO ADOPT AN ORDINANCE GRANTING TO GOLDEN STATE WATER COMPANY THE RIGHT, PRIVILEGE, AND FRANCHISE TO LAY, MAINTAIN, AND USE PIPES AND APPURTENANCES FOR TRANSMITTING AND DISTRIBUTING WATER FOR ANY AND ALL PURPOSES UNDER, ALONG, ACROSS, OR UPON THE PUBLIC STREETS AND PLACES WITHIN THE CITY OF ARTESIA AND SETTING THE PUBLIC HEARING ON THE ADOPTION OF THIS ORDINANCE FOR OCTOBER 14, 2024

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The City Council of the City of Artesia does hereby find, determine and declare that:

(a) On June 1, 1986, the City of Artesia ("City") adopted an ordinance granting a 25 year franchise to Southern California Water Company, the predecessor of Golden State Water Company. Said franchise expired on May 31, 2011.

(b) After the expiration of the original franchise, Golden State Water Company ("Golden State" or "Grantee") applied for a new franchise ("Proposed Franchise") pursuant to the Franchise Act of 1937 (commencing at Public Utilities Code Section 6201 et. seq.) to construct, maintain and use pipes and appurtenances for transmitting and distributing water for all purposes in, along, across, upon, and under the public streets and places within the City of Artesia.

(c) The Proposed Franchise would provide that Golden State, and its successors and assigns, shall pay to the City during the life of the franchise, the sum provided by law, which is two percent (2%) of Golden State's gross annual receipts arising from the use, operation, or possession of this Franchise; except that such payment shall in no event be less than one percent (1%) of Golden State's gross annual receipts derived from the sale of water within the City. The Proposed Franchise also provides that the percentage will be paid annually from the date of the granting of the franchise, and in the event such payment is not made the franchise will be forfeited.

(d) The term of the Proposed Franchise shall be 15 years from and after the effective date of the franchise, subject to termination for grounds specified in the Proposed Franchise.

Section 2. Declaration of Intent to Grant Proposed Franchise. As provided in Public Utilities Code Section 6232, the City Council of the City of Artesia does hereby declare its intent to hold a public hearing and to grant the Proposed Franchise described in Section 1 of this Resolution.

Section 3. Setting the Public Hearing.

(a) The City Council of the City of Artesia does hereby set the public hearing on the granting of the Proposed Franchise for the date, time and place set forth below:

Date: October 14, 2024

Time: 7:00 p.m. or as soon thereafter as the matter may be heard

Location: City of Artesia Council Chambers
18747 Clarkdale Avenue
Artesia, CA 90701

(b) All persons having any objection to the granting of the Proposed Franchise may appear before the City Council and be heard thereon at the date, time and location of the Public Hearing.

(c) At any time not later than the hour set for the public hearing of objections, any person interested may make written protest stating objections against the granting of the Proposed Franchise. The protest shall be signed by the protestant and be delivered to the City Clerk. At the time set for hearing objections the legislative body shall proceed to hear and pass upon all protests so made and its decision shall be final and conclusive, subject to the right of referendum of the people.

(d) The City Council may adjourn the hearing from time to time.

(e) The City Clerk is hereby authorized and directed to publish a notice of the public hearing described in this Resolution along with the information contained in this Resolution, as provided in Exhibit A attached hereto at least one time within fifteen (15) days of the date of the adoption of this Resolution in a newspaper of general circulation within the City of Artesia.

Section 4. Certification. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 9th day of September, 2024.

Tony Lima, Mayor

ATTEST:

Jennifer Alderete, City Clerk

Exhibit A

FORM OF NOTICE

NOTICE OF INTENTION TO CONSIDER GRANTING A FRANCHISE

NOTICE IS HEREBY GIVEN that Golden State Water Company, hereafter referred to as Grantee, has filed an application with the City of Artesia requesting that the City Council grant to it a franchise for a term of 15 years from and after the date upon which the franchise shall become effective. The franchise would grant Grantee the right and privilege to lay, maintain and use pipes and appurtenances for transmitting and distributing water for all purposes under, along, across or upon the public streets, ways, and alleys as the same may now or may hereafter exist within the City of Artesia.

If said franchise shall be granted to it, Grantee and its approved assigns will pay to said City in lawful money of the United States a sum annually which shall be equivalent to two percent (2%) of the gross annual receipts of Grantee arising from the use, operation or possession of said franchise; provided, however, that such payment shall in no event be less than one percent (1%) of the gross annual receipts of the Grantee derived from the sale of water within the limits of the City of Artesia and further, that in the event the Legislature shall amend the Franchise Act of 1937 (Public Utilities Code Section 6201, et seq.) to permit a franchise payment greater than the percentage formula specified herein, the franchise fee agreed upon shall be adjusted to the level permitted by the legislature in amending such act in accordance with the provisions set forth in Section 3 of the proposed franchise agreement. Furthermore, in the event such payment is not made by the Grantee, the franchise will be forfeited.

The Grantee shall also pay to the City within thirty (30) days after receiving a statement therefor, all administrative and other costs incurred by the City in processing the application for a franchise, and for any and all advertising and publishing costs, including the cost of publishing the ordinance, if necessary, incurred in connection with the granting of the franchise.

NOTICE IS FURTHER GIVEN that any and all persons having any objection to the granting of said franchise may appear before the City Council of the City of Artesia at the City of Artesia Council Chambers located at 18747 Clarkdale Avenue, Artesia, California, at 7:00 p.m. on October 14, 2024 and be heard thereon; and at any time not later than the hour set for hearing objections, any person interested may make written protest stating objections against the granting of said franchise, which protest must be signed by the protestant and be delivered to the City Clerk. The City Council at the time set for hearing said objections shall proceed to hear and pass upon all written protests so made.

For further particulars, reference is hereby made to the draft franchise ordinance which is on file in the office of said City Clerk and also to the resolution adopted by the

City Council on the 9th day of September, 2024, declaring its intention to consider granting said franchise.

Dated: _____, 2024

Jennifer Alderete,
City Clerk
City of Artesia



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 91

TO: Mayor and Members of the City Council

SUBJECT: Resolution for Highway Permit for Temporary Street Closure

FROM: Okina Dor, Community Development Director

REVIEWED AND APPROVED BY:

Jamie Murguia, Acting Deputy City Manager / Finance Manager
HongDao Nguyen, City Attorney
Melissa Burke, Interim City Manager

RECOMMENDATION:

Staff recommends that City Council:

1. Adopt Resolution No. 24-3011, A Resolution of the City Council of the City of Artesia, California, approving a Highway Permit for the temporary closure of a portion of Ashworth Avenue between Devlin Avenue and Clarkdale Avenue pursuant to Vehicle Code Section 21101(e) in connection with the approval of the Artesia D.E.S. Portuguese Hall - Popular Saints Festival Procession to be held on Saturday, September 21, 2024; and
2. Make a Determination of Exemption under CEQA Pursuant to Section 15301(c) Existing Facilities (Class 1) of the CEQA Guidelines.

BACKGROUND:

The Artesia D.E.S. Portuguese Hall (the "Permittee") has submitted a Highway Permit and a Facility Use Permit application to temporarily close a small portion of Ashworth Avenue in front of the Artesia D.E.S. Hall in conjunction with the commencement of its Popular Saints Festival Procession to be held on Saturday, September 21, 2024. The portion of Ashworth Avenue to be closed is illustrated on the map submitted in the application. The street closure will commence at 8:00 am on Saturday, September 21, 2024 and will terminate at 12:00 am on Sunday, September 22, 2024.

ANALYSIS:

Street Closure Resolution Pursuant to the Vehicle Code California:

Vehicle Code Section 21101(e) provides that a city may by resolution temporarily close all or a portion of any street in its jurisdiction, for "celebrations, parades, local special events and other purposes, when, in the opinion of local authorities having jurisdiction or a public office or employee that the local authority designates by resolution, the closing is necessary for the safety and protection of persons who are to use that portion of the street during the temporary closing." The temporary closure of a portion of Ashworth Avenue for the Annual Popular Saints Festival Procession is within the permissible scope of this Section because the temporary closure is for a special temporary event occurring within the City. Attached is Resolution No. 24-3011 that will authorize the proposed temporary street closure pursuant to Section 21101(e) of the Vehicle Code.

Evaluation of Application for Street Closure:

City Staff has reviewed the Highway Permit and the elements of the proposed activities and has determined that the proposed activities are exempt from review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guideline Section 15301(c) (Class 1 Exemption). The proposed Annual Popular Saints Festival Procession involves minor and temporary alterations to the vehicular use of a public street in connection with special event held in the City. The small segment of Ashworth Avenue to be closed to vehicular traffic, which will occur for a short period commencing at 8:00 am on Saturday, September 21, 2024, and concluding at 12:00 am on Sunday, September 22, 2024, is not anticipated to create any significant impact to vehicular traffic or parking in the City. This is because persons seeking to obtain access to residences and property along Ashworth Avenue will be able to do so from other streets or from portions of Ashworth Avenue that will not be closed. In addition, City staff finds that there is no substantial evidence of any potential significant effect from the approval of the Highway Permit or from the activities to be allowed by the Highway Permit. Therefore, City staff recommends that the City Council find that the proposed activities are exempt from CEQA.

City Staff has reviewed the proposed temporary closure and finds that the elements of the proposed events will not create an unsafe traffic condition and that these activities are proposed to be undertaken in a manner safe for pedestrians, event participants and the vehicular traffic. The Highway Permit Application includes a provision that releases the City from liability and requires the Permittee to assume all risk of injuries and property damage. City Staff recommends that the Permittee obtain, maintain and provide proof of minimum commercial general liability policy with a minimum general aggregate of two million dollars (\$2,000,000.00) to cover personal injury and property damages related to the Artesia D.E.S. Portuguese Hall - Annual Popular Saints Festival Procession event.

FISCAL IMPACT:

There is no fiscal impact to the City associated with the approval of Resolution No. 24-3011. The applicant will be paying all costs associated with the Highway Permit, including set up costs for the closure.

RECOMMENDED COUNCIL ACTION:

Staff recommends that City Council:

1. Adopt Resolution No. 24-3011, A Resolution of the City Council of the City of Artesia, California, approving a Highway Permit for the temporary closure of a portion of Ashworth Avenue between Devlin Avenue and Clarkdale Avenue pursuant to Vehicle Code Section 21101(e) in connection with the approval of the Artesia D.E.S. Portuguese Hall - Popular Saints Festival Procession to be held on Saturday, September 21, 2024; and
2. Make a Determination of Exemption under CEQA Pursuant to Section 15301(c) Existing Facilities (Class 1) of the CEQA Guidelines

Attachments

[Resolution No. 24-3011.pdf](#)

[Highway Permit Street Closure DES.pdf](#)

RESOLUTION NO. 24-3011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, APPROVING A HIGHWAY PERMIT FOR THE TEMPORARY CLOSURE OF A PORTION OF ASHWORTH AVENUE BETWEEN DEVLIN AVENUE AND CLARKDALE AVENUE PURSUANT TO VEHICLE CODE SECTION 21101(E) IN CONNECTION WITH THE APPROVAL OF THE ARTESIA D.E.S. PORTUGUESE HALL – POPULAR SAINTS FESTIVAL PROCESSION TO BE HELD ON SATURDAY, SEPTEMBER 21, 2024

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. The Artesia D.E.S. Portuguese Hall, a non-profit organization, has submitted an application for a Highway Permit to conduct its Annual Popular Saints Festival Procession (the “Event”) on a portion of Ashworth Avenue between Devlin Avenue and Clarkdale Avenue in the City of Artesia on Saturday, September 21, 2024, from 7:00 a.m. to 12:00 a.m. The street closure would commence on Saturday, September 21, 2024, at 7:00 a.m. and terminate on Sunday, September 22, 2024, at 12:00 a.m. The proposed location of the street closure is illustrated on the map submitted with the Highway Permit application.

Section 2. California Vehicle Code Section 21101(e) provides that a city may by resolution temporarily close all or a portion of any street in its jurisdiction, for “celebrations, parades, local special events and other purposes, when in the opinion of local authorities having jurisdiction or a public officer or employee that the local authority designates by resolution, the closing is necessary for the safety and protection of persons who are to use that portion of the street during the temporary closing.” The temporary closure of a portion of Ashworth Avenue for the Event is within the permissible scope of this section because the temporary closure is for a special temporary event occurring within the City.

Section 3. City staff has reviewed the Highway Permit and the Facility Use Permit application and the elements of the proposed activity and has determined that the proposed activity is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guideline Section 15301(c) (Class 1 Exemption). The proposed Event involves a minor and temporary alteration to the vehicular use of public streets in connection with a special event held in the City. The small segment of Ashworth Avenue to be closed to vehicular traffic, which will occur for a 19-hour period commencing on a Saturday at 7:00 a.m. and ending on Sunday at 12:00 a.m., is not anticipated to create any significant impact to vehicular traffic or parking in the City because persons living on Ashworth Avenue will be able to access their homes and properties from other streets. In addition, there is no substantial evidence of any other potential significant effect from the approval of the Highway Permit or from the proposed activity to be allowed by

the Highway Permit. The City Council has reviewed the City Staff's determination of exemption, and based on its own independent judgment, concurs in the staff determination of exemption.

Section 4. City Staff has reviewed the proposed temporary closure a portion Ashworth Avenue and the proposed location of the Event and finds that all of the elements of the proposed Event will not create an unsafe traffic condition and that these activities are proposed to be undertaken in a manner safe for pedestrians, event participants and the vehicular traffic. The City Council has reviewed City Staff's findings, and based on its own independent judgment, concurs in the staff findings.

Section 5. Based on all the evidence in the record of this matter, the City Council hereby approves Artesia D.E.S. Portuguese Hall application for a Highway Permit, subject to the terms and conditions of that Permit and on the basis that Artesia D.E.S. Portuguese Hall will obtain and maintain for the duration of the Event a commercial general liability policy with a minimum general aggregate limit of Two Million Dollars (\$2,000,000).

Section 6. Pursuant to California Vehicle Code Section 21101(e), the City Council hereby confirms and approves the temporary closure of a portion of Ashworth Avenue between Devlin Avenue and Clarkdale Avenue in the City of Artesia commencing on Saturday, September 21, 2024, at 7:00 a.m. and terminating on Sunday, September 22, 2024, at 12:00 a.m., or for such longer period of time on that day as determined necessary by City staff or the Sheriff's Department to maintain the safety of persons attending the Event and to set up and take down traffic barriers.

Section 7. The City Clerk shall certify the passage and adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 9th day of September, 2024.

TONY LIMA, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

City of Artesia
18747 Clarkdale Ave. Artesia California 90701- (562)865-6262 – FAX (562) 865-6240

HIGHWAY PERMIT

(Construction Work, Excavations and Encroachments, Flagpoles, Moving Permits, News Racks, Overhead Structures, outdoor Sidewalk Dining)

Name of Applicant: Artesia D.E.S. Phone: 562-865-4693

Business Address: 11903 Ashworth Street, Artesia, Ca 90701
(Street) (City) (State) (Zip Code)

Home Address: _____
(Street) (City) (State) (Zip Code)

Project Location: Ashwoth Street between Devlin & Clarkdale

Describe proposed Project and attach maps, drawings and any necessary documentation

See attached for details

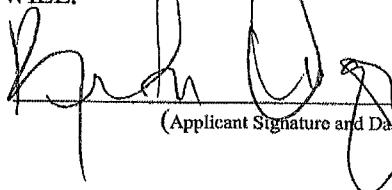
IMPORTANT

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

I fully understand that in the event I am issued a permit that I assume the risk of personal injury, death or property damage. I hereby acknowledge that I agree to assume any such risks. I hereby release, discharge and agree not to sue the City of Artesia for any injury, death or damage to or loss of personal property arising out of, or in connection with this permit, including the active or passive negligence of the City of Artesia.

In consideration for being granted a permit, I hereby agree, for myself. My heirs, administrators, executors and assigns, that I shall indemnify and hold harmless the City of Artesia from any and all claims, demands or suits arising out of or in connection with this permit.

I HAVE CAREFULLY READ THIS RELEASE, HOLD HARMLESS AGREEMENT NOT TO SUE AND FULLY UNDERSTAND ITS CONTENTS. I AM AWARE THAT IT IS A FULL RELEASE OF ALL LIABILITY AND SIGN IT ON MY OWN FREE WILL.



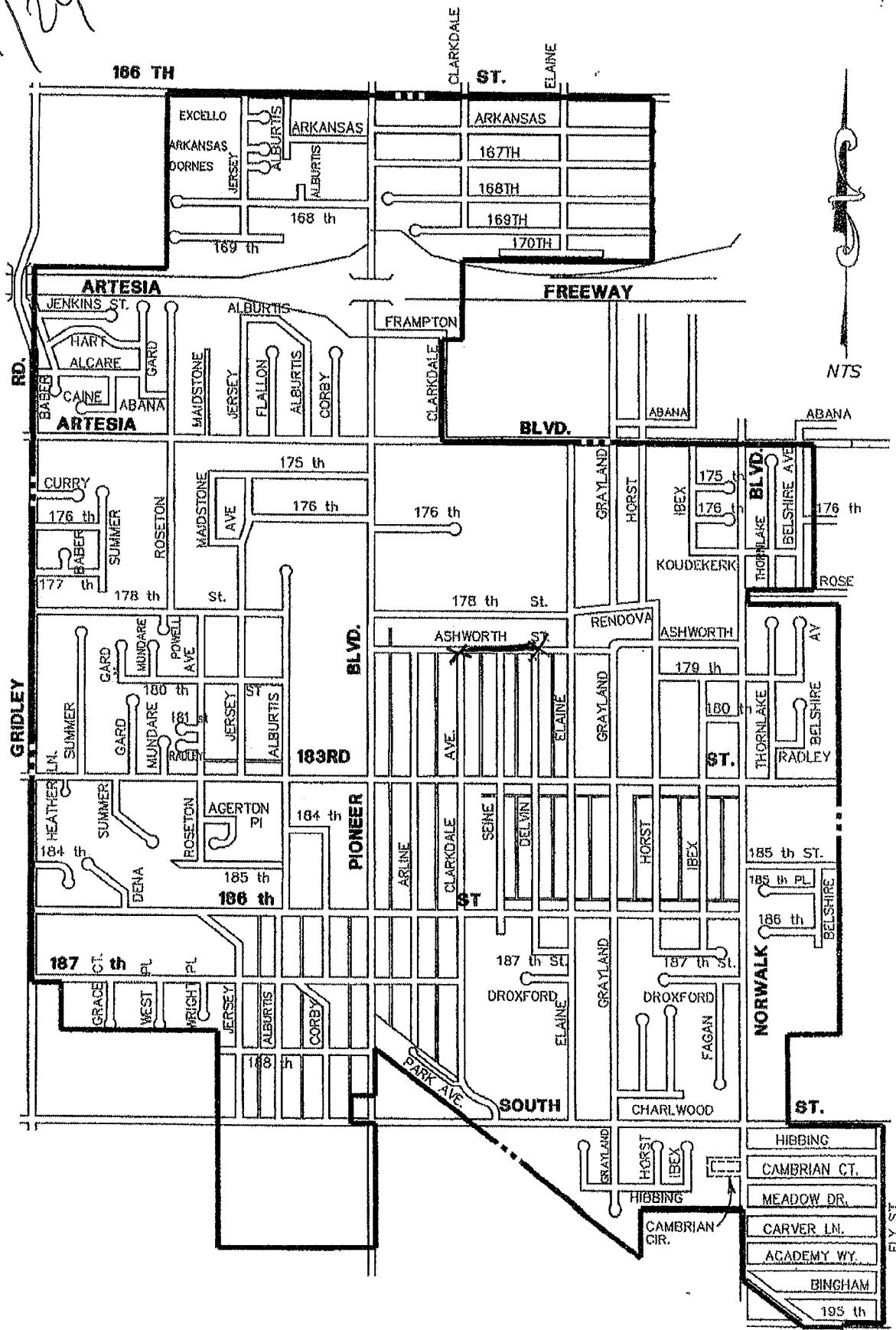
(Applicant Signature and Date) 8/6/24

(For Department Use Only)

Permit Fee: _____

Saturday
9/21/2019

CITY OF ARTESIA



Popular Saints Festival Procession Details

Saturday, September 21, 2024

Our event will take place within the blocked area of Ashworth St. We will have groups singing and dancing from Devlin to the front of Artesia DES Hall and enter our front gate. Our Event and all the participants will not leave the blocked off section of Ashworth Street. We request the city closes Ashworth Street, between Devlin and Clarkdale from 8am till 12midnight and to post no parking signs.

Sunday, September 22, 2024

The procession starts at 11903 E. Ashworth St. (DES Hall) leaving from our back parking lot gate of Artesia D.E.S. heading East on 178th Street at 12:30pm. It will make a right on Elaine Ave., a right on Ashworth Street. Our procession will continue down Ashworth Street and finish at the main center gates in front of Artesia D.E.S. hall.

***We will need parking enforcement, VOPs, etc. for Sunday only**

Jason Machado, President

CITY OF ARTESIA
FACILITY USE APPLICATION AND PERMIT

Parks and Recreation Department-18750 Clarkdale Avenue, Artesia, California 90701
 (562) 860-3361 Fax (562) 860-0750
www.cityofartesia.us

Name of Applicant: _____ Mailing Address: _____ Telephone: _____	Name of Organization: Artesia D.E.S. Mailing Address: 11903 Ashworth St., Artesia, Ca 90701 Telephone: 562-607-2595
<input type="checkbox"/> Resident <input type="checkbox"/> Non Resident	<input type="checkbox"/> Resident <input type="checkbox"/> Non Resident

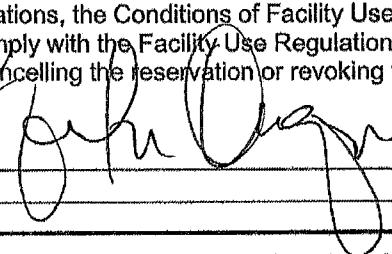
<p>Albert O. Little Community Center Artesia Park 18750 Clarkdale Avenue (562) 860-3361</p> <p> <input type="checkbox"/> East/Vest Auditorium & Stage <input type="checkbox"/> East Auditorium <input type="checkbox"/> East Auditorium — North <input type="checkbox"/> East Auditorium - South <input type="checkbox"/> West Auditorium <input type="checkbox"/> Room A <input type="checkbox"/> Kitchen <input type="checkbox"/> Outdoor Field Area — Sports <input type="checkbox"/> Outdoor Field Area — Non-Sports <input type="checkbox"/> Outdoor Area (Basketball Court/Tennis Court/Hockey) <input type="checkbox"/> Picnic Shelter No. <input type="checkbox"/> Diamond No. (Without Lights) <input type="checkbox"/> Diamond No. (With Lights) <input type="checkbox"/> Batting Cage </p>	<p>N. Artesia Community Center A.J. Padelford Park 11870 169 Street, Artesia (562) 407-1723</p> <p> <input type="checkbox"/> All Purpose Room <input type="checkbox"/> Kitchen <input type="checkbox"/> Class Room A <input type="checkbox"/> Class Room B <input type="checkbox"/> Classroom C <input type="checkbox"/> Teen Center <input type="checkbox"/> Field — Sports <input type="checkbox"/> Field — Non-Sports <input type="checkbox"/> Picnic Shelter (With Restrooms) <input type="checkbox"/> Picnic Shelter (Without Restrooms) <input type="checkbox"/> Outdoor Area </p>
<p>Equipment:</p> <p> <input type="checkbox"/> Table No. _____ Round _____ Rectangular <input type="checkbox"/> Chairs No. <input type="checkbox"/> Bases <input type="checkbox"/> Staff for field preparation. </p>	<p>Other Facilities</p> <p><i>Note: closures require separate City Council approval (see Condition 12).</i></p> <p> <input checked="" type="checkbox"/> Streets _____ Processions _____ <input type="checkbox"/> Sidewalks _____ <input type="checkbox"/> Public Way _____ </p>

<p>Nature of Event: (If a birthday, not age of applicant)</p> <p>(Events of 300+participants are subject to special permits and additional fees)</p> <p>Popular Saints Procession</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Date(s) Required:</p> <p>9/22/24</p> <p>Time (include Set Up/Clean Up):</p> <p>Set Up: _____ a.m./pm to _____ a.m./p/m</p> <p>Event: _____ a.m./pm to _____ a.m./p/m</p> <p>Clean Up: _____ a.m./pm to _____ a.m./p/m</p>
---	--

Estimated Attendance: 100 Adults 100 Youth (12-18 years) 100 Children.
 Open to the Public Yes No
 Fundraising Event Yes No If yes, how will proceeds be used?

Entertainment Yes No Band DJ Radio/CD Player Other:
 Catering Yes No
 Caterer Information: Company Name: _____
 Address: _____
 Telephone: _____
 City Business Number: _____

I, the undersigned, on behalf of the above organization, do hereby agree to indemnify and hold harmless the City of Artesia, any other officers, agents, or employees from any liability, claim, or action for damages resulting from, or in any way arising out of the use of the facility or equipment, and will agree to abide by and enforce all rules, regulations, and policies governing the facility as set forth by the City of Artesia. Said applicant will accept all responsibility for any damages to premises, furniture, equipment, grounds resulting from use of the facility. I have read and agree to comply with the Facility Use Regulations, the Conditions of Facility Use and the Cancellation Policy. Any false or misleading information or failure to comply with the Facility Use Regulations and the Conditions of Facility Use shall be grounds for denying this application, cancelling the reservation or revoking the permit in accordance with the terms of the Facility Use Regulations.

Signature of Applicant: 

Date: 8/6/24

OFFICE USE ONLY

APPROVED

DENIED

SIGNATURE _____

DATE _____

Resident Non Resident

Security Deposit \$ _____

Insurance Fee \$ _____

Hourly Fee \$ _____ x _____ Hour(s) \$ _____

Recreation Staff \$ _____ x _____ Staff x _____ Hours \$ _____

Maintenance Staff \$ _____ x _____ Staff x _____ Hours \$ _____

Sheriff/Security \$ _____ x _____ Officer(s) x _____ Hours \$ _____

TOTAL \$ _____

SECURITY DEPOSIT Date _____ Receipt _____ Payment \$ _____ Balance \$ _____

PAYMENT Date _____ Receipt _____ Payment \$ _____ Balance \$ _____

Balance Due by _____

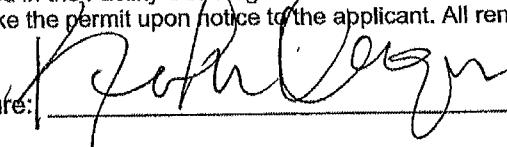
Calendar Public Safety Letter Permit Cancelled Refund Initiated _____

Additional City Obligations and Duties for Event:

CONDITIONS OF FACILITY USE

1. The Facility shall be used for the purpose stated in the Facility Use Application and Permit and no other use will be permitted.
2. **Alcoholic beverages are prohibited and shall not be permitted in or on any Facility.**
3. Persons will not be permitted inside any Facility in excess of the established capacity of that Facility.
4. The Permittee/responsible representative listed on the Facility Use Application and Permit must be present at all times during the Use, including setup, opening, closing, and cleanup.
5. The Permittee shall not allow another Person to use the Facility for the period that Permittee has been allowed by the Facility Use Application and Permit.
6. Immediately prior to any Use of any Facility building the Permittee shall check in with and notify the Department of the Permittee's intent to enter the building.
7. The permittee shall ensure that no profane language or disorderly or unseemly conduct be allowed in any City facility. Applicant may be liable for additional charges requiring law enforcement callouts.
8. All Facility Use Schedules and Permits shall be issued for specific Facilities and/or Equipment and for specific hours, and the Facilities must be vacated as scheduled.
9. The Permittee shall not prepare or decorate the Facility prior to the Use start time as only the "time stated" on the Application and Permit will be granted for decorating, the event, and clean-up. Additional hours may not be purchased on the day of the reservation.
10. The Permittee shall pick up, bag, and remove all trash generated by all activity in any way connected with the Facility's Use, leaving the Facility clean and free of all trash and litter. Everything must be accomplished prior to the closing time stated in the Facility Use Permit.
11. The Permittee shall not drive or permit to be driven nails, hooks, tacks, screws, staples, poles, stakes or other forms of fasteners into any part of the Facility and shall not make or allow to be made any alterations of any kind therein. No putty shall be permitted on any part of the Facility.
12. **Additional Duties, Obligations, and Conditions:** Provide certificate of insurance for commercial a general liability policy with a minimum general aggregate of two million dollars (\$2,000,000.00) to cover personal injury and property damages related to the Artesia D.E.S. Portuguese Hall - Annual Festa Do Espírito Santo processions.

Notwithstanding the above conditions of facility use, if the applicant is not in compliance with the policies and regulations as stated in the Facility Use Regulations and/or these Conditions of Facility Use, the City may cancel the reservation or revoke the permit upon notice to the applicant. All rental fees and security deposits will be deemed forfeited.

Applicant Signature:  Date: 8/6/24

Staff Signature:  Date: _____

PARK FACILITY RESERVATION CANCELLATION POLICY

A. Reservations cancelled at least four (4) months prior to the event:

Rental Fees (if paid) — Full Refund
Security Deposit — Less 10% processing fee

B. Reservations cancelled at least two (2) months prior to the event:

Rental Fees (if paid) — 50% Refund
Security Deposit — 50% Refund

C. Reservations cancelled less than two (2) months prior to the event:

When Rental Fees are paid:

Rental Fees — No Refund
Security Deposit — Full Refund

When Rental Fees are not paid:

Security Deposit — No Refund

Notwithstanding the above policy, if the applicant is not in compliance with the policies and regulations as stated in the Facility Use Regulations and/or the Conditions of Facility Use, the City may cancel the reservation or revoke the permit upon notice to the applicant. All rental fees and security deposits will be deemed forfeited.

Applicant Signature: 

Date: 8/6/24

Staff Signature: 

Date: _____



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9J

TO: Mayor and Members of the City Council

SUBJECT: Resolution for Highway Permit for Temporary Street Closure

FROM: Edith Guerra, Parks and Rec Manager

REVIEWED AND APPROVED BY:

Jamie Murguia, Acting Deputy City Manager / Finance Manager
HongDao Nguyen, City Attorney
Melissa Burke, Interim City Manager

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 24-3013, A Resolution of the City Council of the City of Artesia, California, approving a Highway Permit for the Temporary Closure of Various City Streets Pursuant to Vehicle Code Section 21101(e) in Connection with the Artesia 65th Anniversary 5K Run/Walk to be Held on Saturday, November 16, 2024; and Make a Determination of Exemption under CEQA Pursuant to Section 15301(c) Existing Facilities (Class 1) of the CEQA Guidelines.

BACKGROUND:

The 65th Anniversary 5K Run/Walk will be held in Celebration of the 65th Anniversary of the City's incorporation. The 5K Run/Walk will require a number of City streets to be temporarily closed to traffic on Saturday, November 16th, 2024 from 4:00 am to 10:00 am, or earlier if the course is cleared of any runners/walkers.

ANALYSIS:

Street Closure Resolution Pursuant to the Vehicle Code:

California Vehicle Code Section 21101(e) provides that a City may by resolution temporarily close all or a portion of any street in its jurisdiction, for "celebrations, parades, local special events and other purposes, when in the opinion of local authorities having jurisdiction or a public office or employee that the local authority designates by resolution, the closing is necessary for the safety and protection of persons who are to use that portion of the street during the temporary closing." The temporary closure of a portion of the following streets will be required:

- Northbound Clarkdale Avenue from South Street to 187th Street
- Westbound 187th Street to Pioneer Boulevard
- Northbound Pioneer Boulevard from 187th Street to 178th Street
- Westbound 187th Street from Pioneer Boulevard to Elaine Avenue
- Northbound Elaine Avenue from 178th Street to Artesia Boulevard
- Eastbound Artesia Boulevard from Elaine Avenue to Norwalk Boulevard
- Southbound Norwalk Street from Artesia Boulevard to Ashworth Street
- Eastbound Ashworth Street from Norwalk Boulevard to Elaine Avenue
- Southbound Elaine Avenue from Ashworth Street to South Street
- Westbound South Street from Elaine Avenue to Clarkdale Avenue

The Temporary closure of the above mentioned streets is permissible is within the scope of Vehicle Code Section 21101(e) because the temporary closure is for a special temporary event occurring within the City. Attached is Resolution No. 24-3013 that will authorize the proposed temporary street closure pursuant to Section 21101(e) of the Vehicle Code. In order to ensure the 5K Run/Walk begins on time at 7:00 am, setup of temporary barricades and cones to designate closed areas will need to begin at 4:00 am on Saturday, November 16th. Therefore, the Highway Permit proposes that the temporary street closure of the streets noted above begin at 4:00 am on Saturday, November 16, 2024. The closure is proposed to last until at 10:00 am, or earlier once the course is cleared of any run/walkers, at which time the street will be reopened to traffic.

Evaluation of Street Closure

City Staff has reviewed the Highway Permit and the elements of the proposed activities and has determined that the proposed activities are exempt from review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guideline Section 15301(c) (Class 1 Exemption). The proposed 5K Run/Walk map involves minor and temporary alterations to the vehicular use of a public street in connection with a temporary event held in the City. The segments of streets to be used for the 5K are to be closed to vehicular traffic for the duration of the event, which will occur on Saturday, November 16, 2024 starting at 4:00 am and commencing at 10:00 am the same day, and are not anticipated to create any significant impact to vehicular traffic or parking in the City, due to only one lane of each street being closed to traffic. Persons seeking to obtain access to businesses and property along the event route during the street closures will be able to do so from other streets or from portions of the streets that will not be closed. In addition, City Staff finds that there is no substantial evidence of any potential significant effect from the approval of the Highway Permit or from the activities to be allowed by the Highway Permit. Therefore, Staff recommends that the City Council find that the proposed activities are exempt from CEQA.

FISCAL IMPACT:

The cost of closing the street for the 5K and staff time implementing and hosting the event is not budgeted in the adopted Fiscal Year 2024-25 Budget, as costs associated with the 5K event will be offset by registration fees and sponsorship funds. To the extent registration fees and sponsorship funds do not cover the full cost of the event, any remaining actual costs will be added to the Fiscal Year 2024-25 Budget at mid-year.

RECOMMENDED COUNCIL ACTION:

Staff recommends the City Council adopt Resolution No. 24-3013, A Resolution of the City Council of the City of Artesia, California, approving a Highway Permit for the Temporary Closure of Various City Streets Pursuant to Vehicle Code Section 21101(e) in Connection with the Artesia 65th Anniversary 5K Run/Walk to be Held on Saturday, November 16, 2024; and Make a Determination of Exemption under CEQA Pursuant to Section 15301(c) Existing Facilities (Class 1) of the CEQA Guidelines.

Attachments

[Resolution No. 24-3013.pdf](#)

[Highway Permit- 65th 5K.pdf](#)

RESOLUTION NO. 24-3013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, APPROVING A HIGHWAY PERMIT FOR THE TEMPORARY CLOSURE OF A PORTION OF VARIOUS CITY STREETS, PURSUANT TO VEHICLE CODE SECTION 21101(E) IN CONNECTION WITH THE CITY OF ARTESIA 65th ANNIVERSARY 5K RUN/WALK EVENT TO BE HELD ON SATURDAY, NOVEMBER 16, 2024

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

Section 1. The City of Artesia is hosting the (1) Artesia 65th Anniversary 5K Run/Walk event (“5K”) on various city streets from 4:00 a.m. to 10:00 a.m. in the City of Artesia on Saturday, November 16, 2024. The temporary closure of the various city streets on Saturday, November 16, 2024 from 4:00 a.m. – 10:00 a.m. is necessary to host the 5K. City Council approval of a Highway Permit is required for the temporary closure of the following city streets to vehicular traffic:

- Northbound Clarkdale Avenue from South Street to 187th Street
- Westbound 187th Street to Pioneer Boulevard
- Northbound Pioneer Boulevard from 187th Street to 178th Street
- Westbound 187th Street from Pioneer Boulevard to Elaine Avenue
- Northbound Elaine Avenue from 178th Street to Artesia Boulevard
- Eastbound Artesia Boulevard from Elaine Avenue to Norwalk Boulevard
- Southbound Norwalk Street from Artesia Boulevard to Ashworth Street
- Eastbound Ashworth Street from Norwalk Boulevard to Elaine Avenue
- Southbound Elaine Avenue from Ashworth Street to South Street
- Westbound South Street from Elaine Avenue to Clarkdale Avenue

Section 2. California Vehicle Code Section 21101(e) provides that a city may by resolution temporarily close all or a portion of any street in its jurisdiction, for “celebrations, parades, local special events and other purposes, when in the opinion of local authorities having jurisdiction or a public officer or employee that the local authority designates by resolution, the closing is necessary for the safety and protection of persons who are to use that portion of the street during the temporary closing. The 5K will take place on various city streets, therefore closing portions of the street are necessary to ensure 5K participants are safe while participating in the event. The temporary closure of portions of the above named streets are within the permissible scope of this Section because the temporary closures are for a special temporary event occurring within the City.

Section 3. City staff has reviewed the Highway Permit and the elements of the proposed activity and has determined that the proposed activity is exempt from review

under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guideline Section 15301(c) (Class 1 Exemption). The proposed Festival and Parade involve minor and temporary alterations to the vehicular use of public streets in connection with a special event held in the City. The segments of the various city streets to be closed to vehicular traffic, which will occur for a short period on Saturday, November 16, 2024 from 4:00 a.m. to 10:00 a.m. is necessary to host the 5K are not anticipated to create any significant impact to vehicular traffic or parking in the City because business and property owners on the streets used for the event will be able to access their businesses and properties from other streets and directions. In addition, there is no substantial evidence of any other potential significant effect from the approval of the Highway Permit or from the proposed activity to be allowed by the Highway Permit. The City Council has reviewed the City staff's determination of exemption, and based on its own independent judgment, concurs in the staff determination of exemption.

Section 4. City Staff has reviewed the proposed temporary closure of the various city streets for the 5K, and find that all of these elements of the proposed activities will not create an unsafe traffic condition and that these activities are proposed to be undertaken in a manner safe for pedestrians, event participants, and the vehicular traffic.

Section 5. Based on all the evidence in the record of this matter, the City Council hereby approves the Highway Permit for the 5K.

Section 6. Pursuant to California Vehicle Code Section 21101(e), the City Council hereby confirms and approves the temporary closure of various city streets to be closed to vehicular traffic, which will occur for a short period on Saturday, November 16, 2024 at 4:00 a.m. through 10:00 a.m. is necessary to host the 5K or for such longer period of time on those days as determined necessary by City staff or the Sheriff's Department to maintain the safety of persons attending the 5K.

Section 7. The City Clerk shall certify to the passage and adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 9th day of September, 2024.

TONY LIMA, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

CITY OF ARTESIA

18747 Clarkdale Ave. Artesia California 90701- (562)865-6262 – Fax (562) 865-6240

HIGHWAY PERMIT

(Construction Work, Excavations and Encroachments, Flagpoles, Moving Permits, News Racks, Overhead Structures, outdoor Sidewalk Dining)

Name of Applicant: City of Artesia Phone: 562-860-3361

Business Address: 18747 Clarkdale Ave. Artesia CA 90701
(Street) (City) (State) (Zip Code)

Home Address: _____
(Street) (City) (State) (Zip Code)

Project Location: City of Artesia- see attached map

Describe proposed Project and attach maps, drawings and any necessary documentation

Artesia 65th Anniversary 5k Run/Walk to be held on Saturday, November 16, 2024. See attached map.

Street closure begins on Saturday, November 16th at 4:00 a.m and conclude by 10:00 a.m. the same day.

IMPORTANT

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

I fully understand that in the event I am issued a permit that I assume the risk of personal injury, death or property damage. I hereby acknowledge that I agree to assume any such risks. I hereby release, discharge and agree not to sue the City of Artesia for any injury, death or damage to or loss of personal property arising out of, or in connection with this permit, including the active or passive negligence of the City of Artesia.

In consideration for being granted a permit, I hereby agree, for myself. My heirs, administrators, executors and assigns, that I shall indemnify and hold harmless the City of Artesia from any and all claims, demands or suits arising out of or in connection with this permit.

I HAVE CAREFULLY READ THIS RELEASE, HOLD HARMLESS AGREEMENT NOT TO SUE AND FULLY UNDERSTAND ITS CONTENTS. I AM AWARE THAT IT IS A FULL RELEASE OF ALL LIABILITY AND SIGN IT ON MY OWN FREE WILL.

 8/21/2024

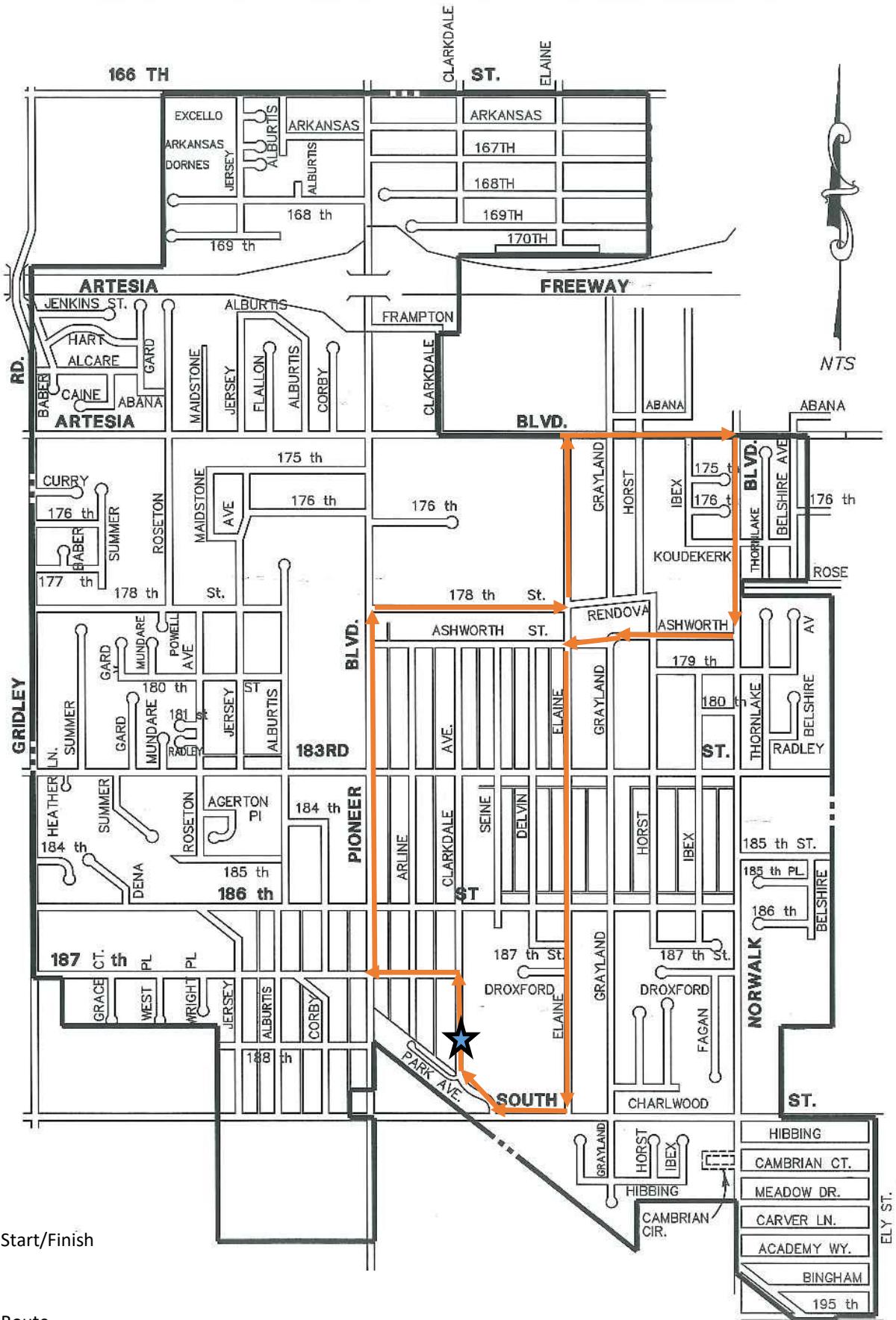
(Applicant Signature and Date)

(For Department Use Only)

Permit Fee: _____ Approved Denied: _____

(Applicant Signature and Date)

CITY OF ARTESIA



Start/Finish



Route



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 9K

TO: Mayor and Members of the City Council

SUBJECT: Resolution to Amend Unrepresented Management Employees' Medical Benefits

FROM: HongDao Nguyen, City Attorney

REVIEWED AND APPROVED BY:

HongDao Nguyen, City Attorney

RECOMMENDATION:

Staff recommends that the City Council, by motion, adopt Resolution No. 24-3014, A Resolution of the Council of the City of Artesia, California, Amending Resolution No. 22-2902, Regarding Unrepresented Management Employees Medical Benefits.

BACKGROUND:

The City Council adopted Resolution No. 22-2902 on October 10, 2022, establishing the benefits for Unrepresented Management Employees. Resolution 22-2902 is effective until June 30, 2025. This Resolution governs among other things, the medical, dental, and vision benefits provided to Unrepresented Management Employees. The City Council subsequently adopted Resolution No. 23-2967, on December 18, 2023, amending the medical, Heath Benefits portion of Resolution No. 22-2902 for calendar year 2024. Resolution No. 23-2967 will expire on December 31, 2024.

The cost of health insurance in 2025 increased across all offered plans, some as much as 15 percent. In recognition of this increased cost to employees, the City Council made the decision to increase medical benefit coverage for calendar year 2025 for all employees. On September 4, 2024, the City and American Federation of State, County, and Municipal Employees, Local 1520 (AFSCME), Council 36 - Managers and Supervisors Unit and General Unit executed side letters agreeing to amend the respective Memorandum of Understandings (MOU's) so that the City could provide cafeteria rates up to the cost of Los Angeles County Region Kaiser rates, as set by the California Public Employees Retirement Service (CalPERS), for the employee's enrolled medical benefit tier (i.e. single, two-party, family). Cafeteria rates are eligible to be used for employee medical, dental, and vision benefits from January 1, 2025 to December 31, 2025. New MOU's will be negotiated to govern the period following December 31, 2025.

Unrepresented Management Employee benefits are memorialized by resolution and may only be amended through City Council resolution by City Council.

ANALYSIS

Resolution No. 24-3014 amends Resolution No. 22-2902, Section 10. "Medical Benefits" to provide the same medical, dental, and vision coverage for all employees. Resolution 24-3014 provides:

"Notwithstanding the provisions in Resolution No. 22-2902, Section 10, "Medical Benefits," as to the respective contributions to be made by City and Unrepresented Management Employees for medical, dental and vision benefits, for the period from January 1, 2025 to December 31, 2025, City will contribute an amount equal to the Region 3, CalPERS "Kaiser tier" level of benefits based on the Unrepresented Management Employee's designated level of coverage (i.e. single, two-party, family). To the extent that said City contribution is in excess of the actual premium due for an employee, the employee may designate the excess to be used for payment of dental and/or vision premiums. Any excess amount cannot be cashed out or used for any other purpose."

No other changes are proposed to Resolution 22-2902. Resolution 24-3014 will expire December 31, 2025 unless otherwise replaced by a new governing resolution.

FISCAL IMPACT

The total additional cost to provide medical, dental and vision cafeteria rates at the CalPERS Kaiser rate for the Los Angeles County area is approximately \$9,100 for calendar year 2025 for unrepresented management employees, and \$60,000 for calendar year 2025 for all employees.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council, by motion, adopt Resolution No. 24-3014, A Resolution of the Council of the City of Artesia, California, Amending Resolution No. 22-2902, Regarding Unrepresented Management Employees Medical Benefits.

Attachments

[Resolution No. 24-3014.pdf](#)

RESOLUTION NO. 24-3014

A RESOLUTION OF THE COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING RESOLUTION NO. 22-2902, REGARDING UNREPRESENTED MANAGEMENT EMPLOYEES MEDICAL BENEFITS

WHEREAS, the City Council adopted Resolution No. 22-2902 on October 10, 2022, establishing and setting forth the rights and benefits for Unrepresented Management Employees.

WHEREAS, Resolution No. 22-2902 is effective from October 1, 2022 through June 30, 2025.

WHEREAS, the City Council made the decision to pay for the full cost of employee medical, dental, and vision insurance elections for all employees in calendar year 2024 in response to increasing health care costs and adopted Resolution No. 23-2967 on December 18, 2023, to apply this benefit to Unrepresented Management Employees for calendar year 2024.

WHEREAS, health care costs are continuing to increase and the City Council has made the decision to provide employee medical cafeteria rates up to the amount set by the California Public Employees Retirement System for Kaiser medical insurance for the Los Angeles County region, equal to the tier the employee is enrolled in for medical insurance. Such cafeteria amounts shall be eligible to be used for medical, dental, and vision benefits.

WHEREAS, the City Council and Unrepresented Management Employees agree to modify Resolution No. 22-2902, regarding medical benefits for calendar year 2025.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA, DOES HEREBY FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and corrected and incorporated herein by reference.

SECTION 2. Notwithstanding the provisions in Resolution No. 22-2902, Section 10, Medical Benefits, as to the respective contributions to be made by City and Unrepresented Management Employees for medical, dental and vision benefits, for the period from January 1, 2025 to December 31, 2025, City will contribute an amount equal to the Region 3, CalPERS "Kaiser tier" level of benefits based on the Unrepresented Management Employee's designated level of coverage (i.e. single, two-party, family). To the extent that said City contribution is in excess of the actual premium due for an employee, the employee may designate the excess to be used for payment of dental

and/or vision premiums. Any excess amount cannot be cashed out or used for any other purpose.

SECTION 3. Term. This Resolution shall be in effect from January 1, 2025 through December 31, 2025.

SECTION 4. The City Manager, or their designee, is authorized to implement the terms and conditions of the Resolution and enter into any agreements deemed necessary subject to the terms and conditions set forth herein.

SECTION 18. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

SECTION 19. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED, APPROVED AND ADOPTED this 9th day of September, 2024.

Tony Lima, Mayor

Attest:

Jennifer Alderete, City Clerk

Approved as to form:

Best Best & Krieger LLP, City Attorney



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 10A

TO: Mayor and Members of the City Council

SUBJECT: Introduction and First Reading of Ordinance Amending Parking and Boundaries of Old Downtown

FROM: Okina Dor, Community Development Director

REVIEWED AND APPROVED BY:

Jamie Murguia, Acting Deputy City Manager / Finance Manager
HongDao Nguyen, City Attorney
Melissa Burke, Interim City Manager

RECOMMENDATION:

1. Open and conduct a public hearing;
2. By motion, introduce for first reading Ordinance No. 24-959, an Ordinance of the City Council amending regulations in Article 11 (Off-Street Parking and Loading) of Chapter 2 of Title 9 (Planning and Zoning) of the Artesia Municipal Code relating to parking spaces required within the boundaries of Old Downtown; and
3. Make a Determination of Exemption under CEQA Pursuant to Section 15061(b)(3) of the CEQA Guidelines.

BACKGROUND:

The applicant, Jay Bharat Restaurant, submitted an application for design review and approval to expand the existing restaurant at 18701 Pioneer Boulevard. The existing site is developed with an 8,000 square foot (SF), four-unit tenant suite that is 2,000 SF each. The design review application was approved by the Planning Commission by a 4-0-1 vote. However, the proposed conversion of existing retail space to a restaurant requires additional on-site parking spaces. As part of Case 2024-15, Jay Bharat Restaurant requested approval of a zoning code amendment to amend the existing boundary of the Old Downtown to the southerly parcels of 187th Street. Amending the existing boundary to include the sites would allow the applicant to pay in-lieu fees instead of adding more parking spaces.

ANALYSIS:

Proposed Expansion of Restaurant Use and Old Downtown Area

The applicant's location is currently south of the existing boundaries of the Old Downtown area. The applicant is requesting a code amendment to expand the boundaries to the southerly parcels of 187th Street in order to allow the proposed conversion of retail spaces into a restaurant, as well as to pay the applicable parking in-lieu fee. If the requested code amendment is approved, the applicant will be eligible to utilize Section 9-2.1103 (b) (8) of the Artesia Municipal Code, which requires that restaurants located in the City's "Old Downtown Area" meet certain standards and requirements. The standards required of restaurants in the "Old Downtown Area" are provided below:

ADDITIONAL REQUIREMENTS IN THE OLD DOWNTOWN AREA

In addition to the parking requirements specified in this subsection (D), restaurants, take-out restaurants, drive-thru restaurants, nightclubs, bars, cocktail lounges and banquet halls located in the "Old Downtown Area" shall be required to meet the following additional standards and requirements:

1. Not more than fifty (50%) percent of the total square footage of gross floor area on either side of Pioneer Boulevard in the Old Downtown Area shall be occupied by the uses covered by this section. Once this limit is obtained, no additional uses covered by this section shall be permitted in this area.
2. The application must be submitted for review and approval by the City's contract urban planning professional (architect or planner), together with a deposit of fees to pay for such review. The urban planning professional shall work with the applicant to ensure a high-quality architectural design that helps achieve the City's goal of developing a successful and vibrant destination Old Downtown Area, and shall base his or her action to approve or disapprove the submittal based on the required findings for development review and approval contained in Section 9-2.2005 of the Artesia Municipal Code.
3. The property owner shall eliminate the rear parking lot boundary fences or walls and allow for cross-pedestrian and cross-vehicular traffic between and across adjoining parking areas, when the property is adjacent to a property used as a restaurant.
4. The property owner or applicant pays a parking facility in lieu fee in an amount set by resolution of the City Council for each parking space required for the proposed use under this section that cannot be accommodated on the property based on the existing number of on-site parking spaces and other existing and continuing uses on the property. The fee may be reduced pursuant to an agreement with the City if the property owner provides a publicly available pedestrian access-way of a minimum of five (5) feet in width from the rear to the front of the property, subject to City staff approval.

Proposed Code Amendment

The proposed Ordinance would amend the first column ("Old Downtown Area") of Subsection(b)(8)(D) of Section 9-2.1103 to extend the boundaries of the "Old Downtown Area." (Revision in underline.)

OLD DOWNTOWN AREA	TYPE OF RESTAURANT/USE	PARKING REQUIREMENTS
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D. Old Downtown Area. Within the area along Pioneer Boulevard bounded by 186th Street on the north, <u>southerly parcels of</u> 187 th Street on the south, the first alley east of Pioneer Boulevard on the east and the first alley west of Pioneer Boulevard on the west:	(1) Restaurants	1/250. One parking space for each 250 square feet of gross floor area.
	(2) Take-out restaurants including, but not limited to, coffee, ice cream, yogurt, juice, beverage and doughnut shops, bakeries, deli, sandwich and specialty food shops	1/250. One parking space for each 250 square feet of gross floor area.
	(3) Night clubs, bars, cocktail lounges, 1/60. One parking space for and areas in which live entertainment is provided, and similar uses, including areas in which any such use occurs in a restaurant	One parking space for each 60 square feet of gross floor area. In no event shall less than 10 parking spaces be provided for such use.

GENERAL PLAN CONSISTENCY FINDING

Government Code Sections 65860 and 65855 requires a city's zoning ordinance to be consistent with the general plan. The proposed Zoning Code Amendment is consistent with the following goals and principles of the City's General Plan 2030:

- Policy ED 1.1 "Maximize market potential to enhance retail and restaurant opportunities" The request for a code amendment seeks to allow businesses increased flexibility and opportunities to convert retail spaces to restaurants uses. The parking in-lieu fee was adopted by Council only with respect to new and expanded restaurants that are principally permitted, to offset the public impacts of increased restaurant uses within the Old Downtown area; and
- Policy ED. 1.2 "Attract new business while supporting and assisting those already located in the City." The applicant operates an existing 2,000 square feet restaurant adjacent to the Old Downtown area. Their request for this code amendment will allow them to expand their business by 2,000 square feet by converting the existing vacant tenant suite into one larger restaurant to encourage clusters of tourist-supported restaurant activities in selected areas of the City.

DISCUSSION:

Provided below is Staff's analysis of the proposed restaurant expansion, parking spaces requirements, and the parking in-lieu fee.

- Total Building SF: 8,000 SF
- Proposed Usage: 4,000 SF (Restaurant) and 4,000 (Retail Uses)
- Total Parking Calculation:
 - Required: $8,000 \text{ SF} / (1/250 \text{ SF}) = 32 \text{ Parking Spaces Required}$
 - Provided: 23 Parking Spaces (existing on-site)
- Total Parking Calculation for Restaurant Conversion Parking In-Lieu Fee:
 - Total Existing parking space provided (23 Parking Spaces) / 2 = 11 Parking Spaces
 - 16 Parking Spaces (required) – 11 Parking Spaces (existing provided) = 5 Parking Spaces (deficit)
 - Total 32 Parking Spaces / 2 = 16 Parking Spaces
 - $4,000 \text{ SF Restaurant} / 250 \text{ SF} = 16 \text{ Parking Spaces}$
 - Parking In-Lieu Fee Calculation: $\$5,000 / \text{Parking Space} \times 5 \text{ Parking Spaces} = \$25,000$ (one time Parking In-Lieu Fee) (Fees due prior to permit issuance)

- Annual In-Lieu Parking Operations and Maintenance Fee: \$500/Parking Space x 5 Parking Spaces = \$2,500 (annual fee established by City Council Resolution No. 11-2303 for each year the business or successor restaurant is operational)

ENVIRONMENTAL:

Pursuant to the California Environmental Quality Act (“CEQA”), the Planning Department has determined that this project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines section 15061(b)(3).

PUBLIC NOTICE:

Notice of the public hearing was published in the Los Cerritos Community News on August 30, 2024.

FISCAL IMPACT:

Adoption of the proposed Ordinance may result in increased revenue from a one-time payment of \$25,000 and \$2,500 per year the business is in operation to cover the City's operation and maintenance cost for providing parking for the project.

RECOMMENDED COUNCIL ACTION:

1. Open and conduct a public hearing;
2. By motion, introduce for first reading Ordinance No. 24-959, an Ordinance of the City Council amending regulations in Article 11 (Off-Street Parking and Loading) of Chapter 2 of Title 9 (Planning and Zoning) of the Artesia Municipal Code relating to parking spaces required within the boundaries of Old Downtown; and
3. Make a Determination of Exemption under CEQA Pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Attachments

[Ordinance No. 24-959.pdf](#)

[8.20.24 Planning Commission Staff Report.pdf](#)

[Planning Commission Resolution No. 2024-10P.pdf](#)

[8.20.24 Staff Report Attachments.pdf](#)

[Resolution No. 11-2303 \(Parking In-Lieu Fee\).pdf](#)

ORDINANCE NO. 24-959

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA,
CALIFORNIA, AMENDING REGULATIONS IN ARTICLE 11 (OFF-STREET
PARKING AND LOADING) OF CHAPTER 2 OF TITLE 9 (PLANNING AND
ZONING) OF THE CITY OF ARTESIA MUNICIPAL CODE RELATING TO
PARKING SPACES REQUIRED WITHIN THE BOUNDARIES OF OLD
DOWNTOWN**

THE CITY COUNCIL OF THE CITY OF ARTESIA FINDS AND DECLARES:

WHEREAS, with respect to restaurants in the Old Downtown area (a one block section from 186th to 187th on Pioneer Boulevard and to the alleys on each side thereof), Article 11, Off-Street Parking and Loading of the Artesia Municipal Code, allows the conversion of existing retail uses into restaurants without providing additional on-site parking if four criteria are satisfied; and

WHEREAS, the fourth criteria provides in part: "The property owner or applicant pays a parking facility in-lieu fee in an amount set by resolution of the City Council for each parking space required for the proposed use under this Section that cannot be accommodated on the property based on the existing number of on-site parking spaces and other existing and continuing uses on the property" and

WHEREAS, an applicant has filed an application to expand the boundaries of the City's Old Downtown area to allow conversion of retail spaces into restaurant uses and paying the area's parking in-lieu fee; and

WHEREAS, Government Code section 65855 requires the Planning Commission to render a written recommendation to the City Council regarding the proposed amendment to the zoning ordinance; and

WHEREAS, Government Code section 65860 requires that zoning ordinances must be consistent with the General Plan;

WHEREAS, On August 20, 2024, the Planning Commission conducted a duly noticed public hearing to consider the proposed Zoning Code Amendment (Case No. 2024-15), and following receipt of all public testimony closed the hearing on that date, and adopted Resolution No. 2024-10P;

WHEREAS, the City Council conducted a duly noticed public hearing on September 10, 2024, at which members of the public were afforded an opportunity to comment on this Ordinance, the recommendations of staff, and other public testimony; and,

WHEREAS, all legal preconditions to the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES
ORDAIN AS FOLLOWS:**

SECTION 1. Recitals. The City Council hereby finds that the foregoing recitals are true and correct and incorporated herein as substantive findings of this Ordinance.

SECTION 2. CEQA. The City Council finds that the proposed Ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that the proposed Municipal Code amendments will not result in a significant effect on the environment. City staff shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

SECTION 3. General Plan Consistency Findings. Government Code Sections 65860 and 65855 requires a city's zoning ordinance to be consistent with the general plan. Based on all evidence in the record, the City Council finds that the proposed Zoning Code Amendment is consistent with the following goals and principles of the City's General Plan 2030: Policy ED 1.1 “Maximize market potential to enhance retail and restaurant opportunities” The request for a code amendment seeks to allow businesses increase flexibility and opportunities to convert retail spaces to restaurants uses. The parking in-lieu fee was adopted by Council only with respect to new and expanded restaurants are principally permitted, to offset the public impacts of increased restaurant uses within the Old Downtown area; and Policy ED. 1.2 “Attract new business while supporting and assisting those already located in the City.” The applicant operates an existing 2,000 square feet restaurant adjacent to the Old Downtown area. Their request for this code amendment will allow them to expand their business by 2,000 square feet by converting the existing vacant tenant suite into one larger restaurant to encourage clusters of tourist-supported restaurant activities in selected areas of the City.

SECTION 4. Amendment. The first column (“Old Downtown Area”) of Subsection(b)(8)(D) of Section 9-2.1103 (Parking Spaces Required) of Article 11 (Off-Street Parking and Loading) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code is amended in its entirety to read as follows:

“§ 9-2.1103(b)(8)(D) Old Downtown Area

D. Old Downtown Area. Within the area along Pioneer Boulevard bounded by 186th Street on the north, southerly parcels of 187th Street on the south, the first alley east of Pioneer Boulevard on the east and first alley of Pioneer Boulevard on the west.”

SECTION 5. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

SECTION 6. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 7. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 8. Record of Proceedings. The documents and materials associated with this ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Avenue, Artesia, California, 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED AND ADOPTED this ____th day of _____, 2024.

TONY LIMA, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

HONGDAO NGUYEN, CITY ATTORNEY

CITY OF ARTESIA

PLANNING COMMISSION



DATE: August 20, 2024
Regular Planning
Commission Meeting

TO: Honorable
Chairperson and
Members of the
Planning Commission

FROM: Okina Dor, Community Development Director
Peter Kann, Planning Manager

SUBJECT:

Case No. 2024-15

The Planning Commission will 1) Consider and provide a recommendation to the City Council to amend the boundary of the parking in-lieu fee and parking operation and maintenance fee for new restaurants and restaurant expansion in the Old Downtown area and finding the project exempt from State CEQA Guideline Section 15061(b)(3) of the CEQA Guidelines. (Resolution No. 2024-10P). The requested boundary extends to the southerly parcel of 187th Street; and

2) Review a request for Design Review approval for exterior façade improvements to the existing commercial tenant suite(s) (Jay Bharat Restaurant) located at 18701 Pioneer Boulevard within the Commercial General (CG) Zone and finding the project exempt from State CEQA Guideline Section 15301 of the CEQA Guidelines (Resolution No. 2024-12P).

APPLICANT: Jay Bharat Restaurant
18701 Pioneer Boulevard
Artesia, CA 90701

LOCATION: 18701 Pioneer Boulevard
Artesia, CA 90701

PROPOSAL:

The applicant is requesting approval of Case No. 2024-15, which includes the following components:

1) Consider and provide a recommendation to the City Council to amend the boundary of the parking in-lieu fee and parking operation and maintenance fee for new restaurants and restaurant expansion in the Old Downtown area.

2) Review a request for Design Review approval for exterior façade improvements to the existing commercial tenant suite(s) located at 18701 Pioneer Boulevard within the Commercial General (CG) Zone.

DEVELOPMENT SUMMARY:

ADDRESS: 18701 Pioneer Boulevard

ZONING: Commercial General (C-G)

GENERAL PLAN: City Center Mixed Use

ADJACENT DEVELOPMENT: NORTH: (Across 187th St) C-G Cathay Bank
SOUTH: C-G, Former Smoke Shop
EAST: C-G, Malabar
WEST: C-G, Vrooman's Automotive

EXISTING USE: Existing Jay Bharat Restaurant and tenant suite

LOT SIZE: The subject site is approximately 34,848 square feet (.80 acres) in size

ASSESSOR NO. 7039-01-2003

BACKGROUND:

The applicants, Jay Bharat, submitted an application for design review approval to expand his existing restaurant at 18701 Pioneer Boulevard. The existing site is development with an 8,000 square feet (SF) four-unit tenant suite that has 2,000 SF each. The applicant occupies one tenant suite and is requesting to expand into the next tenant suites as well as proposing exterior façade improvements to the building. The existing building is improved with painted plywood and the new design proposes to improve the building with anodized storefront and a light color plaster finish. The project will not expand the size of the existing commercial building.

The application is submitted for design review approval of proposed façade improvements in compliance with Artesia Municipal Code Section 9-2.2002, which requires the Planning Commission to review the general design of modifications to the exterior design or color of existing structures, or elements thereof, in all but the Single Family Residential (R-1) and Agricultural (A-1) zones.

Proposed Expansion of Restaurant Use and Old Downtown Area

The applicant's location is currently south of the existing boundaries of the Old Downtown area. The applicant is requesting a code amendment to expand the boundaries to the southerly parcels of 187th Street in order to allow the proposed conversion of retail spaces into a restaurant as well as paying the applicable parking in-lieu fee. If the approval of the requested code amendment, the applicant will be eligible to utilize Section 9-2.1103 (b) (8) of the Artesia Municipal Code, that requires that restaurants located in the City's "Old Downtown Area" meet certain standards and requirements. The standards required of restaurants in the "Old Downtown Area" are provided below:

ADDITIONAL REQUIREMENTS IN THE OLD DOWNTOWN AREA

In addition to the parking requirements specified in this subsection (D), restaurants, take-out restaurants, drive-thru restaurants, nightclubs, bars, cocktail lounges and banquet halls located in the "Old Downtown Area" shall be required to meet the following additional standards and requirements:

1. Not more than fifty (50%) percent of the total square footage of gross floor area on either side of Pioneer Boulevard in the Old Downtown Area shall be occupied by the uses covered by this section. Once this limit is obtained, no additional uses covered by this section shall be permitted in this area.
2. The application must be submitted for review and approval by the City's contract urban planning professional (architect or planner), together with a deposit of fees to pay for such review. The urban planning professional shall work with the applicant to ensure a high-quality architectural design that helps achieve the City's goal of developing a successful and vibrant destination Old Downtown Area and shall base his or her action to approve or disapprove the submittal based on the required findings for development review approval contained in Section 9-2.2005 of the Artesia Municipal Code.
3. The property owner shall eliminate rear parking lot boundary fences or walls and allow for cross-pedestrian and cross-vehicular traffic between and across adjoining parking areas, when the property is adjacent to a property used as a restaurant.
4. The property owner or applicant pays a parking facility in lieu fee in an amount set by resolution of the City Council for each parking space required for the proposed use under this section that cannot be accommodated on the property based on the existing number of on-site parking spaces and other existing and continuing uses on the property. The fee may be reduced pursuant to an agreement with the City if the property owner provides a publicly available pedestrian access-way of a minimum of five (5) feet in width from the rear to the front of the property, subject to City staff approval.

DISCUSSION:

Provided below is staff's analysis of the proposed restaurant expansion, parking spaces requirements, and the parking in-lieu fee.

- Total Building SF: 8,000 SF
- Proposed Usage: 4,000 SF (Restaurant) and 4,000 (Retail Uses)
- Total Parking Calculation:
 - Required: 8,000 SF / (1/250 SF) = 32 Parking Spaces Required
 - Provided: 23 Parking Spaces (existing on-site)
- Total Parking Calculation for Restaurant Conversion Parking In-Lieu Fee:
 - Total 32 Parking Spaces /2 = 16 Parking Spaces
 - 4,000 SF Restaurant /250 SF = 16 Parking Spaces
 - Total Existing parking space provided (23 Parking Spaces) / 2 = 11 Parking Spaces
 - 16 Parking Spaces (required) – 11 Parking Spaces (existing provided) = 5 Parking Spaces (deficit)
 - Parking In-Lieu Fee Calculation: \$5,000/Parking Space x 5 Parking Spaces = \$25,000 (one time Parking In-Lieu Fee) (Fees due prior to permit issuance)
 - Operation & Maintenance (O&M) Fee = \$500 x 5 Parking Spaces = \$2,500 per year for O&M (Fees due prior to issuance of Certificate of Occupancy)

Proposed Code Amendment

Draft Ordinance Amending The first column ("Old Downtown Area") of Subsection(b)(8)(D) of Section 9-2.1103 (Parking Spaces Required) of Article 11 (Off-Street Parking and Loading) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code is amended in its entirety to read as follows:

OLD DOWNTOWN AREA	TYPE OF RESTAURANT/USE	PARKING REQUIREMENTS
D. Old Downtown Area. Within the area along Pioneer Boulevard bounded by 186th Street on the north, southerly parcels of 187th Street on the south, the first alley east of Pioneer Boulevard on the east and the first alley west of Pioneer Boulevard on the west:	(1) Restaurants (2) Take-out restaurants including, but not limited to, coffee, ice cream, yogurt, juice, beverage and doughnut shops, bakeries, deli, sandwich and specialty food shops	1/250. One parking space for each 250 square feet of gross floor area. 1/250. One parking space for each 250 square feet of gross floor area.

(3) Night clubs, bars, cocktail lounges, and areas in which live entertainment is provided, and similar uses, including areas in which any such use occurs in a restaurant

1/60. One parking space for each 60 square feet of gross floor area. In no event shall less than 10 parking spaces be provided for such use.

GENERAL PLAN CONSISTENCY FINDING

Government Code Sections 65860 and 65855 requires a city's zoning ordinance to be consistent with the general plan.

The proposed Zoning Code Amendment is consistent with the following goals and principles of the City's General Plan 2030:

- Policy ED 1.1 "Maximize market potential to enhance retail and restaurant opportunities" The request for a code amendment seeks to allow businesses increase flexibility and opportunities to convert retail spaces to restaurants uses. The parking in-lieu fee was adopted by Council only with respect to new and expanded restaurants are principally permitted, to offset the public impacts of increased restaurant uses within the Old Downtown area; and
- Policy ED. 1.2 "Attract new business while supporting and assisting those already located in the City." The applicant operates an existing 2,000 square feet restaurant adjacent to the Old Downtown area. Their request for this code amendment will allow them to expand their business by 2,000 square feet by converting the existing vacant tenant suite into one larger restaurant to encourage clusters of tourist-supported restaurant activities in selected areas of the City.

DESIGN REVIEW 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 in this chapter:** The existing site is development with an 8,000 square feet (SF) four unit tenant suite that has 2,000 SF each. The applicant occupies one tenant suite and is requesting to expand into the next tenant suite to expand his existing restaurant as well as proposing exterior façade improvements to the building to all four suites. With the approval of a design review for exterior façade improvements, the project is consistent with the City's general plan and design

guidelines. The existing building is improved with painted plywood and the new design proposes to improve the building with anodized storefront and a light color plaster finish.

- 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 existing site is development with an 8,000 square feet (SF) four unit tenant suite that has 2,000 SF each. The project will not expand the size of the existing commercial building. With the approval of a design review from the Planning Commission for the requested exterior façade improvements, the project is consistent with the City's general plan and design guidelines. The existing building's exterior is improved with painted plywood and the new design proposes to improve the building with anodized storefront and a light color plaster finish.
- 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, anodized storefront with a new light color plaster finish will provide a desirable environment for quality dining experience for the patrons. The proposed exterior improvements 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.
- 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 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.

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 Section 15061(b)(3) and 15301 (Existing Facilities)

PUBLIC NOTICE:

Notice of the public hearing was published in the Los Cerritos Community News on August 9, 2024. Post card notices were also mailed to property owners within a 300-foot radius on August 9, 2024.

RECOMMENDED ACTIONS:

1. Open and conduct a public hearing;
2. Find that the proposed project is exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to a State CEQA Guidelines Section 15061(b)(3) and Section 15301 (Class 1) of the CEQA Guidelines.
3. Adopt Resolution 2024-10P (Attachment 1): A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA RECOMMENDING THAT THE CITY COUNCIL APPROVE:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING REGULATIONS IN ARTICLE 11 (OFF-STREET PARKING AND LOADING) OF CHAPTER 2 OF TITLE 9 (PLANNING AND ZONING) OF THE CITY OF ARTESIA MUNICIPAL CODE RELATING TO PARKING SPACES REQUIRED WITHIN THE BOUNDARIES OF OLD DOWNTOWN, AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(b)(3) (CASE NO. 2024-15)

4. Adopt Resolution 2024-12P (Attachment 2): A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A DESIGN REVIEW FOR EXTERIOR FACADE IMPROVEMENTS TO THE EXISTING COMMERCIAL TENANT SUITE(S) (JAY BHARAT RESTAURANT) LOCATED AT 18701 PIONEER BOULEVARD WITHIN THE COMMERCIAL GENERAL (C-G) ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM STATE CEQA GUIDELINES SECTION 15301, CLASS 1 (CASE NO. 2024-15)

ATTACHMENTS:

1. Resolution 2024-10P
2. Resolution 2024-12P
3. Letter of Intent
4. Site Plan, Floor Plan, and Elevations

**CITY OF ARTESIA
PLANNING COMMISSION**

RESOLUTION NO. 2024-10P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING REGULATIONS IN ARTICLE 11 (OFF-STREET PARKING AND LOADING) OF CHAPTER 2 OF TITLE 9 (PLANNING AND ZONING) OF THE CITY OF ARTESIA MUNICIPAL CODE RELATING TO PARKING SPACES REQUIRED WITHIN THE BOUNDARIES OF OLD DOWNTOWN, AND FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(b)(3) (CASE NO. 2024-15)

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

Section 1: Recitals.

WHEREAS, On August 20, 2024, the Planning Commission conducted a duly noticed public hearing at a Regular Planning Commission meeting to consider the proposed Zoning Code Amendment (Case No. 2024-15), as set forth in the draft Ordinance attached hereto as Exhibit A, and following receipt of all public testimony closed the hearing on that date; and

WHEREAS, Planning Department staff has determined that the proposed Zoning Code Amendment (the “Project”) is exempt from the requirements of the California Environmental Quality Act (“CEQA”); and

WHEREAS, Government Code section 65860 requires that zoning ordinances must be consistent with the General Plan;

WHEREAS, the Planning Commission hereby finds that the proposed Zoning Code Amendment is consistent with the following goals and principles of the City’s General Plan 2030: Policy ED 1.1 “Maximize market potential to enhance retail and restaurant opportunities” The request for a code amendment seeks to allow businesses increase flexibility and opportunities to convert retail spaces to restaurants uses. The parking in-lieu fee was adopted by Council only with respect to new and expanded restaurants are principally permitted, to offset the public impacts of increased restaurant uses within the Old Downtown area; and Policy ED. 1.2 “Attract new business while supporting and assisting those already located in the City.” The applicant operates an existing 2,000 square feet restaurant adjacent to the Old Downtown area. Their request for this code amendment will

allow them to expand their business by 2,000 square feet by converting the existing vacant tenant suite into one larger restaurant to encourage clusters of tourist-supported restaurant activities in selected areas of the City; and

WHEREAS, the Planning Commission hereby recommends that the City Council adopt the proposed Zoning Code Amendment (Case No. 2024-15) and introduce for first reading the draft Ordinance attached hereto as Exhibit A; and

WHEREAS, the Planning Manager shall certify to the adoption of this Resolution and shall forward a copy of it to the City Council.

NOW, THEREFORE, the Planning Commission of the City of Artesia does ordain as follows:

Section 2: The recitals above are each incorporated by reference and adopted as findings by the Planning Commission.

Section 3: Planning Department Staff has determined that the proposed Code Amendment and Development Agreement is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Code Amendment will not result in a significant effect on the environment. The Planning Commission hereby adopts this CEQA finding; and

Section 4: Based on the findings set forth herein and on all the evidence in the record, the Planning Commission hereby recommends that the City Council introduce and adopt Ordinance No. 24-959, which is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 5: The Planning Clerk shall certify to the adoption of this Resolution.

Section 6: The location and custodian of the documents and other material, which constitute the record of proceedings upon which the Planning Commission based its decision, is as follows:

Okin Dor, Community Development Director
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6262 Ext. 227

PASSED, APPROVED AND ADOPTED this 20th day of August, 2024.

Victor Manalo, Chairperson

ATTEST:

Planning Clerk

ROLL CALL VOTE:

AYES: COMMISSIONERS: Manalo, Diaz, Fonseca, Barcelos

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Palhinha

ABSTAIN: COMMISSIONERS:

**CITY OF ARTESIA
PLANNING COMMISSION**

RESOLUTION NO. 2024-12P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A DESIGN REVIEW FOR EXTERIOR FAÇADE IMPROVEMENTS TO THE EXISTING COMMERCIAL TENANT SUITE(S) (JAY BHARAT RESTAURANT) LOCATED AT 18701 PIONEER BOULEVARD WITHIN THE COMMERCIAL GENERAL (C-G) ZONE AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM STATE CEQA GUIDELINES SECTION 15301, CLASS 1 (CASE NO. 2024-15)

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

SECTION 1: The applicant, Jay Bharat Restaurant, filed application with the City of Artesia requesting approval a Design Review application for exterior façade improvements to the existing commercial tenant suite(s), encompassing 4,000 square feet, located within the Commercial General (C-G) Zone.

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: The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, August 20, 2024, to consider this application (Case No. 2024-15), and following the receipt of public testimony, closed the 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 15301, Class 1 Existing Facilities for exterior improvements to an existing 4,000 square feet tenant suites. 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: 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 improvements (Case No. 2024-15) 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 this chapter:** The existing site is development with an 8,000 square feet (SF) four unit tenant suite that has 2,000 SF each. The applicant occupies one tenant suite and is requesting to expand into the next tenant suite to expand his existing restaurant as well as proposing exterior façade improvements to the building to all four suites. With the approval of a design review for exterior façade improvements, the project is consistent with the City's general plan and design guidelines. The existing building is improved with painted plywood and the new design proposes to improve the building with anodized storefront and a light color plaster finish.
- 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 existing site is development with an 8,000 square feet (SF) four unit tenant suite that has 2,000 SF each. The project will not expand the size of the existing commercial building. With the approval of a design review from the Planning Commission for the requested exterior façade improvements, the project is consistent with the City's general plan and design guidelines. The existing building's exterior is improved with painted plywood and the new design proposes to improve the building with anodized storefront and a light color plaster finish.
- 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, anodized storefront with a new light color plaster finish will provide a desirable environment for quality dining experience for the patrons. The proposed exterior improvements 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.
- 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 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.

SECTION 6: Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby approves the design review through Case No. 2024-15, 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. 2024-12P and Case No. 2024-15 and approval by the City of Artesia Planning Commission.
3. In-Lieu Parking Fee – The applicant and/or all future business owner(s) shall pay a one-time parking in-lieu fee in the amount of \$25,000 which amount is calculated based on the parking demand required by the restaurant expansion of 5 parking spaces at \$5,000 per parking space. The applicant shall pay the entire amount prior to the issuance of a Building Permit for the restaurant expansion.
4. In addition to the fee required by Paragraph (A) of this condition, the applicant and/or all future business owner(s) shall pay an In-Lieu Parking Operations and Maintenance Fee, which fee is to off-set the City's costs to operate and maintain parking at a City-provided parking lot, facility or other location. The amount of the fee shall be \$ 500 per year for each year the business or successor restaurant remains in operation and shall be collected at the same time as and in the manner provided for the collection of business license taxes. However, this fee shall not be categorized or treated as a business license tax and shall not be an off-set to any business license taxes that are otherwise due and payable by the business. Failure to pay this annual fee shall be cause for the revocation or suspension of this approval, for suspension or revocation of the business license, for collection as permitted by law, and for imposition of any civil or criminal penalties for violation of this condition as provided by law. The amount of the fee may be adjusted downward based on further study of the actual costs to the City to provide the operation and maintenance of the parking required for the restaurant expansion and may be adjusted upward on an annual basis, commencing January 1, 2012 based upon the change in the Consumer Price Index, All Urban

Consumers, for the Los Angeles-Riverside-Orange County area for the immediately preceding 12 month period for which statistics are available.

5. 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.
6. 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.
7. Prior to conducting business on the subject site, the operators of the restaurant shall obtain current City of Artesia business licenses, and shall maintain such licenses throughout the life of the business.
8. 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.
9. 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.
10. All requirements of the Artesia Municipal Code and the Artesia Boulevard Corridor Specific Plan that apply to the project shall be met, unless otherwise set forth in these conditions.
11. 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.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. 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.
20. 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.
21. 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.

22. The building color(s) will be maintained substantially in compliance with the elevation plans and listed façade colors as shown on the conceptual plans.
23. Site shall meet the pre and post Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements.

SECTION 11: The Planning Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 20TH DAY of August 2024.

Victor Manalo, Chairperson

ATTEST:

Okin Dor, Planning Clerk

ROLL CALL VOTE:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:



**City of Artesia
Community Development Department**

18747 Clarkdale Avenue

Artesia, CA 90701 • (562) 865-6262 • Fax (562) 865-6240

APPLICATION FOR:

(Please check all that apply)

General Plan Amendment
 Zone Change

Code Amendment

Case No: _____

(For Departmental Use Only)

Fee \$: _____

Resolution No. _____

Hearing Date: _____

Received By: _____

Date Received _____

Receipt No: _____

(Please Print or Type Legibly)

Name of Applicant: Bipin Morari Phone: (760) 497-0888

Mailing Address: 18701 Pioneer boulevard, Artesia, CA 90701
(Street) (City) (State & zip code)

Legal (Property) Owner: Phil and Cheryl Howard Phone: (714) 658-1226

Mailing Address: 16677 Mr. Erin Circle, Fountain Valley, CA 92708
(Street) (City) (State & zip code)

Project Location: 18701 Pioneer Boulevard

Legal Description: Artesia EX of St lots 5, 6, 7, and 8 ex of STS Lot 9, Blk 12
(Give exact legal description as recorded in the office of the County Recorder, may be attached separately)

Assessor's Parcel Number(s): 7039-012-003

General Plan Land Use Designation: From: _____ To: _____
(Existing Land Use Designation) (Proposed Land Use Designation)

Zoning Map Designation: From: C-G To: C-G
(Existing Map Designation) (Proposed Map Designation)

Reason for Request: amend the code to expand the Old Downtown
Boundaries to allow this property to be a part of Old
Downtown and participate in the shared parking
program.

ZONE CHANGE

Please indicate why the zone change is requested by responding to the following statements:

1.) *Public necessity, convenience, or general welfare require the proposed zone change for the following reasons:*

this will allow an existing restaurant to expand into the adjacent space to better serve the community

2.) How does the proposed Amendment better serve the intent and purpose of the applicable sections of the General Plan and Zone Code of the City of Artesia governing property affected by the proposed Amendment?

As part of the restaurant remodeling/expansion, the building exterior will be remodeled enhancing the downtown business district

3.) When will the property be developed?

as soon as approved.

4.) Are there any deed restrictions on the subject property that would prohibit any use permitted by said Zone Change/General Plan Amendment?

NO YES _____ (If YES, attach data)

I (we) the undersigned, depose and state that I (we) am (are) the owner(s) of property as indicated below, and petition the Commission to include my (our) property within the change of Zone/General Plan.

Signature

Address

Legal Description

Purchase Date

18701-18709 Pioneer Blvd.

(If additional space is required, please attach an additional sheet.)

IMPORTANT

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

Signature of Applicant: 305

Date: 05/15/2024

Signature of Property Owner: Andrew Barron
(Written authorization may be attached)

Date: 5/15/2024

NOTE:

The accuracy of all information, maps, and lists that are submitted to the Community Development Department shall be the responsibility of the applicant. False or misleading information shall be grounds for denial of an application. Incomplete applications **WILL NOT** be accepted. Please go over the attached checklist carefully before submitting your application to the Community Development Department. Submittal deadlines are scheduled to ensure compliance with public notification requirements, and no extensions can be granted.

INSTRUCTIONS FOR APPLICATION SUBMITTAL:

It is essential that all of the following materials be submitted so that we may process your application:

- 1) **Completed Application** (signed by the applicant and the property owner, if different)
- 2) **Applicable Fees** (See Current Fee Schedule)
- 3) **Environmental Assessment Form:** To be completed by the applicant;
- 4) **300' Radius Map:** Clearly indicate all property owners within a 300-foot radius around the project site. Please number each parcel of land within the 300-foot radius so that it corresponds with the property owners' mailing list, which is described below (Item #5). Depending upon the type of use proposed, the Planning Department may also require the applicant to prepare a land use map that labels the use of each property within a 700-foot radius around the subject site (a field survey will be necessary to complete this map). A list of radius map services is attached for your convenience;
- 5) **Property Owners (Mailing Labels):** Mailing address labels shall be submitted along with the 300' Radius Map as described above (Item #4). The labels need to have the following information: property owner's name, street number, city, state, zip code, and Assessors Parcel Number. The mailing address labels shall include all property owners within a 300-foot radius of the project site and it must also correspond with the radius map as described above (Item #4). In addition, please attach one (1) Xerox copy of the mailing address labels. The source of reference for the property owner list shall be from the latest available assessment roll of Los Angeles County.
- 6) **Notarized Affidavit:** the person who draws the 300' radius map (Item #4) and prepares the property owners mailing labels (Item #5) must also sign an affidavit, which must be notarized. This affidavit certifies the property owners= list. The document is attached to this application packet;
- 7) **Any other requirements deemed necessary by staff.**

NOTE:

The accuracy of all information, maps, and lists that are submitted to the Community Development Department shall be the responsibility of the applicant. False or misleading information shall be grounds for denial of an application. Incomplete applications **WILL NOT** be accepted. Please go over the attached checklist carefully before submitting your application to the Community Development Department. Submittal deadlines are scheduled to ensure compliance with public notification requirements, and no extensions can be granted.



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: _____ Resolution No. _____ Hearing Date: _____
Fee \$: _____ Date Received _____ Receipt No: _____
Received By: _____

(Please Print or Type Legibly)

Name of Applicant: Bipin Morari Phone: (760) 497-0888

Mailing Address: 18701 Pioneer Blvd., Artesia, CA 90701
(Street) (City) (State & zip code)

Legal (Property) Owner: Phil and Cheryl Howard Phone: (714) 658-1226

Mailing Address: 16677 Mt. Erin Circle, Fountain Valley, CA 92708
(Street) (City) (State & zip code)

Email Address: bipin@jaybharat.com; jmatson@matsonarch.com

Purpose of Request: to approve expansion of Jay Bharat restaurant and
remodeling of the building
(A letter of intent may be attached)

Project Address: 18701 Pioneer Boulevard Zoning: C-G

Existing Land Use: retail and restaurant
(Describe Current Use of Subject Site)

Legal Description: Artesia EX of St lots 5, 6, 7, and 8 ex of STS Lot 9, Blk 12
(Give exact legal description as recorded in the office of the County Recorder, may be attached
separately)

Assessor's Parcel Number(s): 7039-012-003

CONDITIONAL USE PERMIT:

Granting this Conditional Use Permit will not be detrimental to adjacent properties nor to the public welfare
because:

Does the proposed use require a Determination of Unlisted Use?

NO X YES _____ (If YES, explain the proposed use below)



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COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

VARIANCE:

This Variance is requested for the following reasons:

- 1) The strict application of the Zoning Ordinance will result in an unnecessary hardship as follows:

- 2) There are exceptional circumstances that apply to the development of the subject property which do not apply to other properties in the vicinity. These circumstances are:

- 3) The granting of this Variance will not be detrimental to the public welfare or neighboring properties because:

- 4) The granting of this Variance will not be contrary to the of the General Plan (as adopted) because:

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

NO X YES _____ (If YES, attach data)

(Please check all that apply)

DESIGN REVIEW:

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Signs
<input checked="" type="checkbox"/> Façade Improvements	<input type="checkbox"/> Landscape Plan

IMPORTANT

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

Signature of Applicant: *[Signature]*

Date: 05/14/2024



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CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Signature of Property Owner: Andrew Barron
(Written authorization may be attached) Date: 5/15/2024

INSTRUCTIONS FOR APPLICATION SUBMITTAL:

It is essential that all of the following materials be submitted so that we may process your application:

- 1) **Completed Application** (signed by the applicant and the property owner, if different)
- 2) **Applicable Fees** (plus environmental documentation filing fees):
- 3) **Environmental Assessment Form:** To be completed by the applicant;
- 4) **Letter of Intent:** Prepare a written narrative that describes your request for approval;

Conditional Use Permit/Design Review:

Describe the type of business (in detail) to be conducted at the subject site including: types of items or services to be sold, hours of operation, number of employees, parking accommodations, and any other pertinent information. If you are proposing architectural and/or landscape improvements, please include a description of them.

Variance:

Describe the unique circumstances that apply to your property (i.e. size, shape, location, or topography), why the strict application of the zoning code would deprive you of the privileges enjoyed by other property owners in the vicinity and the same zone district, and why the granting of this variance will not constitute a special privilege.

- 5) **15 copies of the following plans, as deemed applicable by staff:**
 - a) Plot plan drawn to scale and fully dimensioned, and including the following information: Scale of plot plan (**Minimum 1/8" = 1'-0" or 1' = 10'-0"**), north arrow, dimensions of site, square footage of site, square footage of structure(s), setbacks, parking, trash storage, signage, landscaped areas, loading and storage areas, etc.;
 - b) Floor plan, drawn to scale (**Minimum 1/4" = 1'-0"**) and fully dimensioned;
 - c) Elevations, drawn to scale (**Minimum 1/4" = 1'-0"**), and fully dimensioned;
 - d) One (1) COLORED set of the elevations;
- 7) **One (1) set of all plans reduced in size to 8 1/2" x 11" and copied onto transparencies for overhead projectors or digital file;**
- 8) **300' Radius Map:** Clearly indicate all property owners within a 300-foot radius around the project site. Please number each parcel of land within the 300-foot radius so that it corresponds with the property owners' mailing list, which is described below (Item #9). Depending upon the type of use proposed, the Planning Department may also require the applicant to prepare a land use map that labels the use of each property within a 700-foot radius around the subject site (a field survey will be necessary to complete this map). A list of radius map services is attached for your convenience;
- 9) **Property Owners (Mailing Labels):** Mailing address labels shall be submitted along with the 300' Radius Map as described above (Item 8). The labels need to have the following information: property owner's name, street number, city, state, zip code, and Assessors Parcel Number. The mailing address labels shall include all property owners within a 300-foot radius of the project site and it must also correspond with the radius map as described above (Item #8). In addition, please



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PLANNING DIVISION

attach one (1) Xerox copy of the mailing address labels. The source of reference for the property owner list shall be from the latest available assessment roll of Los Angeles County.

- 10) **Notarized Affidavit:** the person who draws the 300' radius map (Item #8) and prepares the property owners mailing labels (Item 9) must also sign an affidavit, which must be notarized. This affidavit certifies the property owners= list. The document is attached to this application packet;
- 11) **Any other requirements deemed necessary by staff.**



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CITY OF ARTESIA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

ENVIRONMENTAL INFORMATION & CHECKLIST FORM

The applicant must complete this form.

(For Departmental Use Only)

Case No: _____ Resolution No. _____ Hearing Date: _____

Received By: _____

(Please Print or Type Legibly)

GENERAL INFORMATION

Name of Developer/Project Sponsor: Jay Bharat Foods, LLC Phone: (760) 497-0888

Mailing Address: 18701 Pioneer Boulevard, Artesia, CA 90701
(Street) (City) (State & zip code)

Name of Contact Person: Bipin Morari Phone: (760) 497-0888

Mailing Address: 18701 Pioneer Boulevard, Artesia, CA 90701
(Street) (City) (State & zip code)

Project Address: 18701 Pioneer Boulevard, Artesia CA 90701

Assessors' Block & Lot number: 7039-012-003

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

building permit

Existing Zoning District: C-G commercial general

Proposed Use of Site (Project for which this form is filed): restaurant and retail shops

PROJECT DESCRIPTION

Site Size: 17,061 sq. ft.

Square footage of building: 7388 sq. ft.

Number of floors of construction: one

Amount of Off-Street Parking Provided: 24 spaces



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Number of Construction Phases: one

Associated Projects: none

If this is a residential project, indicate the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:

If this is a commercial project, indicate the type of project, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: If this an industrial project, indicate the type of project, estimated employment per shift, and loading facilities.

There are three businesses on the property. They are regionally oriented.

The existing building is 7388 sq. ft. About one half of the floor area is for sales.

If this is an institutional project, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project 17. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

Please check "yes" if any of the following items are applicable to the proposed project or its effects and "no" if they are not applicable. Explain all items that are checked "yes" on additional sheets as necessary.

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Change in scenic views or vistas from existing residential areas or public lands or roads.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Change in pattern, scale or character of general area of project.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant amounts of solid waste or litter.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Change in dust, ash, smoke fumes or odors in vicinity.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial change in existing noise or vibration levels in the vicinity.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site on filled land or on slope of 10 percent or more.



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COMMUNITY DEVELOPMENT DEPARTMENT
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- Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives.
- Substantial change in demand for municipal service (police, fire, water, sewage, etc.).
- Substantial increase fossil fuel consumptions (electricity, oil, natural gas, etc.).
- Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

On a separate page, describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

On a separate page, describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment homes, shops, department store, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.

MATSON ARCHITECTS INC.

13271 South Street
Cerritos, CA. 90703

(562) 402-9100
Fax (562) 402-6570
jmatson@matsonarch.com

May 15, 2024

Planning Commission
City of Artesia
18747 Clarkdale Avenue
Artesia, CA 90701

Letter of Intent for 18701 Pioneer Boulevard

Dear Planning Commissioners,

Jay Bharat restaurant has been in business at 18701 Pioneer Boulevard, Artesia since 1988. Jay Bharat serves the regional community with dining, take out, delivery, and catering for traditional authentic Indian cuisine.

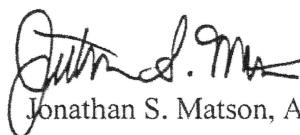
Recently the space next to the restaurant became available. Jay Bharat has signed a lease to expand into the adjacent space. This will allow more space and equipment for preparing the specialty dishes in the kitchen. Additional seating will be available for customer seating. The expanded facility will generate additional sales tax and provide additional jobs.

The zoning change is necessary since the property is similar in character to the old downtown and this will allow the property to participate in the shared parking program. Due to the city assisting with this process, Jay Bharat as tenant is proposing design upgrades to the building exterior.

The business is open Tuesday to Sunday from 11:00 a.m. to 8:00 p.m.

Please feel welcome to contact us with any questions.

Sincerely,



Jonathan S. Matson, AIA

187TH STREET



PIONEER BLVD.

REVISIONS		 DRAWN BY: <i>[Signature]</i> DATE: <i>[Signature]</i> A.R. NO. <i>[Signature]</i>
		EXISTING SITE PLAN Sheet: A-2

MATSON ARCHITECTS INC.
JONATHAN S. MATSON, A.I.A.
13271 South Street
Cerritos, California 90703
(562) 402-9100 Fax (562) 402-6570 E-mail: information@matsonarch.com

JAY BHARAT RESTAURANT
18701 PIONEER BLVD.
ARTESIA, CA. 90701

PROJECT DATA

187TH STREET

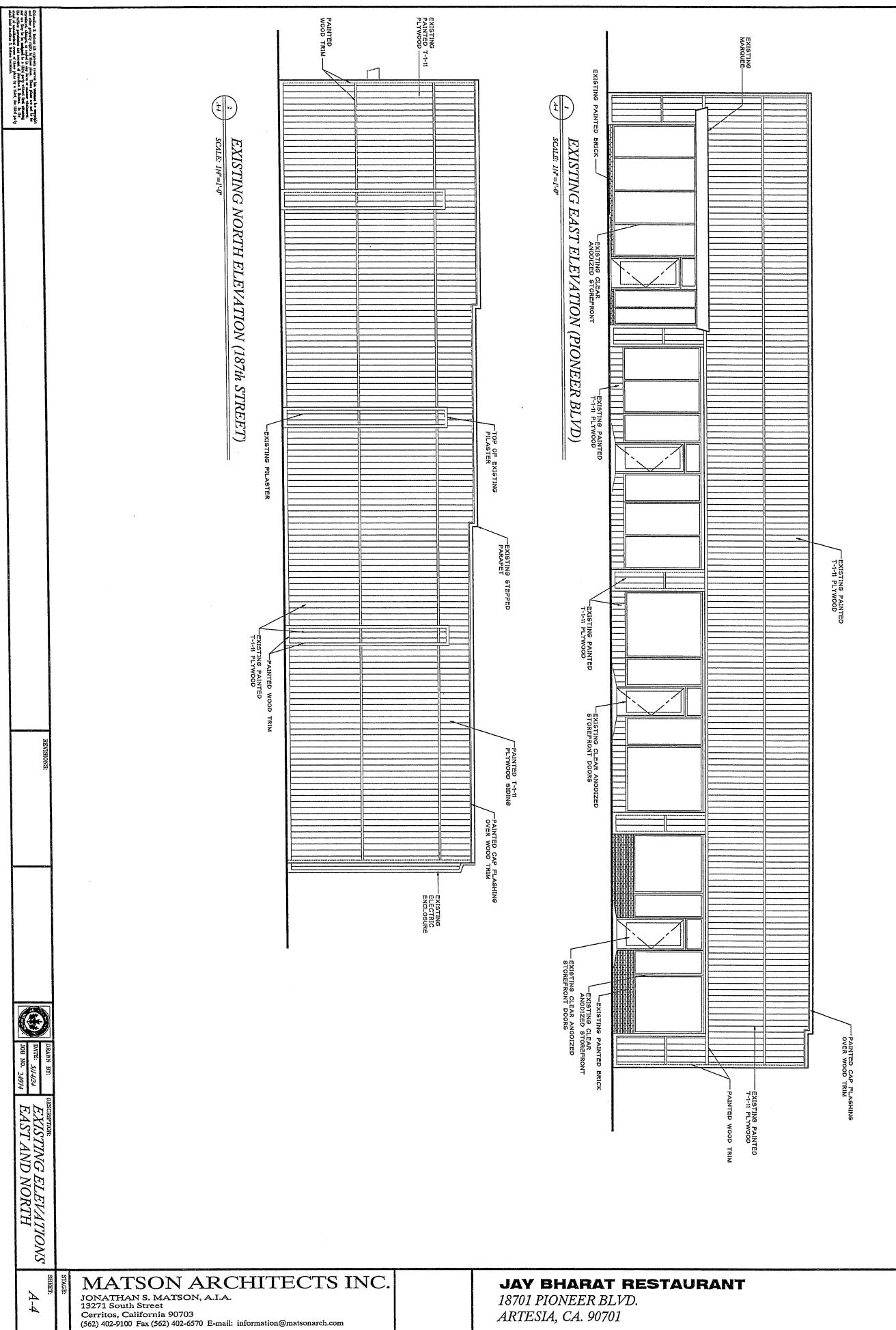


PIONEER BLVD.

REVISED:		REVISIONS:	
DRAFT BY:		DESCRIPTION:	
DRAFT DATE:		DRAWN BY:	
DRAFT NO. 2474		DRAWN NO. 2474	
NEW SITE PLAN			
A-2.1			

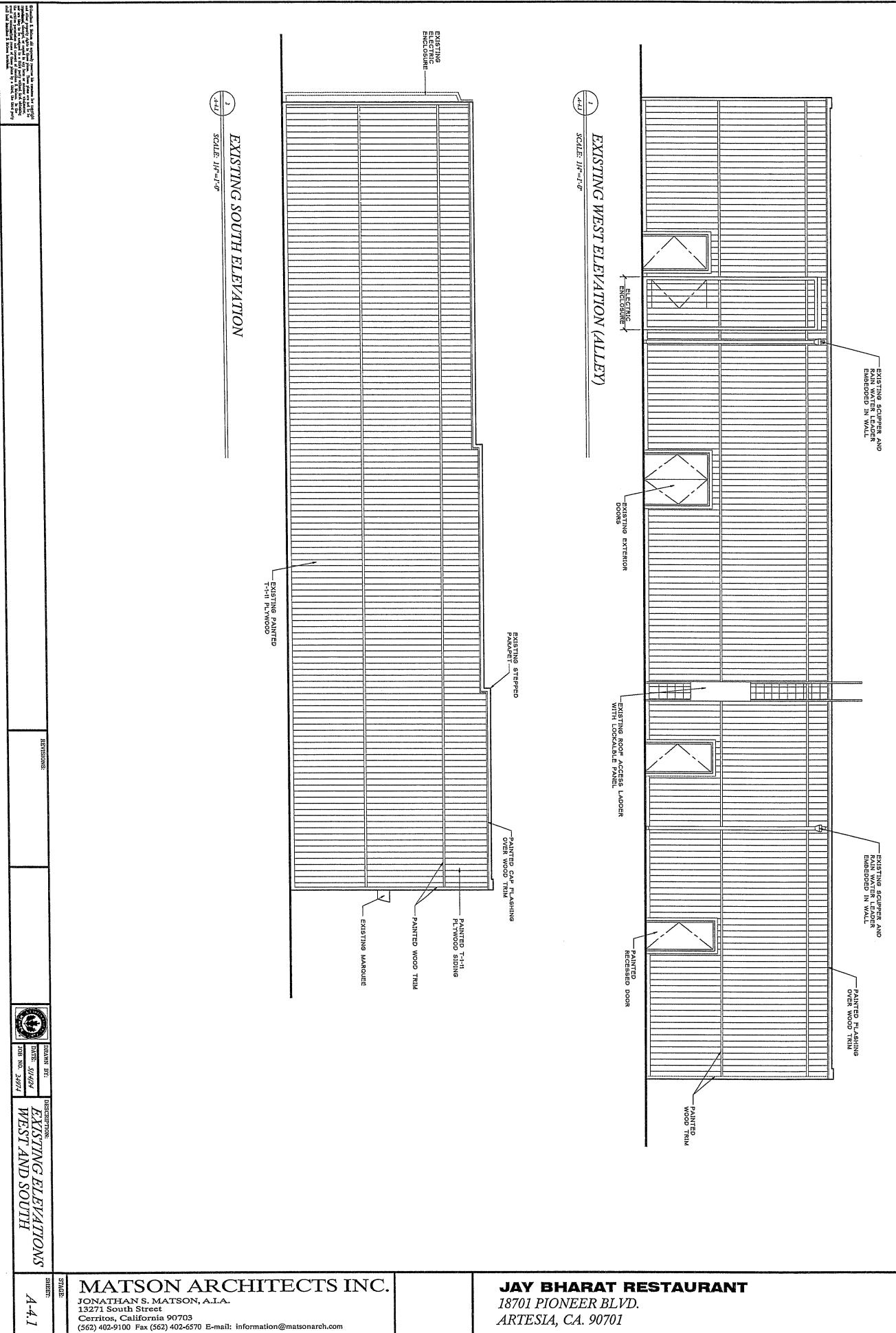
MATSON ARCHITECTS INC
JONATHAN S. MATSON, A.I.A.
13271 South Street
Cerritos, California 90703
(562) 402-9100 Fax (562) 402-6570 E-mail: information@matsonarch.com

JAY BHARAT RESTAURANT
18701 PIONEER BLVD.
ARTESIA, CA. 90701



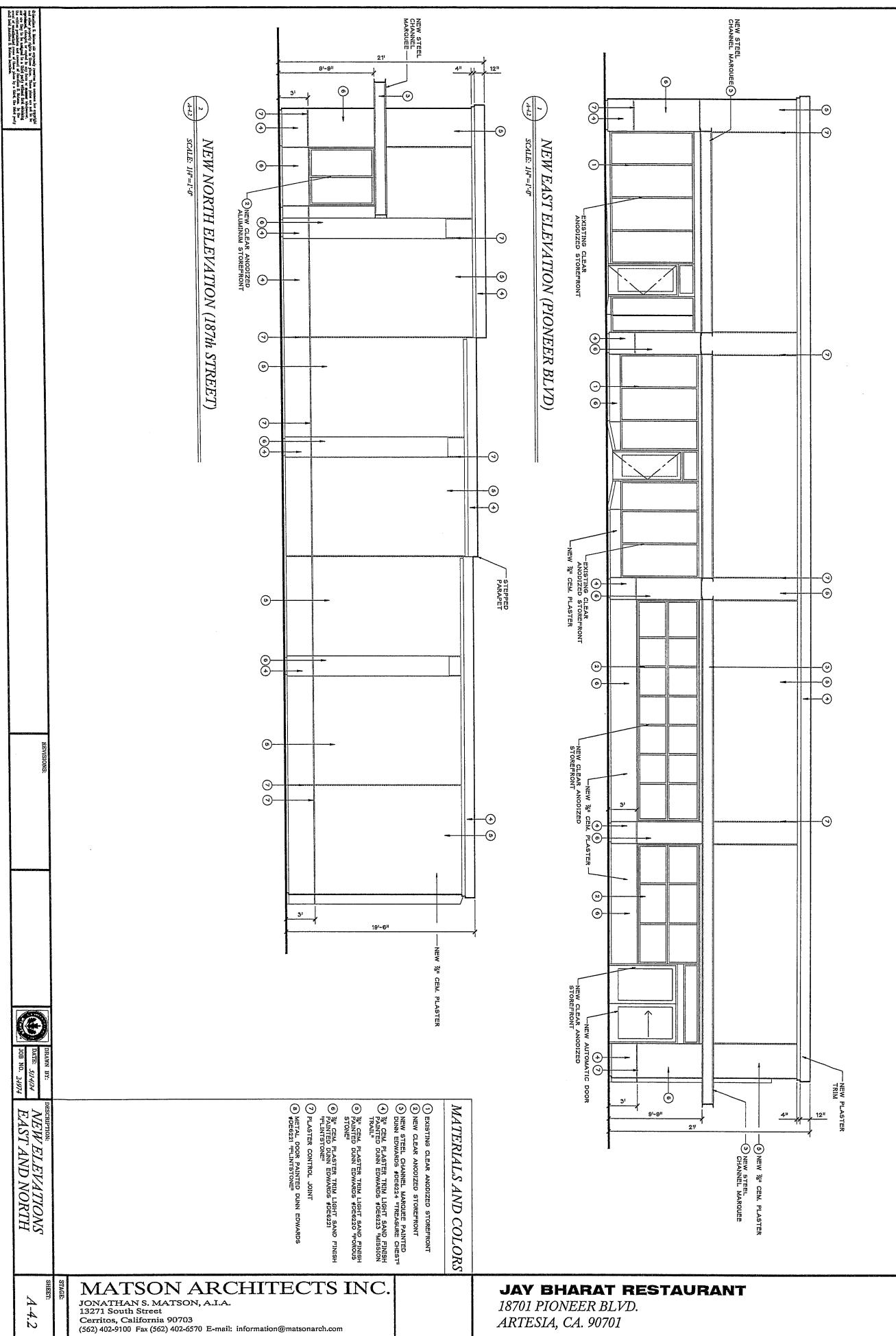
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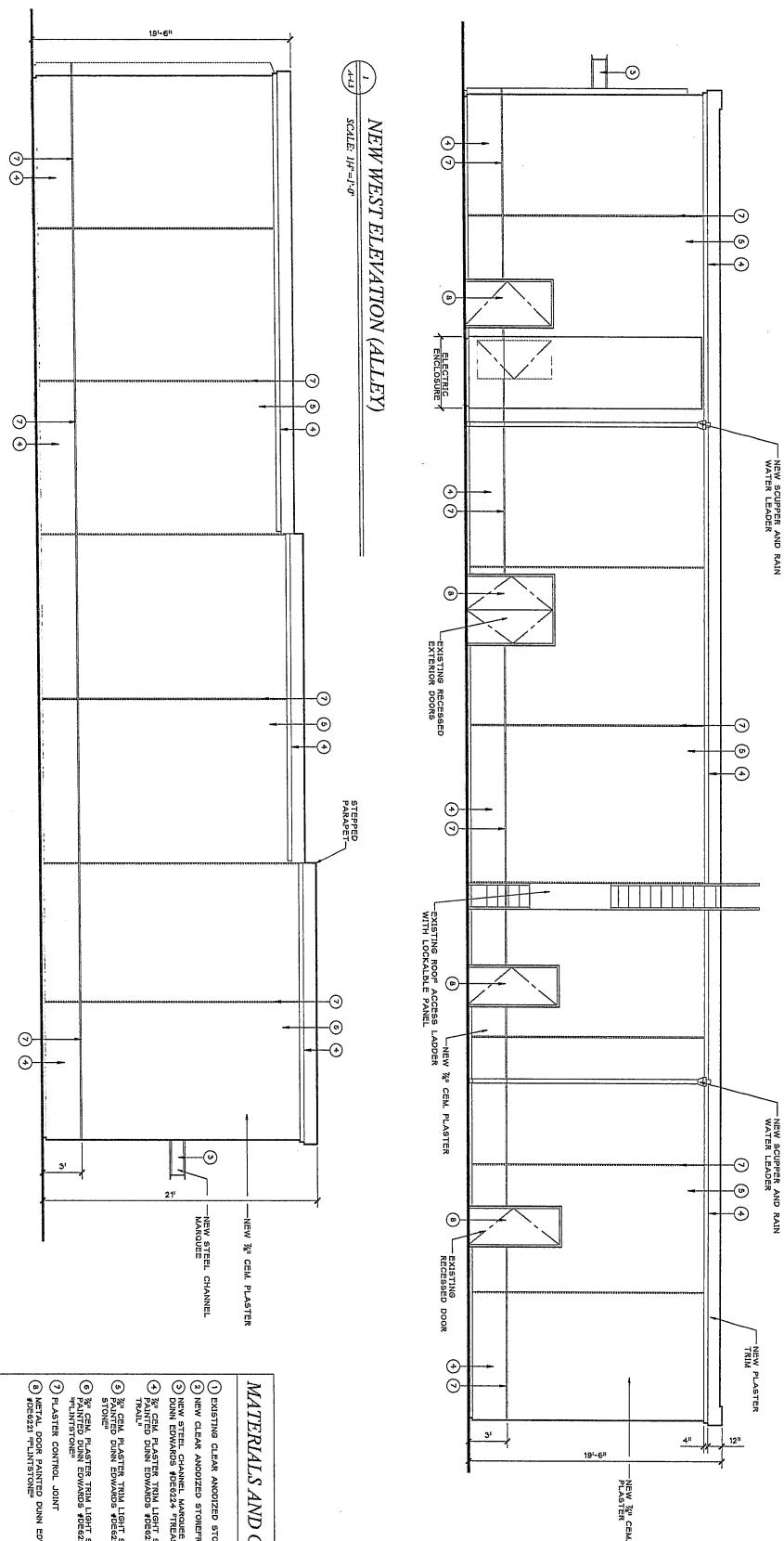
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REVISIONS	1	SECTION NO.	1-4-3
ASSUMPTIONS		DATE: 5/14/04	TO: NO. 24771
NEW ELEVATIONS WEST AND SOUTH			

MATSON ARCHITECTS INC.
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JAY BHARAT RESTAURANT
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ARTESIA, CA. 90701

RESOLUTION NO. 11-2303

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA ESTABLISHING THE AMOUNT OF THE PARKING IN-LIEU FEE AND PARKING OPERATION AND MAINTENANCE FEE FOR NEW RESTAURANTS AND RESTAURANT EXPANSIONS IN THE OLD DOWNTOWN AREA OF THE CITY

WHEREAS, on December 8, 2008, the City Council of the City of Artesia ("City") adopted Ordinance No. 08-736, revising the City's parking standards for restaurants; and

WHEREAS, with respect to restaurants in the Old Downtown area (a one block section from 186th to 187th Streets on Pioneer Boulevard and to the alleys on each side thereof), Ordinance No. 08-736 established special standards that allow the conversion of existing retail uses into restaurants without having to provide additional on-site parking provided four (4) criteria are satisfied; and

WHEREAS, the fourth criteria provides, in part: "The property owner or applicant pays a parking facility in lieu fee in an amount set by resolution of the City Council for each parking space required for the proposed use under this Section that cannot be accommodated on the property based on the existing number of on-site parking spaces and other existing and continuing uses on the property."

WHEREAS, the City Council has not yet established the amount of the parking in-lieu fee by resolution; and

WHEREAS, because Ordinance No. 08-736 permits businesses only within the Old Downtown area (and not within other areas of the City) to change from retail land uses to restaurant land uses, thereby increasing parking demand in the Old Downtown area, the City Council adopted the parking in-lieu fee only with respect to new and expanded restaurants in the Old Downtown area, and not with respect to other areas in the City where restaurants are principally permitted, to offset the public impacts of increased restaurant uses within the Old Downtown area; and

WHEREAS, at the July 25, 2011 Special Joint City Council and Redevelopment Agency meeting, the City Council received a staff report and heard a presentation from Walker Parking, Inc. regarding a comprehensive parking program for the City's commercial downtown area and surrounding and affected residential neighborhoods; and

WHEREAS, after considering the Walking Parking, Inc. report, the City Council directed staff to prepare a resolution for the Council's adoption approving an Old Downtown area parking in-lieu fee in the amount of Five Thousand Dollars (\$5,000) per parking space and establishing an annual Old Downtown area parking operation and maintenance fee in the amount of Five Hundred Dollars (\$500) per parking space per year; and

WHEREAS, California Government Code Section 66000 *et seq.* authorizes the City to adopt fees and charges for municipal services, provided such fees or charges do not exceed the estimated reasonable cost to the City of providing the services for which the fees and charges are imposed; and

WHEREAS, the amount of the proposed Old Downtown area parking in-lieu fee does not exceed the City's reasonable cost of providing off-street parking in a surface parking lot for new and expanded restaurants in the Old Downtown area for which the fee is imposed; and

WHEREAS, the full cost of providing off-street parking in a 93 parking space surface parking lot for new and expanded restaurants in the Old Downtown area under the proposed parking in-lieu fee program will vary from \$26,739.74 to \$28,759.63 per space; and

WHEREAS, the proposed Old Downtown area parking in-lieu fee in the amount of Five Thousand Dollars (\$5,000) per parking space will constitute between four percent (4%) to nineteen percent (19%) of the full cost of providing the surface parking lot off-street parking while the public cost will constitute between eighty-one percent (81%) to ninety-six percent (96%) of the full cost of providing the surface parking lot off-street parking; and

WHEREAS, the portion of the City's cost to acquire, construct and operate the parking spaces required by restaurants under the proposed parking in-lieu fee program in City-owned and operated public parking lots that is not funded with the Old Downtown are parking in-lieu fee (i.e., the public cost) will be either partially or fully offset by parking meter revenues from the parking lots and from surface streets or will be eventually be funded from the City's General Fund; and

WHEREAS, the amount of the proposed Old Downtown area parking operation and maintenance fee does not exceed the City's reasonable cost of operating and maintaining off-street parking in a surface parking lot for a restaurant in the Old Downtown area for which the fee is imposed; and

WHEREAS, the annual cost of operating and maintaining off-street parking in a 93 parking space surface parking lot is estimated to be approximately Twenty-Five Thousand Eight Hundred Forty-Eight Dollars (\$25,848) per year or approximately \$277.93 per space per year. Based on the determination by Walker Parking, Inc. that the actual demand for parking for restaurants is 4.3 times higher (ratio of 58 compared to 250) than the current required parking ratio for restaurants in the Old Downtown area, the actual annual cost to operate and maintain off-site parking in a 93 parking space surface parking lot for new and expanded restaurants in the Old Downtown Area is estimated to be One Thousand One Hundred Ninety-Five Dollars (\$1,195) per space per year (\$277 per space multiplied by 4.3 spaces for each one space required); and

WHEREAS, the proposed Old Downtown area parking operation and maintenance fee in the amount of Five Hundred Dollars (\$500) per parking space per year will constitute approximately forty-one percent (41%) of the full cost of operating and maintaining the surface parking lot and the public cost will constitute approximately fifty-nine percent (59%) of the full cost of operating and maintaining the surface parking lot; and

WHEREAS, on September 12, 2011, the City Council held a duly noticed public hearing concerning the proposed Old Downtown area parking in-lieu fee and parking operation and maintenance fee; and

WHEREAS, the adoption of this Resolution approves the establishment of the proposed Old Downtown area parking in-lieu fee and parking operation and maintenance fee for the purpose of meeting the City's operating expenses and is, therefore, exempt from the California Environmental Quality Act (Public Resources Code Sections 21080 *et seq.*) pursuant to Public Resources Code Section 21080(b)(8)(A); and

WHEREAS, all requirements of state law, including, where applicable, California Government Code Section 66018, are hereby found to have been satisfied.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that the above recitals are all true and correct.

SECTION 2. The City Council hereby adopts an Old Downtown area Parking In-Lieu Fee in the amount of Five Thousand Dollars (\$5,000.00) per parking space.

SECTION 3. The Old Downtown area Parking In-Lieu Fee in the amount of Five Thousand Dollars (\$5,000.00) per parking space shall only be applied to new and expanded restaurants proposed to be located within the one block section from 186th to 187th Streets on Pioneer Boulevard and to the alleys on each side thereof.

SECTION 4. The City Council finds and determines that areas of the City outside of the Old Downtown Area specified in Section 3 above, have not be planned and developed in an historic manner so as to preclude additional off-street parking along the entire frontage of the street. Consequently, the City Council finds that it is not necessary or appropriate to permit restaurants in other areas of the City to have the benefit of off-site parking and the payment of in-lieu parking and maintenance fees to provide for the required amount of parking to meet the demand of those restaurants. In addition, the City deems the Old Downtown Area to be of special planning significance as the center of the City's historic downtown and the center of the

City's plan for a pedestrian friendly restaurant corridor. Accordingly, special parking standards that allow for off-site parking and the payment of in-lieu fees is only appropriate and desirable in that limited area of the City as a means to facilitate and assist the development of that area in a manner consistent with the City's plans for that area.

SECTION 5. The City Council hereby directs City staff to impose the following requirements on a restaurant applicant and/or all future restaurant business owners in the Old Downtown area that are subject to the Old Downtown area Parking In-Lieu Fee:

A restaurant applicant and/or all future restaurant business owners in the Old Downtown area shall pay the Parking In-Lieu Fee for each off-street parking space required by the Artesia Municipal Code that cannot be provided on the lot or parcel on which the restaurant or proposed restaurant is located. The applicant shall either: (i) pay the entire amount of the Parking In-Lieu Fee prior to the issuance of a Building Permit for the restaurant expansion work; or (ii) pay and bond for the Parking In-Lieu Fee in installments as follows: (a) twenty-five percent (25%) of the Parking In-Lieu Fee shall be paid prior to the issuance of the Building Permit; (b) twenty-five percent (25%) of the Parking In-Lieu Fee shall be paid prior to issuance of the Certificate of Occupancy/Final Inspection Clearance; (c) a surety bond for twenty-five percent (25%) of the Parking In-Lieu Fee shall be posted prior to the issuance of the Building Permit to cover the portion specified in (b) above; and (d) a second surety bond for the remaining fifty percent (50%) of the Parking In-Lieu Fee shall be posted prior to the issuance of the Building Permit, which bond shall guarantee payment within three (3) years of the issuance of the Building Permit. The bond shall be in a form approved by the City Attorney, shall be issued by a bonding company admitted and licensed to issue such bonds in the State of California, and shall permit the City to receive payment under the bond for the full amount thereof if the applicant and/or future business owners fail to make the payment within three (3) years from the issuance of the Building Permit. If the applicant is unable to secure bonds, alternative security in the form of a bank-issued letter of credit payable to the City or other alternative security, in a form approved by the City Attorney, may be approved by the City in lieu of the bonding provisions specified above. Additionally, the restaurant applicant's and/or all future restaurant business owner(s) failure to pay the Parking In-Lieu Fee shall subject the restaurant applicant and/or future restaurant business owner(s) to the revocation of this approval and revocation of its business license. The Parking In-Lieu Fee is non-refundable once paid. This means that if the restaurant ceases operations prior to the time the Parking In-Lieu Fee is fully paid, any unpaid amount of the Parking In-Lieu Fee shall still be due and owed to the City.

SECTION 6. The City Council hereby adopts an Old Downtown area Parking Operation and Maintenance fee in the amount of Five Hundred Dollars (\$500.00) per parking space per year for each year a new or expanded restaurant business or successor restaurant remains in operation. The amount of the Parking Operations and Maintenance Fee may be adjusted upward on an annual basis, commencing January 1, 2013 based upon the change in the Consumer Price Index, All Urban Consumers, for the Los Angeles-Riverside-Orange County area for the immediately preceding 12 month period for which statistics are available.

SECTION 7. The Old Downtown area Parking Operation and Maintenance fee in the amount of Five Hundred Dollars (\$500.00) per parking space per year shall only be applied to new and expanded restaurants proposed to be located within the one block section from 186th to 187th Streets on Pioneer Boulevard and to the alleys on each side thereof.

SECTION 8. The City Council hereby directs City staff to impose the following requirements on a restaurant applicant and/or all future restaurant business owners in the Old Downtown area that are subject to the Old Downtown area Parking Operation and Maintenance fee:

In addition to the Old Downtown area Parking In-Lieu Fee in the amount of Five Thousand Dollars (\$5,000.00) per parking space, a restaurant applicant and/or all future restaurant business owners shall pay the Parking Operations and Maintenance Fee, which fee is to off-set the City's costs to operate and maintain

parking at a City-provided parking lot or facility. The Parking Operations and Maintenance Fee shall be collected at the same time as, and in the manner provided for, the collection of business license taxes. However, this Parking Operations and Maintenance Fee shall not be categorized or treated as a business license tax and shall not be an off-set to any business license taxes that are otherwise due and payable by the restaurant business. Failure to pay the Parking Operations and Maintenance Fee shall be cause for the revocation or suspension of this approval, for suspension or revocation of the business license, for collection as permitted by law, and for imposition of any civil or criminal penalties for violation of this condition as provided by law. The amount of the Parking Operations and Maintenance Fee may be adjusted upward on an annual basis, commencing January 1, 2013 based upon the change in the Consumer Price Index, All Urban Consumers, for the Los Angeles-Riverside-Orange County area for the immediately preceding 12 month period for which statistics are available.

SECTION 9. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective.

SECTION 10. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book or original resolutions.

PASSED, APPROVED AND ADOPTED ON SEPTEMBER 12, 2011



VICTOR MANALO, MAYOR

ATTEST:



GLORIA CONSIDINE, CITY CLERK

I, Gloria Considine, City Clerk of the City of Artesia do hereby certify that the foregoing resolution was adopted at a Regular Meeting held on 12th day of September 2011 by the following roll call vote:

AYES: COUNCILMEMBERS: Lima, Flowers, Diaz, Lyon and Manalo

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None



GLORIA CONSIDINE, CITY CLERK



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 10B

TO: Mayor and Members of the City Council

SUBJECT: Continued Public Hearing from August 12, 2024 City Council Meeting, Planning Case 2024-17 - Request Dong Ah Development Inc.

FROM: Okina Dor, Community Development Director

REVIEWED AND APPROVED BY:

Jamie Murguia, Acting Deputy City Manager / Finance Manager
HongDao Nguyen, City Attorney
Melissa Burke, Interim City Manager

RECOMMENDATION:

1. Continue a public hearing from the August 12, 2024 Regular City Council Meeting; and
2. Adopt Resolution No. 24-3010: A Resolution of the City Council of the City of Artesia, Approving a Request for 1) a conditional use permit to allow an automated drive-through carwash with self-service vacuum stations; 2) design review for a two story commercial retail building and an automated drive through carwash with electric vehicle charging stations; 3) design review for a comprehensive sign program; and 4) lot merger for the subject property located at 11701 south street within the commercial general (C-G) zone and Determining the Project Categorically Exempt From CEQA Pursuant to CEQA Guideline Section 15332, Class 32 In-Fill Development Projects (Case No. 2024-17)

BACKGROUND:

On August 12, 2024, the City Council opened and continued this public hearing item to the September 9, 2024 Regular City Council Meeting. The Council directed the applicant to schedule a design review meeting with the Conceptual Development Review Committee (CDRC) for guidance as to the project's exterior architectural features and proposed color schemes. The CDRC met with the applicant on August 28, 2024, and selected the proposed design option that is attached to this staff report.

PLANNING COMMISSION:

On July 16, 2024, Case 2024-17 Dong Ah Development USA, Inc was reviewed and considered by the Planning Commission. After a public hearing, the Planning Commission voted 2-1-2 in favor of approving the requested applications. The 2-1-2-0 roll call vote was as follows:

AYES: COMMISSIONERS: Barcelos, Diaz

NOES: COMMISSIONERS: Fonseca

ABSENT: COMMISSIONERS: Manalo, Palhinha

ABSTAIN: COMMISSIONERS:

The main topic of discussion between the Planning Commissioners was the project's landscaping features. The California legislators adopted the California State Model Water Efficient Landscape Ordinance, which the City of Artesia adopts by reference per Article Municipal Code 9-2.1550. It is staff's understanding that per the water efficient landscape regulations, the project's landscape plan must be prepared and self-certified by a registered landscape architect to ensure compliance with the water efficient landscape. Within the project's condition of approval, the applicant is required to submit a landscape plan prepared by a landscape architect for the Planning Department's review as part of their post-entitlement submittal requirements.

The applicant, Dong Ah Development USA Inc., is requesting approvals for several land use entitlement applications to develop the property with a two-story commercial retail building, automated drive-through carwash with self-vacuum stations, retail and restaurant uses, and electric vehicle charging stations at 11701 South Street (Assessor Parcel No. 7039-014-018). The subject site encompass approximately 47,292 square feet of gross area which is currently undeveloped and subdivided into six assessor parcel number (lots). As part of the project, the applicant submitted a parcel merger exhibit (Attachment 1) that proposes to merge all lots into one parcel to accommodate the proposed carwash project.

DEVELOPMENT SUMMARY:

ADDRESS:	11701 SOUTH STREET
ZONING:	C-G (COMMERCIAL GENERAL)
GENERAL PLAN:	SOUTH STREET GATEWAY COMMERCIAL
ADJACENT DEVELOPMENT:	NORTH: SINGLE FAMILY RESIDENTIAL (R1) ZONE SOUTH: COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONE EAST: GENERAL COMMERCIAL (C-G) WEST: GENERAL COMMERCIAL (C-G)
EXISTING USES	UNDEVELOPED LAND APPROXIMATELY 1 ACRE IN SIZE THAT WAS PREVIOUSLY DEVELOPED WITH A RETAIL STORE
ASSESSOR NO.:	7039-014-018
SIZE:	APPROXIMATELY 1 ACRE OR 47,292 SQUARE FEET PARCEL

The applicant desires to develop the property with a two-story commercial retail building, automated drive-through car wash with self-vacuum stations, retail uses, and electric vehicle charging stations within the C-G Zone which requires a Conditional Use Permit (CUP) and Design Review (DR). The applicant submitted renderings and architectural plans highlighting the project's site design and architectural details.

Carwash Tunnel Building

	Proposed
Carwash Tunnel	4,000 SF
Office	600 SF
Story	1 story
Proposed Height	28 Feet

Retail/Restaurant Tenant Suite Building

	Proposed
Retail	3,200 SF
Restaurant	3,000 SF
Story	2 Story
Proposed Height	31 Feet

Site Features

	Proposed
Parking Spaces	54 total (3 ADA)
Carwash Vacuum Parking	17 Spaces
EV Parking Spaces	8 Charging Spaces (3 ADA)
Landscaping	5,781 SF (8%)

Proposed Sign Program

The project includes the following sign types and dimensions. The wall signs are back-lit channel letters:

1. Carwash Tunnel (Building A) – 3 total wall signs
2. Retail/Restaurant (Building B) – 14 wall signs (7 future tenant spaces)
3. Monument Sign - 1
4. Car Wash Menu Sign - 1
5. Incidental sign such as directional signs and non-commercial sign will be reviewed administratively prior to issuance of permits

ANALYSIS:

Code Amendment

On May 13, 2024, the City adopted Ordinance No. 24-952 which added Section 9-2.3203 (“Uses Permitted Subject to Conditional Use Permits) of Article 32 (Commercial General Zone) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal subsection (ff) as follows:

(ff) Automobile EV Charging Stations. Electric Vehicles (EV) charging stations and other sustainable/green construction applications and a Drive-Thru Car Wash with vacuum stations, may be allowed as primary uses subject to a conditional use permit when combined with existing or proposed retail and restaurant uses per section 9-2.3202 of this code subject to these following restrictions:

(1) The minimum property lot size shall be forty-three thousand (43,000) square feet.

(2) The EV charging stations and drive-thru carwash will be fully automated with wash and rinse services with dedicated self-vacuum parking stations.

(3) The required parking for the drive-thru carwash station will be in the form of vacuum stations at a rate of not less than one (1) parking space per 250 square feet of gross floor area of drive-thru carwash and shall provide any and all required American Disability Act (ADA) parking. All required parking for the retail and restaurant shall be in accordance with Article 11 (Off-Street Parking and Loading) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning).

(4) The Drive-thru carwash must have the minimum vehicle queueing of five (5) vehicles. If the queueing of vehicles results in negative impacts to the flow of vehicular or pedestrian traffic in the public right of way, or to the general health, safety, and welfare of the public, the City is authorized to require a vehicle queueing management plan, which shall address said negative impacts to the sole satisfaction of the City. The City shall be authorized to impose reasonable conditions of approval to eliminate or mitigate any negative impact of the vehicle queueing.

(5) The drive-thru carwash must provide EV charging stations at a rate of not less than one (1) EV parking space per 500 square feet of gross floor area of drive-thru carwash.

(6) The drive-thru carwash must not exceed 75% of the total gross floor area of the proposed or existing principal uses.

(7) The Drive-thru carwash must obtain all necessary licenses, approvals, and permits from all applicable local, county, state, and federal public agencies.

(8) In addition to the development standards as set forth in Section 9-2.3205, the Drive-thru carwash must meet the following development standards:

The automated drive-through car wash structure/building shall comply with the following minimum setbacks:

Front: 55 feet

Interior Side: 4 feet

Street Side: 100 feet

Rear: 110 feet

(9) The total existing or proposed retail and restaurant uses/building shall be a minimum of 6,200 square foot.

The project complies with all provisions of the Zoning Ordinance and 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:

Conditional Use Permit Findings

1. Consistency with City's General Plan and Development Standards: The proposed use for will allow the development of two separate free standing building (Self-drive through carwash building and a multi-tenant

commercial retail/restaurant building). The proposed project, which is an in-fill development project which proposes to redevelop the site previously occupied by a retail commercial building, is consistent with the General Plan and Development Standards of the Artesia Municipal Code. The project has a designation of South Street Gateway Commercial per the General Plan which “provides for the enhancement of retail and service uses along the South Street corridor”. The development of the 4,000 square feet drive-thru car wash, 600 square feet office, and the 3,200 square feet commercial retail/restaurant building substantially complies with all applicable development standards such as setbacks, minimum parking requirements, landscape requirements, on-site circulation, loading area, etc.

2. Design of Development will not have an Adverse Effect on the Health, Safety and General Welfare:

The subject site is an in-fill development which was previously occupied by a commercial retail store. The project is approved subject to the attached conditions of approval to ensure the project substantially complies with all provisions of the Artesia Municipal Code. The proposed use will not have an adverse effect on the health, safety and general welfare of the community. Two technical studies were prepared analyzing the project's potential impacts in regards to noise study and traffic (Vehicle Miles Traveled [VMT]). The VMT study concluded that the components of the 6,200 square feet development does not exceed the 50,000 square feet threshold under the local serving retail project screening criteria. Pursuant to the VMT study, the proposed project is presumed to have a less than significant VMT impact. The project's Noise Impact Analysis analyzed the existing noise level measurement within the area which measured 61 dba. The result of the analysis determined that with noise mitigations, such as the incorporation of an 8 feet wall at certain areas of the property line, the project would not exceed the average ambient noise level of 61 dba, which would be less than significant. In conclusion, approval of the project will not have an adverse effect on the health safety and general welfare.

3. Project is Adequate in Size and Shape: The proposed project is an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building). The project site is surrounded by residential and commercial uses. The areas adjacent to the project site includes the following uses: North: Existing single family residences immediately adjacent; East: Existing commercial uses and single family residences opposite the adjacent alley; South: Existing commercial uses opposite South Street; and West: Existing commercial uses and single-family residences. The proposed project complies with all applicable development standards and is adequate in size and shape for the development of a drive-through carwash and commercial retail/restaurant building.

4. Project is Served by Adequate Highways and Streets: The site is currently served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate. The General Plan identifies South Street as an arterial street. The property is south of 187th Street which is identified as a Collector road which “provides principal access to residential areas or connect streets of higher classifications to permit adequate traffic circulation”. Pursuant to the VMT study, the proposed project is presumed to have a less than significant VMT. The use is in line with the types of businesses supported by the surrounding highways and streets.

Design Review Findings Required

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: The proposed project, an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building, is located within the General Plan 2030's South Street Gateway Commercial land use designation area that is envisioned as an area that “...enhancement of retail service uses along the South Street which encourages higher intensity and integrated development area.” (Artesia General Plan 2030, page LU-10). The project meets Community Policy LU 1.2 which encourage a wide variety of commercial services by developing a two story commercial retail building, an automated drive-through car wash, and EV chargers. The project meets

Community Goal 3.0 as the site is current an undeveloped lot approximately 1 acre in size that was previously developed with a retail store. The project will develop the underused commercial zoned and provide a mix of commercial uses to revitalize subject site. The project meets Community Policy LU 3.1 which encourages a mix of retail shops and services as the two story commercial retail building will allow both retail and restaurant uses within the proposed multi-tenant suite building that better meet the needs of the area's present and future customers. The project meets all development standards per the C-G zone, and the design is compatible with the development that surrounds it. The design and layout of the proposed development is consistent with the general plan, development standards for the C-G zone, and design guidelines.

- 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 project site is approximately an acre in size and the project's layout, size, mass, height, and architectural are compatible with uses and structures on adjacent properties. The project site is surrounded by residential and commercial uses. The areas adjacent to the project site includes the following uses: North: Existing single family residences immediately adjacent; East: Existing commercial uses and single family residences opposite the adjacent alley; South: Existing commercial uses opposite South Street; and West: Existing commercial uses and single-family residences. In addition, the project meets all applicable setback within the C-G zone and proposed two-story buildings are compatible with other similar two story buildings along South Street.
- 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 commercial project is designed to be in compliance with the Los Angeles County Building and Fire Code. The project will use high quality building material that meets both structural requirements as well as being designed to comply with all fire safety ratings. The vacant site will be developed with two new buildings with new landscaping that meets the City's water efficient landscaping requirements. The improvements to the existing building will promote longevity in design and durability. The buildings on the property will be painted to comply with the City's color guideline.
- 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 project will meet the Los Angeles County Building Code to ensure the project will remain aesthetically appealing over time.

ENVIRONMENTAL:

Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Department has determined that this project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines section 15332 Infill Development.

PUBLIC NOTICE:

Notice of the public hearing was published in the Los Cerritos Community News on June 7, 2024, July 5, 2024, and August 2, 2024. Notice of the public hearing was mailed to all property owners within 300 feet of the property. Notice of the public hearing was also posted at three locations within City's bulletin board.

FISCAL IMPACT:

Approval of the resolution will have a positive fiscal impact due to the minimum guaranteed quarterly sales tax as agreed within the Development Agreement between the City and the applicant which was adopted on May 13, 2024.

RECOMMENDED COUNCIL ACTION:

1. Continue a public hearing from the August 12, 2024 Regular City Council Meeting; and

2. Adopt Resolution No. 24-3010: A Resolution of the City Council of the City of Artesia, Approving a Request for 1) a conditional use permit to allow an automated drive-through carwash with self-service vacuum stations; 2) design review for a two story commercial retail building and an automated drive through carwash with electric vehicle charging stations; 3) design review for a comprehensive sign program; and 4) lot merger for the subject property located at 11701 south street within the commercial general (C-G) zone and Determining the Project Categorically Exempt From CEQA Pursuant to CEQA Guideline Section 15332, Class 32 In-Fill Development Projects (Case No. 2024-17)

Attachments

[Resolution No. 24-3010.pdf](#)

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[Option 2 Exhibits.pdf](#)

CITY OF ARTESIA

RESOLUTION NO. 24-3010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA APPROVING A REQUEST FOR 1) A CONDITIONAL USE PERMIT TO ALLOW AN AUTOMATED DRIVE-THROUGH CARWASH WITH SELF-SERVICE VACUUM STATIONS 2) DESIGN REVIEW FOR A TWO STORY COMMERCIAL RETAIL BUILDING AND AN AUTOMATED DRIVE THROUGH CARWASH WITH ELECTRIC VEHICLE CHARGING STATIONS 3) DESIGN REVIEW FOR A COMPREHENSIVE SIGN PROGRAM AND 4) LOT MERGER FOR THE SUBJECT PROPERTY LOCATED AT 11701 SOUTH STREET WITHIN THE COMMERCIAL GENERAL (C-G) ZONE AND DETERMINING THE PROJECT EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINE 15332, CLASS 32 IN-FILL DEVELOPMENT PROJECTS (CASE NO. 2024-17)

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1: The applicant, Dong Ah Development USA, Inc, filed applications with the City of Artesia requesting approval of a request for 1) Conditional Use Permit to allow an automated drive-through carwash with self-service vacuum stations 2) Design Review for a two story commercial retail building and an automated drive-through carwash 3) Design Review for a Comprehensive Sign Program and 4) Lot Merger for the subject property located at 11701 South Street within the Commercial General (C-G) Zone.

SECTION 2: Artesia Municipal Code (AMC) Section 9-2.3203(ff) provides that premises in the CG Zone may be used for the following purpose provided a Conditional Use Permit pursuant to Article 17 of Chapter 2 of Title 9 of the AMC: Automobile EV Charging Stations. Electric Vehicles (EV) charging stations and other sustainable/green construction applications and Drive-Through Car Wash with vacuum stations, may be allowed as primary uses subject to a conditional use permit when combined with existing or proposed retail and restaurant uses.

SECTION 3: 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 4: The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, June 18, 2024, to consider this application (Case No. 2024-17), and no comments were received from the public. The Planning Commission approved a request to continue the item to the next regular scheduled hearing on July 16, 2024.

SECTION 5: The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, July 16, 2024 to consider this application (Case No. 2024-17), and following the receipt of public testimony closed the hearing.

SECTION 6: The City Council of the City of Artesia conducted a duly noticed public hearing on Tuesday, July 16, 2024 to consider this application (Case No. 2024-17), and following the receipt of public testimony closed the hearing. The City Council discussed the case and continued the item to the next regular scheduled City Council meeting on September 9, 2024.

SECTION 7: The City Council of the City of Artesia continued the duly noticed public hearing September 9, 2024 to consider the application (Case No. 2024-17), and following the receipt of public testimony closed the public hearing.

SECTION 8: 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 15332, Class 32 Infill Development of the CEQA Guidelines. The City Council 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 9: Based on all the evidence in the record, the Planning Commission finds that the evidence presented does justify the granting of this conditional use permit for an automated drive-thru carwash within the C-G (Commercial General) Zone (Case No. 2024-17) for the following reasons:

1. Consistency with City's General Plan and Development Standards:

The proposed use will allow the development of two separate free standing building (Self-drive through carwash building and a multi-tenant commercial retail/restaurant building). The proposed project, which is an in-fill development project which proposes to redevelop the site previously occupied by a retail commercial building, is consistent with the General Plan and Development Standards of the Artesia Municipal Code. The project has a designation of South Street Gateway Commercial per the General Plan which "provides for the enhancement of retail and service uses along the South Street corridor". The development of the 4,000 square feet drive-thru car wash, 600 square feet office, and the 3,200 square feet commercial retail/restaurant building substantially complies

with all applicable development standards such as setbacks, minimum parking requirements, landscape requirements, on-site circulation, loading area, etc.

2. **Design of Development will not have an Adverse Effect on the Health, Safety and General Welfare:** The subject site is an in-fill development which was previously occupied by a commercial retail store. The project is approved subject to the attached conditions of approval to ensure the project substantially complies with all provisions of the Artesia Municipal Code. The proposed use will not have an adverse effect on the health, safety and general welfare of the community. Two technical studies were prepared analyzing the project's potential impacts in regards to noise study and traffic (Vehicle Miles Traveled [VMT]). The VMT study concluded that the components of the 6,200 square feet development does not exceed the 50,000 square feet threshold under the local serving retail project screening criteria. Pursuant to the VMT study, the proposed project is presumed to have a less than significant VMT impact. The project's Noise Impact Analysis analyzed the existing noise level measurement within the area which measured 61 dba. The result of the analysis determined that with noise mitigations, such as the incorporation of an 8 feet wall at certain areas of the property line, the project would not exceed the average ambient noise level of 61 dba, which would be less than significant. In conclusion, approval of the project will not have an adverse effect on the health safety and general welfare.
3. **Project is Adequate in Size and Shape:** The proposed project is an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building). The project site is surrounded by residential and commercial uses. The areas adjacent to the project site includes the following uses: North: Existing single family residences immediately adjacent; East: Existing commercial uses and single family residences opposite the adjacent alley; South: Existing commercial uses opposite South Street; and West: Existing commercial uses and single-family residences. The proposed project complies with all applicable development standards and is adequate in size and shape for the development of a drive-through carwash and commercial retail/restaurant building.
4. **Project is Served by Adequate Highways and Streets:** The site is currently served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate. The General Plan identifies South Street as an arterial street. The property is south of 187th Street which is identified as a Collector road which "provides principal access to residential areas or connect streets of higher

classifications to permit adequate traffic circulation". Pursuant to the VMT study, the proposed project is presumed to have a less than significant VMT. The use is in line with the types of businesses supported by the surrounding highways and streets.

SECTION 7: 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 an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building (Case No. 2024-17) 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 this chapter:** The proposed project, an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building, is located within the General Plan 2030's South Street Gateway Commercial land use designation area that is envisioned as an area that "...enhancement of retail service uses along the South Street which encourages higher intensity and integrated development area." (Artesia General Plan 2030, page LU-10). The project meets Community Policy LU 1.2 which encourage a wide variety of commercial services by developing a two story commercial retail building, an automated drive-through car wash, and EV chargers. The project meets Community Goal 3.0 as the site is current an undeveloped lot approximately 1 acre in size that was previously developed with a retail store. The project will develop the underused commercial zoned and provide a mix of commercial uses to revitalize subject site. The project meets Community Policy LU 3.1 which encourages a mix of retail shops and services as the two story commercial retail building will allow both retail and restaurant uses within the proposed multi-tenant suite building that better meet the needs of the area's present and future customers. The project meets all development standards per the C-G zone, and the design is compatible with the development that surrounds it. The design and layout of the proposed development is consistent with the general plan, development standards for the C-G zone, and design guidelines.
- 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 project site is approximately an acre in size and the project's layout, size, mass, height, and architectural are compatible with uses and

structures on adjacent properties. The project site is surrounded by residential and commercial uses. The areas adjacent to the project site includes the following uses: North: Existing single family residences immediately adjacent; East: Existing commercial uses and single family residences opposite the adjacent alley; South: Existing commercial uses opposite South Street; and West: Existing commercial uses and single-family residences. In addition, the project meets all applicable setback within the C-G zone and proposed two-story buildings are compatible with other similar two story buildings along South Street.

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 commercial project is designed to be in compliance with the Los Angeles County Building and Fire Code. The project will use high quality building material that meets both structural requirements as well as being designed to comply with all fire safety ratings. The vacant site will be developed with two new buildings with new landscaping that meets the City's water efficient landscaping requirements. The improvements to the existing building will promote longevity in design and durability. The buildings on the property will be painted to comply with the City's color guideline.
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 project will meet the Los Angeles County Building Code to ensure the project will remain aesthetically appealing over time.

SECTION 8: Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby approves the conditional use permits and design reviews through Case No. 2024-17, subject to the following conditions:

1. This is an approval of the following components: automated drive-through carwash with self-vacuum stations 2) design review for a two-story commercial retail building and the automated drive-through carwash with electric vehicle charging stations 3) a comprehensive sign program and 4) lot merger
2. The Applicant shall construct automated drive-through carwash and the commercial retail building in substantial compliance with the submitted site and floor plans except as modified herein.

3. Any request to modify the conditions contained herein shall require submittal of an application to modify Planning Commission Resolution No. 2024-07P and Case No. 2024-17 and approval by the City of Artesia Planning Commission.
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 licenses, and shall maintain such licenses throughout the life of the business.
6. The construction and improvement of the commercial building authorized by this approval shall commence on the subject site within five (5) 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 commercial building, subject site and the C-G Zone 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 drive-thru restaurant and the subject site shall comply with all requirements placed on the building 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, Development Agreement, 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 owner shall reimburse the City for any court and attorney's fees that the City may be required to pay as a result of any claim or action brought against the City because of this approval. Although the Applicant and property owner are the real parties in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the Applicant and property owner of any obligation under this Condition.
14. 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.
15. The Applicant and property owner are to keep the structure and associated site improvements in good repair including cleaning and repainting the building when necessary to retain a high quality aesthetic.
16. This Design Review approval is not an approval of any signage on the subject commercial retail building or site. The Applicant and property owner shall obtain approval for all proposed temporary/permanent signage on the subject commercial retail building and site in compliance with 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 the commercial retail building. Any unauthorized signs on

the subject site or on the commercial retail building shall be subject to removal by the City of Artesia Code Enforcement Department.

17. All signs shall comply with the approved comprehensive sign program. Any proposed modification within the comprehensive sign program may be reviewed by the Community Development Director for compliance with the AMC's sign regulations.
18. 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.
19. 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, applicable design guidelines, and the site plans to be submitted to the Planning Department for review and approval per condition 16, 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.
20. 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.
21. 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.
22. 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.

23. The building color will be maintained substantially in compliance with the elevation plans and listed façade colors as shown on the conceptual plans.
24. Site shall meet the pre and post Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements.
25. Applicant shall submit and receive approval of a Construction Traffic Management Plan (CTMP) prior to mobilization or initiation of any construction activities. The CTMP shall include items such as: the number and size of trucks per day, expected arrival and departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The overall goal of the CTMP shall be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The CTMP shall achieve the following performance standards throughout project construction:
 - a) All construction employees shall park on-site.
 - b) Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g. rocks) that could otherwise impede travel and impact public safety.
26. The applicant shall submit final landscaping and irrigation plans for the project site prior to issuance of any building permits. The landscaping plan shall be revised to include any proposed detention basins. Landscaping within the basin shall use plantings for water filtration, along with amended soils. The plan must meet the CA Water Efficiency Landscape Ordinance

and be prepared by a Landscape Architect and submitted to the City for review and approval.

27. Roof drains for the building shall not directly connect into the storm drain system. Downspouts shall flow to rain garden, landscaped areas, bio-swale, and/or other approved filtering methods before entering the City's storm drain system.
28. Prior to the issuance of a building permit the following shall be submitted by the Applicant and approved by the City Engineer:
 - a. On-site grading and drainage plan/LID,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,
 - c. Off-site improvement plan,
 - d. Erosion control plans,
 - e. Stormwater Pollution Prevention Plan (SWPPP), and
 - f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ.

The plans specified in (a), (b), (c) and (f) above shall be prepared by a Registered Civil Engineer.

The plan in (d) and the SWPPP in (e) above shall be prepared by a Qualified SWPPP Developer (QSD).
29. This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB 1383, California AB 341, and the City's Municipal Code requirements.

Engineering Conditions of approval

30. The following documents shall be submitted to the City Engineer prior to the issuance of building permits:
 1. SITE PLANS:
 - Topographic Survey signed and stamped by a licensed surveyor
 - Grading and Drainage. The following elements shall be included:
 - LA County Grading and BMP Notes.
 - Storm Drain
 - Systems greater than 12 inch in diameter shall have a plan and profile for the system.
 - Water Utilities (Domestic and Fire)
 - Sewer Plan and Profile
 - LID
 - Erosion Control
 2. REPORTS AND CALCULATIONS:
 - Soils Report stamped and signed by a certified Geotech Engineer
 - LID Report and Calculations
 - Hydrology Report

- Storm Water Pollution Prevention Plan (SWPPP) with the determined risk level for the improvement. The report may be a draft and the contractor is responsible for the final approval and implementation of the SWPPP. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.

Public Works Conditions of approval

31. The following documents shall be submitted to the Public Works Manager prior to the issuance of building permits:

- 1 Upon approval of Planning Site Review, concurrent with Building Permit submittal for onsite development and grading, the developer shall submit a separate set of public improvement plans of Offsite Improvement Plans for the Encroachment Permit/Engineering Review for all work within the public right-of-way. Plans shall be in the format of 36"x24" (D size) with the City's Public Works title block; contact Public Works Engineering at engineering@cityofartesia.us for standard title block and cover sheet.
- 2 OFFSITE IMPROVEMENT PLANS shall include the following but not limited to:
 - a. Title Sheet and Vicinity Map
 - b. Site Survey Map - The applicant shall provide a site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, street centerlines, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, existing utilities, miscellaneous structures, etc. The purpose of the site survey is to accurately verify compliance with items such as setback dimensions, property dedications, and drainage patterns from established contour.
 - c. Street Improvement Plans including but not limited to:
 - i. Street Pavement Rehabilitation (See condition no. 3 and 4 for requirements)
 - ii. Construction or improvements to Sidewalk, curb ramps, driveways, and curb and gutter. (See condition no. 5 for requirements)
 - iii. Property dedications necessary to implement construction in conformance to the City Standard Plans.
 - iv. Typical Sections of the street improvement. Include street crown, existing property lines, and dimensions from centerline to final property lines.
 - v. Show flowlines and positive drainage towards catch basins

- d. Utility Plan showing design of all utility offsite connections, including profiles of all gravity utilities. Applicant shall submit copies of all "will serve" letters from SCE, Gas Company, Water Company, and the Sanitation District of Los Angeles County.
- e. Signing and Striping Plan.

3. RESTORATION OF ROADWAY – In 2021, the City of Artesia executed a Pavement Management Plan (PMP) to investigate current conditions of roadways maintained by the City. The Plan included Pavement Condition Index (PCI) for the abutting streets:

Street	PCI	Category
Alburtis	60	Fair

The recommended maintenance and rehabilitation treatment for PCI 60 is "rehabilitation". According to page 17 of the PMP, the following types of treatment are as follows:

Street	PCI	Treatment
Alburtis	60	Mill and Overlay

The above treatment recommendation was established in 2021 and the streets have further deteriorated since then. In a recent visual observation, Alburtis Avenue now displays significant alligator cracking while South Street remains to be in fair condition with patching/utility cuts fronting the alley. Therefore, the following conditions apply:

- Alburtis Avenue shall be 2" cold mill and overlay for the full width of the street from existing edge of gutter to edge of gutter (aprox. 36') for the length of the roadway from South Street to the north property line of the project site. Asphalt overlay shall be C2 PG 64-10. All striping shall be repainted to match existing and shall be three (3) coats. Each coat of paint shall include reflective glass beads.

SECTION 11: The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 9th DAY of September 2024.

TONY LIMA, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

BEST, BEST AND KRIEGER LLP

EXHIBIT "A"

PARCEL MERGER

LEGAL DESCRIPTION AFTER PARCEL MERGER

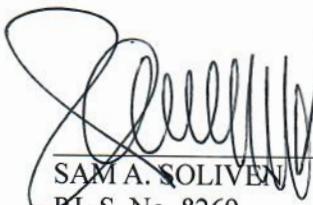
PARCEL 1

LOT 10 TOGETHER WITH LOTS 11, 12, 13, 14 AND 15 IN BLOCK 18 OF TOWN OF ARTESIA, IN THE CITY OF ARTESIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 126 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING A GROSS AREA OF 47, 292 SQUARE FEET MORE OR LESS.

AS SHOWN IN EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY SUPERVISION ON SEPTEMBER 25, 2023.


SAM A. SOLIVEN
P.L.S. No. 8269

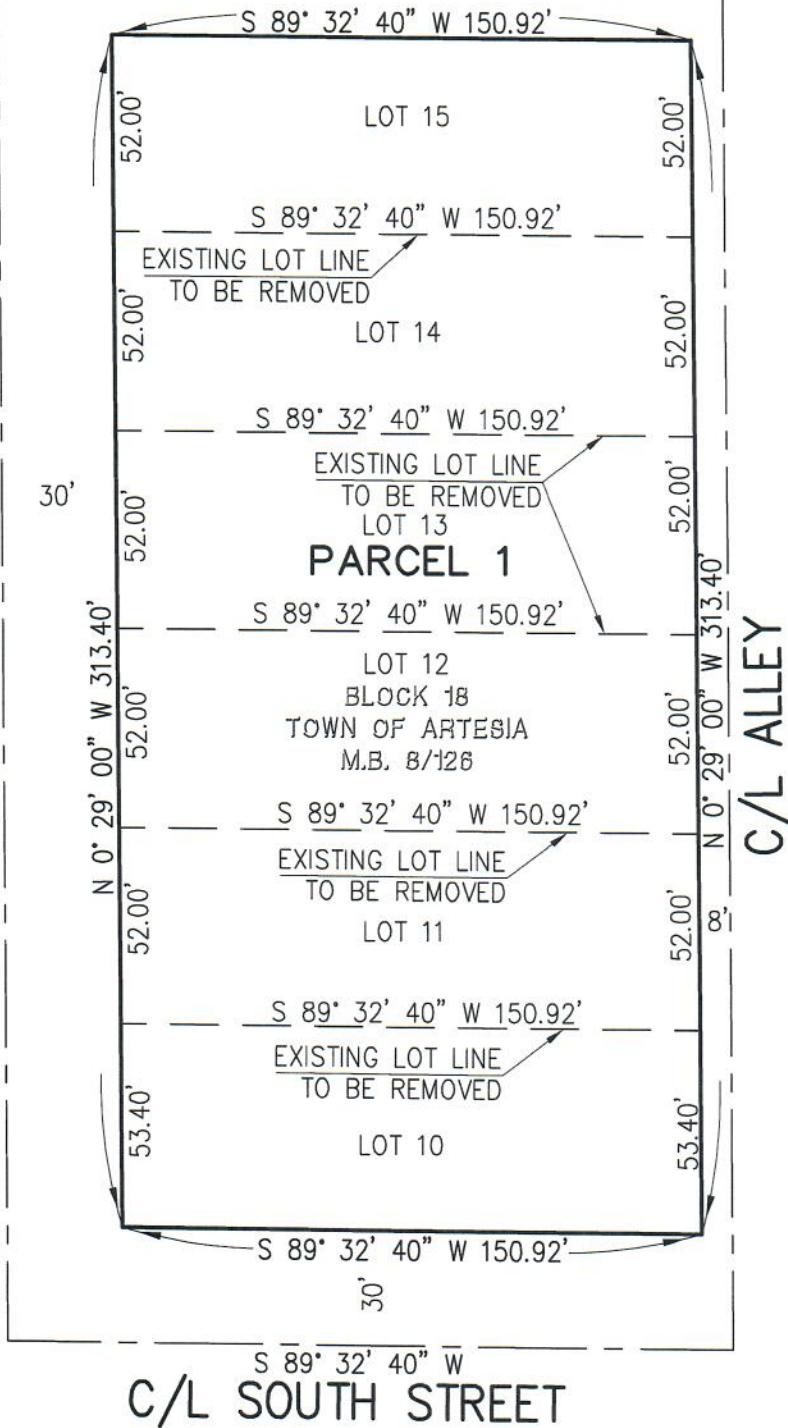
9/27/23


LICENCED LAND SURVEYOR
SAM A. SOLIVEN
No. 8269
★ STATE OF CALIFORNIA ★

EXHIBIT "B"

PARCEL MERGER

C/L ALBURTIS AVENUE
N 0° 29' 00" W



PREPARED BY:

SAM A. SOLIVEN, P.L.S.
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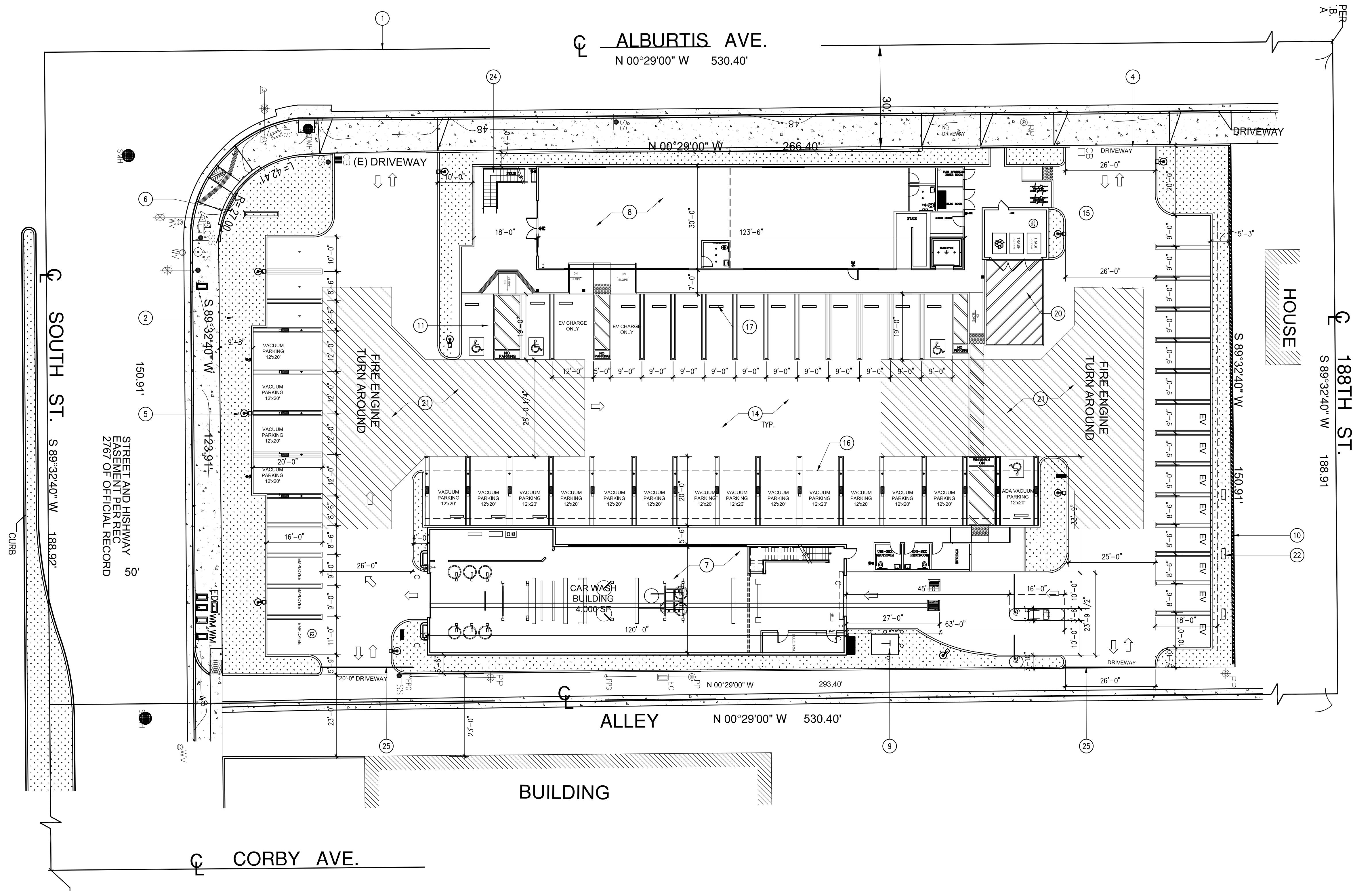
PROJECT ADDRESS:

11701 SOUTH STREET
ARTESIA, CA 90701
APN: 7039-014-011
7039-014-018

DATE OF PREPARATION:
SEPTEMBER 25, 2023



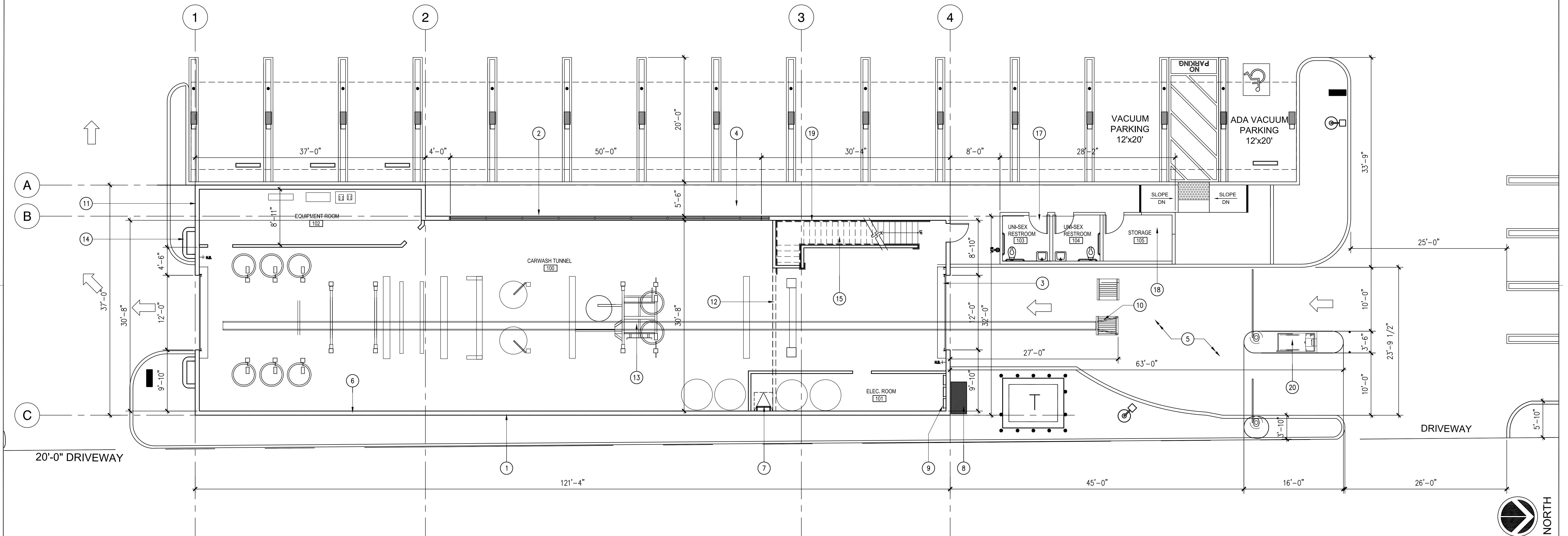
FIRE DEPARTMENT NOTES		DEFERRED SUBMITTALS	New Development For Five Star Express Car Wash, Restaurant & Retail 11701 South St Artesia, CA 90701	
<p>FBU – WATER & ACCESS</p> <p>FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION.</p> <p>PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING – FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.</p> <p>APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH FIRE CODE 505.1</p> <p>ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.</p> <p>ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4</p> <p>INTERIOR WALL, CEILING AND FLOOR FINISHES SHALL COMPLY WITH THE SPECIFICATIONS DETAILED IN BUILDING CODE SECTIONS 803 AND 804.</p> <p>FBU – FIRE / LIFE SAFETY</p> <p>PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.</p> <p>PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.</p> <p>PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.</p> <p>ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A. NOTE: THE FIRE DEPARTMENT WILL NOT PROVIDE WRITTEN DOCUMENTATION GRANTING THE EXCEPTIONS.</p> <p>CURTAIN, DRAPERY, FABRIC HANGINGS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701.</p> <p>FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET-ADDRESS SIDE OF BUILDINGS, FACING APPROVED FIRE APPARATUS ACCESS ROADS, WITHIN 150 FEET (VIA VEHICULAR ACCESS) OF AN ACCESSIBLE PUBLIC FIRE HYDRANT, AND AS CLOSE TO THE STREET CURB FACE AS POSSIBLE, FULLY VISIBLE, AND RECOGNIZABLE FROM THE STREET, FIRE APPARATUS ACCESS ROAD OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED A MINIMUM OF 25 FEET (7,620 MM) FROM THE STRUCTURE. WHEN THIS DISTANCE CANNOT BE ACHIEVED, A MINIMUM TWO-HOUR FIRE-RESISTIVE WALL SHALL BE PROVIDED FOR THE STRUCTURE WITH NO OPENINGS IN THE WALL, FOR 25 FEET (7,620 MM) IN EITHER DIRECTION FROM THE FIRE DEPARTMENT CONNECTION. THE REQUIRED FIRE-RESISTIVE CONSTRUCTION AND LACK OF OPENINGS SHALL EXTEND FOR THE FULL HEIGHT OF THE WALL OR BUILDING AS DETERMINED BY THE FIRE CODE OFFICIAL. THE FIRE CODE OFFICIAL MAY ALLOW SUFFICIENTLY PROTECTED OVERHEAD OPENINGS. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT LESS THAN 24 INCHES (609.6 MM) NORMORE THAN 42 INCHES (1,066.8 MM) ABOVE GRADE.</p> <p>EACH REQUIRED COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM SHALL HAVE A TYPE I HOOD PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINQUISHING SYSTEM INSTALLED IN ACCORDANCE WITH BUILDING CODE 904.2.2.</p> <p>GENERAL CORRECTIONS</p> <p>EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. BUILDING CODE 1004.9. FIRE CODE 1004.9</p> <p>EGRESS CORRECTIONS</p> <p>EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1010.1.10. FIRE CODE 1010.1.10</p> <p>EACH REQUIRED COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM SHALL HAVE A TYPE I HOOD PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINQUISHING SYSTEM INSTALLED IN ACCORDANCE WITH BUILDING CODE 904.2.2.</p> <p>EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1010.1.10. FIRE CODE 1010.1.1</p> <p>EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1010.1.10. FIRE CODE 1010.1.1</p>		<p>1. FIRE SPRINKLER SYSTEM 2. FIRE ALARM SYSTEM 3. EXTERIOR SIGNAGE 4. CAR WASH EQUIPMENTS</p> <p>NOTE: SEPARATED SIGN PERMIT REQUIRED BEFORE THE CITY ISSUES A BUILDING PERMIT FOR SIGN INSTALLATION. THE SIGN MUST BE CONSISTENT WITH THE SIGN PROGRAM PREVIOUSLY APPROVED FOR THE PROPERTY.</p>	<p>PROJECT INFORMATION</p> <p>PROPERTY INFORMATION: OWNER: Dong Ah Development USA Inc ADDRESS : 12245 Carson St Hawaiian Garden, CA 90716 CONTACT : Ranoly Yi TELEPHONE : 714.329.3534</p> <p>SCOPE OF WORK NEW CONSTRUCTION FOR EXPRESS CARWASH, RESTAURANT AND RETAILS</p> <p>PROJECT DATA</p> <p>EXPRESS CAR WASH</p> <p>BUILDING USE: CAR WASH – BUSINESS BUILDING OCCUPANCY B – (CAR WASH) FLOOR AREA: CAR WASH TUNNEL – 4,000 S/F OFFICE – 600 S/F</p> <p>ALLOWABLE AREA: 9,000 S/F (NON-SPRINKLERED BLDG)</p> <p>OCCUPANCY LOAD: 600 S/F / 150 = 4 OCC NUMBER OF STORIES: 1 STORY – (CAR WASH) BUILDING HEIGHT 28'-0" ALLOWABLE HEIGHT: 40'-0" ALLOWABLE STORIES: 2 STORIES</p> <p>TYPE OF CONSTRUCTION: TYPE V-B SPRINKLERED: NO – CAR WASH BUILDING</p> <p>RESTAURANT</p> <p>BUILDING USE: RESTAURANT – BUSINESS BUILDING OCCUPANCY A2 – (RESTAURANT) FLOOR AREA: 3,000 S/F</p> <p>ALLOWABLE AREA: 24,000 S/F (SPRINKLERED BLDG)</p> <p>OCCUPANCY LOAD: SHELL BUILDING PERMIT ONLY FUTURE TENANT PROVIDES NUMBER OF STORIES: 2 STORY – (RESTAURANT) BUILDING HEIGHT 31'-0" ALLOWABLE HEIGHT: 60'-0" ALLOWABLE STORIES: 2 STORIES TYPE OF CONSTRUCTION: TYPE V-B FULLY SPRINKLERED: YES</p> <p>RETAIL</p> <p>BUILDING USE: RETAIL BUILDING OCCUPANCY M – (RETAIL) OCCUPANCY LOAD 3,200 SF / 60 = 53 OCC FLOOR AREA: 3,200 S/F</p> <p>ALLOWABLE AREA: 36,000 S/F (SPRINKLERED BLDG)</p> <p>OCCUPANCY LOAD: SHELL BUILDING PERMIT ONLY FUTURE TENANT PROVIDES NUMBER OF STORIES: 2 STORY – (RETAIL) BUILDING HEIGHT 31'-0" ALLOWABLE HEIGHT: 60'-0" ALLOWABLE STORIES: 2 STORIES TYPE OF CONSTRUCTION: TYPE V-B FULLY SPRINKLERED: YES</p> <p>ALLOWABLE BUILDING AREA FOR MIXED (SEPARATED) OCCUPANCIES – TYPE V-B</p> <p>OCCUPANCY 'A2" OCCUPANCY 'M" ACTUAL = $\frac{3,000}{24,000}$ + $\frac{32,000}{36,000}$ = 0.21 < 1</p>	
		<p>APPLICABLE CODES</p> <p>2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA GREEN BUILDING CODE (CGBC) 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (Title 24, Part 6) 2022 CALIFORNIA FIRE CODE</p> <p>PROJECT DIRECTORY</p> <p>DESIGN & ARCHITECT DONG AH DEVELOPMENT USA INC ADDRESS : 12245 Carson St Hawaiian Garden, CA 90716</p> <p>CONTACT : RAYNOLD YI TELEPHONE : 714.553.4422</p> <p>VICINITY MAP</p>		
		<p>LANDSCAPE REQUIREMENT</p> <p>PROVIDE 5% OF TOTAL LOT: 44,120 SF X 5% = 2,206 SF PROVIDE 8% OF PAVED LOT: 27,000 SF X 8% = 2,160 SF</p> <p>LANDSCAPE REQUIRED = 4,366 SF LANDSCAPE PROVIDED = 5,781 SF</p>		



SITE PLAN

SCALE 1/8"=1'-0" 1

		SITE PLAN		SCALE: 1/8" = 1'-0" 1	Project Number: Plan Check Number:		
FLOOR PLAN NOTES		KEYNOTES		KEYNOTES		LEGEND	
<p>1. ALL DIMENSIONS ARE FACE OF STUD UNLESS OTHERWISE NOTED.</p> <p>2. FOR ADA COMPLIANCE INFORMATION, INCLUDING REQUIREMENTS FOR SIGNAGE AND ACCESSIBILITY REFER TO ADA COMPLIANCE SHEETS</p> <p>3. PROVIDE 2A10BC FIRE EXTINGUISHER PER FIRE MARSHALL'S LOCATION RECOMMENDATION.</p> <p>4. ALL INTERIOR FINISHES MUST COMPLY WITH CHAPTER 8 OF THE 2019 CBC.</p> <p>5. HVAC DUCTS AND EQUIPMENT SHALL BE COVERED PER CGC 5.504.3.</p> <p>6. SOUND TRANSMISSION COEFFICIENT VALUES SHALL BE MAINTAINED PER CGC 5.507.4.</p> <p>7. ALL WALLS ARE 3 5/8" FRAMING WITH 5/8" TYPE X GYP BOARD ON EACH SIDE, U.N.O. SEE WALL TYPES.</p> <p>8. ALL RECEPTACLES IN WET AREAS TO BE GFI.</p> <p>9. ALL WALLS / FLOOR JUNCTURES IN RESTROOM HAVE MINIMUM 3/8" RADIUS COVING.</p> <p>10. FLOOR SURFACE SURROUNDING FLOOR DRAINS SHALL SLOPE OF AT LEAST 1:50 TO THE DRAINS.</p> <p>11. FOR EXITING INFORMATION, SEE LS1.0</p> <p>12. FOR LOCATION OF FLOOR DRAINS, SEE PLUMBING DRAWINGS</p> <p>13. TENANT CONTRACTOR SHALL REPAINT AND/OR REPAIR ANY LANDLORD PROPERTY DAMAGED AS A RESULT OF TENANT IMPROVEMENT.</p> <p>14. PRIOR TO COMMENCING WORK, CONTRACTOR TO COORDINATE BLOCKING & BACKING LOCATIONS WITH EQUIPMENT PLAN AND CASEWORK & FURNITURE PLAN. SEE SHEETS A1.2 & A1.3.</p>	<p>KEYNOTES</p>	<p>KEYNOTES</p>	<p>KEYNOTES</p>	<p>KEYNOTES</p>	<p>LEGEND</p>	<p>Project Number: Plan Check Number:</p>	



CARWASH FLOOR PLAN

SCALE :1/8"=1'-0" 1

Project Number:
Plan Check Number:

FLOOR PLAN NOTES	KEYNOTES	KEYNOTES	KEYNOTES	LEGEND
<p>1. ALL DIMENSIONS ARE FACE OF STUD UNLESS OTHERWISE NOTED. 2. FOR ADA COMPLIANCE INFORMATION, INCLUDING REQUIREMENTS FOR SIGNAGE AND ACCESSIBILITY REFER TO ADA COMPLIANCE SHEETS. 3. PROVIDE A10BC FIRE EXTINGUISHER PER FIRE MARSHALL'S LOCATION RECOMMENDATION. 4. ALL INTERIOR FINISHES MUST COMPLY WITH CHAPTER 8 OF THE 2019 CBC. 5. HVAC DUCTS AND EQUIPMENT SHALL BE COVERED PER CGC 5.504.3. 6. SOUND TRANSMISSION COEFFICIENT VALUES SHALL BE MAINTAINED PER CGC 5.507.4. 7. ALL WALLS ARE 3 5/8" FRAMING WITH 5/8" TYPE X GYP BOARD ON EACH SIDE, U.N.O. SEE WALL TYPES. 8. ALL RECEPTACLES IN WET AREAS TO BE GFI. 9. ALL WALLS / FLOOR JUNCTURES IN RESTROOM HAVE MINIMUM 3/8" RADIUS COVING. 10. FLOOR SURFACE SURROUNDING FLOOR DRAINS SHALL SLOPE OF AT LEAST 1:50 TO THE DRAINS. 11. FOR EXITING INFORMATION, SEE LS1.0. 12. FOR LOCATION OF FLOOR DRAINS, SEE PLUMBING DRAWINGS. 13. TENANT CONTRACTOR SHALL REPAINT AND/OR REPAIR ANY LANDLORD PROPERTY DAMAGED AS A RESULT OF TENANT IMPROVEMENT. 14. PRIOR TO COMMENCING WORK, CONTRACTOR TO COORDINATE BLOCKING & BACKING LOCATIONS WITH EQUIPMENT PLAN AND CASEWORK & FURNITURE PLAN. SEE SHEETS A1.2 & A1.3.</p>	<p>15. STAIR TO OFFICE 16. METAL DOOR 17. UNI-SEX RESTROOM 18. STORAGE 19. CARWASH VENDING MACHINE 20. PREFABRICATED CAR WASH KIOSK</p>	<p>1. SMOOTH STUCCO FINISH EXTERIOR WALL, METAL STUD @ 16" O.C. 2. WITH 5/8" GYP. BD. TYPE 'X' BOTH SIDES OVER BATT INSULATION. 2. ALUMINUM GLAZING WINDOW SYSTEM 3. MAIN TUNNEL ENTRY OR EXIT 12x11' OPENING W/ COOLING GRILLE DOOR. 4. 6" THICK CONCRETE SLAB WITH BROOM FINISH 5. DRIVE THRU LANES - SEE SITE PLAN SP-2 AND CIVIL DRAWING 6. WATER PROOFING WALL PANEL 'EXTRUTECH PLASTICS - P2400' 7. ROOF ACCESS LADDER 8. MAIN ELECTRICAL SWITCHGEAR - PROVIDE LEVEL CONC. FOR ELEC. SWITCHGEAR EQUIPMENT. 9. ELECTRICAL SUB PANELS 10. TRENCH / CONVEYOR PIT 11. ALUMINUM PANEL FINISH OVER EXTERIOR METAL STUD @ 16" O.C. 12. WITH 5/8" GYP. BD. TYPE 'X'. 13. OFFICE WALL ABOVE 14. CAR WASH EQUIPMENT BY OTHERS 15. DECORATIVE POP OUT WITH ALUMINUM FINISH</p>	<p>KEYNOTE REFERENCE WALL TYPES DOOR NUMBER - REFER TO DOOR SCHEDULE SHEET A6.1 WINDOW NUMBER - REFER TO WINDOW SCHEDULE SHEET A6.1 FULL HEIGHT WALL WITH NEW INTERIOR WALL WITH 3" UNFACED SOUND BATT INSULATION TO 6" ABOVE ADJACENT FINISHED CEILING. NEW FULL HEIGHT WALL WITH UNFACED SOUND BATT INSULATION TO UNDERSIDE TO (E) STRUCTURE. INSULATION THICKNESS TO MATCH METAL STUD AS NOTED. NEW INT. WALL W/ 5/8" TYPE "X" GYP BD W/ 1/16" MIN. LEAD LINING ON RADILOGY ROOM SIDE. FULL SEAL W/ SILICONE CAULK AT WALL AND DOOR FRAME GAPS. G.C. TO VERIFY W/ SHIELDING REPORT</p>	

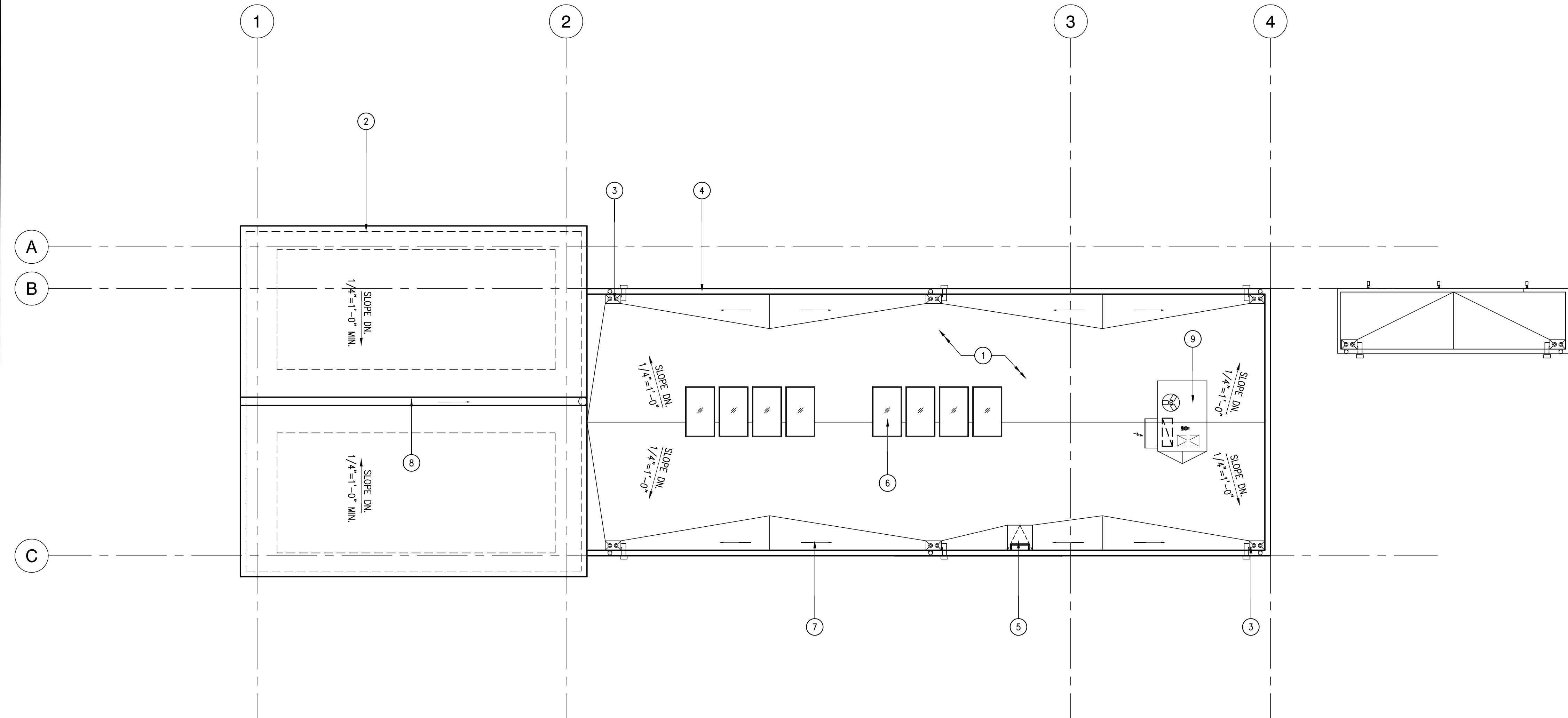
SHEET

A-1



CARWASH ROOF PLAN

SCALE :1/8"=1'-0" 1

Project Number:
Plan Check Number:

ROOF PLAN NOTES

CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING OF THE ROOF.
 ALL ELEVATIONS ARE GIVEN FROM FINISH FLOOR ELEVATION 0'-0".
 VERIFY SIZES AND LOCATIONS OF ALL ROOF OPENINGS, PLATFORMS, ETC.. WITH RESPECTIVE CONTRACTORS.
 WHERE VENT PIPES AND UTILITY LINES PENETRATES THE ROOF SHEATHING, REFER TO DETAILS SHEET.
 PROVIDE FIRE RETARDANT "CLASS-A" ROOFING.
 ALL ROOF MOUNTED EQUIPMENT (I.E. HOODS, A/C EQUIPMENT, VENTILATORS, ETC..) TO BE PAINTED WITH TWO (2) COATS OF EXTERIOR SEMI-GLOSS PAINT, COLOR (TAN). VERIFY COLOR WITH ARCHITECT PRIOR TO PROCEEDING. SEE NOTE #8.
 PROVIDE COLOR CAP SHEET FOR THE ENTIRE ROOFING SURFACE INCLUDING BUT NOT LIMITED TO BACKING PARAPET, CAP FLASHING, ALL ROOF TOP EQUIPMENT, PIPE PENETRATIONS, ETC. TO MAINTAIN A MONOCHROMATIC APPEARANCE. COLOR TO BE VERIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
 ROOF AND ATTICS
 A FIRE RETARDANT ROOF COVERING IS REQUIRED. PROVIDE A COMPLETE DESCRIPTION ON PLANS. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDING LOCATED IN A MOUNTAIN FIRE DISTRICT OR FIRE BUFFER ZONE.
 SHOW ROOF SLOPE(S), DRAIN(S) AND OVERFLOW DRAIN(S) OR SCUPPER ON ROOF PLANS. PROVIDE A DETAIL OF ROOF DRAIN AND OVERFLOW SYSTEM.
 ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.
 OVERFLOW SCUPPER SHALL HAVE A MINIMUM OPENING HEIGHT OF 4" A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE LOCATED NOT MORE THAN 2" ABOVE THE LOW POINT OF THE ROOF.

KEYNOTES

- 1 BUILT UP ROOF 'UL CLASS A' FIRE RATING.
- 2 BUTTERFLY ROOF
- 3 ROOF DRAIN & OVERFLOW
- 4 TOP OF PARAPET, TYP.
- 5 ROOF HATCH WITH 42" HIGH GUARDRAIL AND STANDARD SELF-CLOSING GATE
- 6 SKY LITE - INTER-SKY, INC WWW.INTER-SKY.COM
- 7 CRICKET
- 8 ROOF GUTTER AND DRAIN DOWNSPOUT
- 9 AC ROOF UNIT

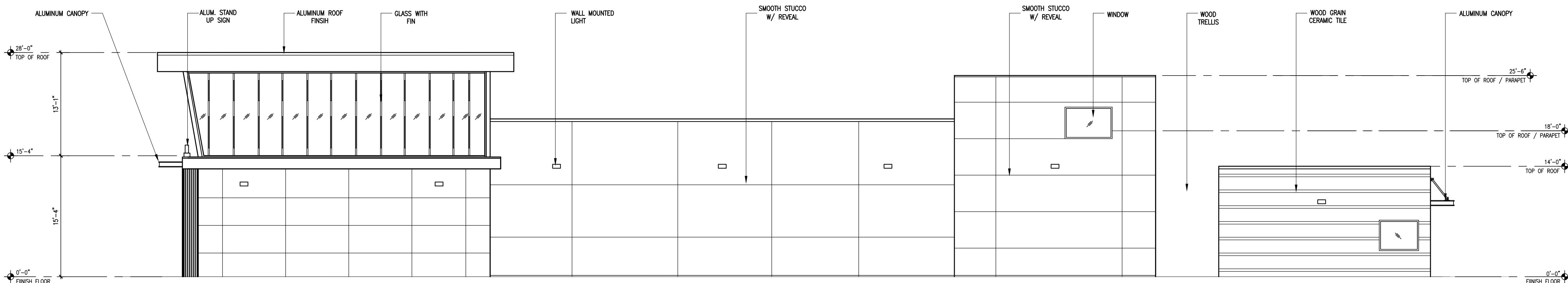
LEGEND/WALL LEGEND

- (1) KEYNOTE REFERENCE
- △ ROOF ACCESS LADDER
- (T.S.) TOP OF SHEATHING ELEVATION ABOVE FINISHED FLOOR
- (T.P.) TOP OF PARAPET ELEVATION ABOVE FINISHED FLOOR
- ===== STUD WALL TO UNDERSIDE OF ROOF SHEATHING WITH 1/2" GYP. BD. FULL HEIGHT ONE SIDE FOR ATTIC DRAFTSTOP.
- 1/4":12" SLOPE DOWN → GENERAL DIRECTION OF WATER DRAINAGE.
- (SCUPPER) ROOF DRAINAGE AND OVERFLOW (SCUPPER)

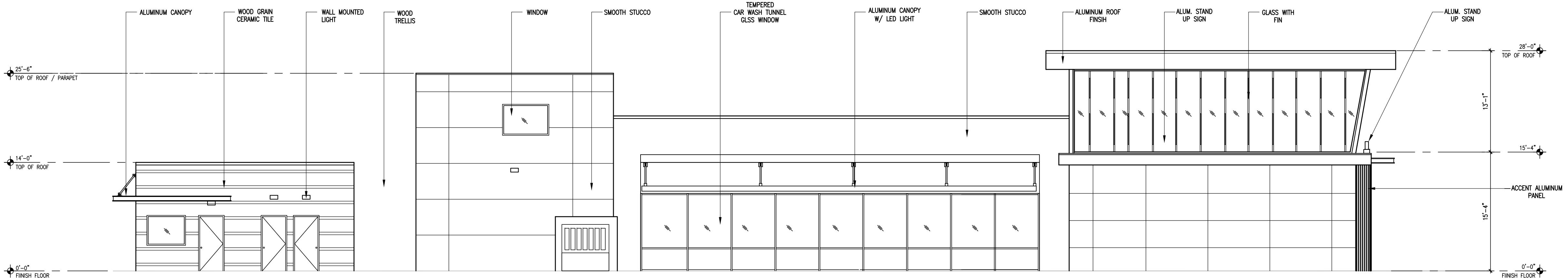
S H E E T

A-3

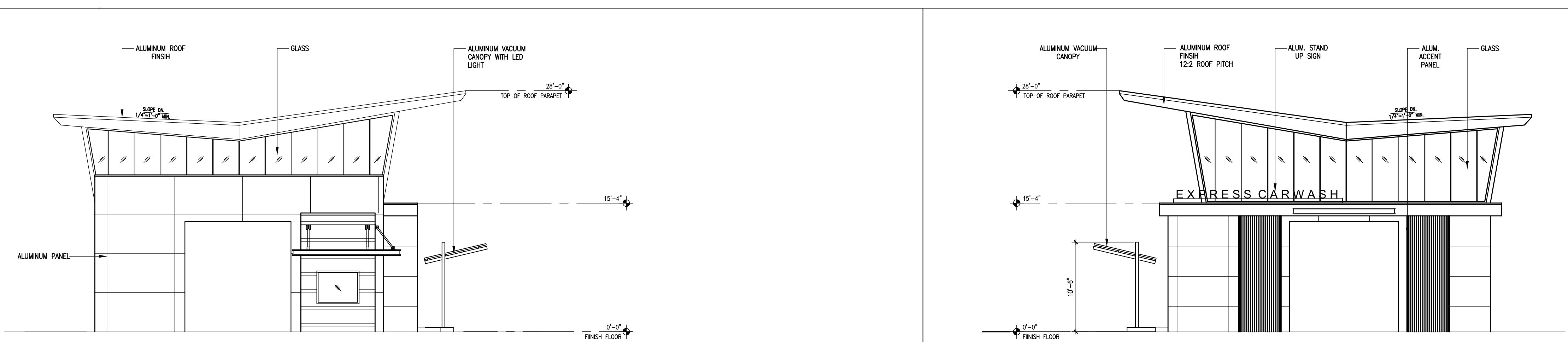
Dong Ah



SCALE :1/8"=1'-0" 4



SCALE :1/8"=1'-0" 3



SCALE :1/8"=1'-0" 1

- 1 STAND SHIM METAL ROOF OVER CURVED GLUMN LAM BEAM - SEE STRUCT.
- 2 BUILT-UP ROOF.
- 3 EXTERIOR FLOAT STUCCO FINISH
- 4 ALUMINUM GLAZING SYSTEM - CLEAR ANODIZE W/ GLAZING COLOR AND FINISH OF ALL MISC. ACCESSORIES TO MATCH STOREFRONT.
- 5 NOT USED.
- 6 STONE VENEER
- 7 BUILDING SIGNAGE BY TENANT.
- 8 METAL CANOPY SEE STRUCTURE 17/SD-5 W/ LIGHT FIXTURE
- 9 METAL PANEL PAINTED
- 10 WALL PACK - SEE ELEC. DWGS.
- 11 EXTERIOR METAL DOOR AND FRAME - TO BE PRIMED AND PAINTED W/ SEMI-GLOSS ENAMEL.
- 12 ACCENT LIME STONE
- 13 PRECISION CMU BLOCK WALL 6'-0" H. MIN.
- 14 FOAM OR WOOD TRIM WITH STUCCO FINISH.
- 15 NOT USED.
- 16 CORRUGATED SHEET METAL WALL
- 17 UPWARD SPOT WALL LIGHT FOR SIGNAGE
- 18 NOT USED.
- 19 EXTERIOR SIGNAGE (NOT PART OF CONTRACT) SEPARATED PERMIT REQUIRED BY SIGN CONTRACTOR.
- 20 INSTALL VERTICAL 1 1/2" REVEAL AND HORIZONTAL 3/4" REVEAL, G/C SHALL CONFIRM THE SIZE AND LOCATION WITH ARCHITECT.
- 21 SPANDREL GLASS
- 22 ELEC. SWITCHER GEAR, COLOR MATCHING W/ BUILDING COLOR.
- 23 CEILING MOUNTED LIGHT FIXTURE AT CANOPY STEEL FRAME.

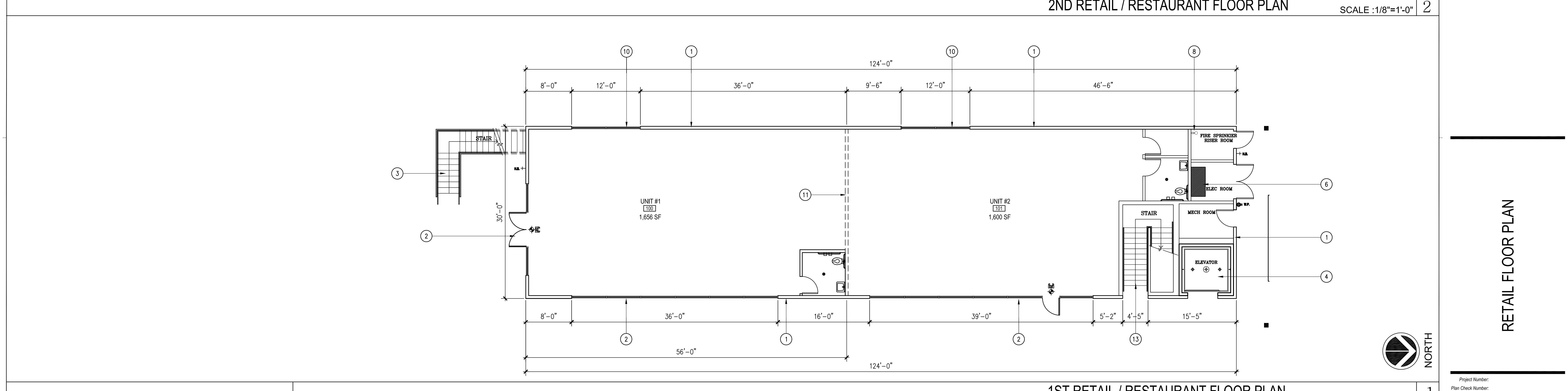
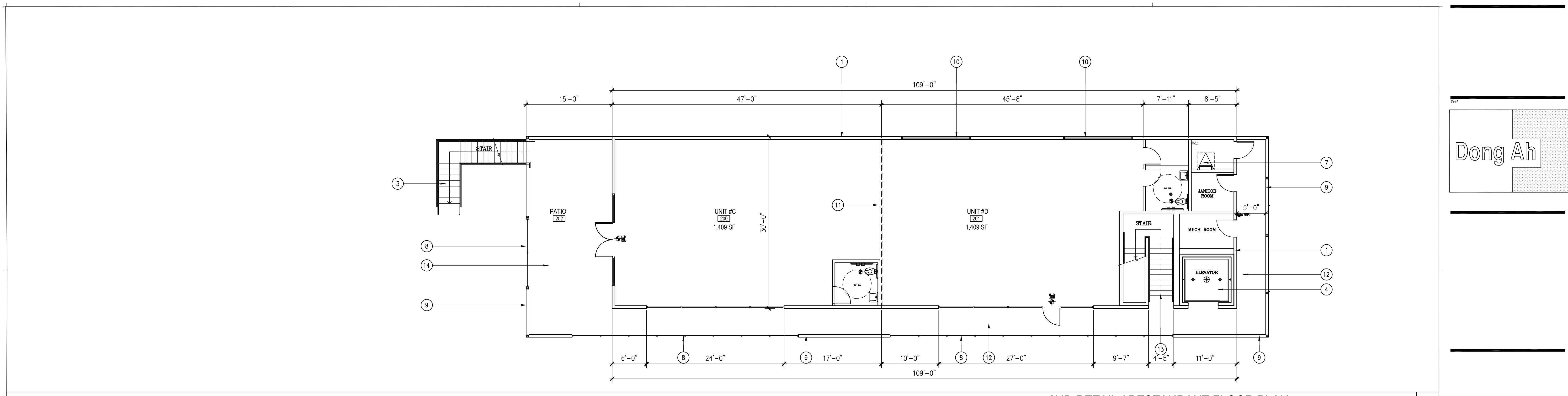
CAR WASH-ELEVATION

- A LA HABRA STUCCO - LS-1 X-50 CRYSTAL WHITE
- B LA HABRA STUCCO - LS-2 X-12 CHABLIS (LIGHT YELLOW)
- C LA HABRA STUCCO - LS-3 X-830 CLAY (LIGHT TAN)
- D LA HABRA STUCCO - LS-4 X-278 TRABUCO
- E LA HABRA STUCCO - LS-5 X-71 MIAMI PEACH
- F LA HABRA STUCCO - LS-6 X-34 SAN SIMEON
- G LA HABRA STUCCO - LS-7 X-504 BLUE GRAY
- H DUNN EDWARD - PALOMA TAN "DE5297"
- I LIMESTONE - MANKATO 'TAPESTRY FINISH' WWW.MANKATO-KASOTA-STONE.COM
- J VENEER STONE - CORONADO 'CARIBBEAN CORAL CREAM' WWW.CORONADO.COM
- K METAL: KYNAR-500 DARK BROWN
- L CLEAR GLASS - TEMPERED WHER REQUIRED.
- M SPANDREL GLASS - COLOR GRAY WWW.GCC-USA.COM
- N METAL: KYNAR-500 CHARCOAL GRAY
- O METAL: KYNAR-500 CHARCOAL GRAY - AMERICANSTAIR - WWW.AMERICANSTAIR.COM
- P METAL: SLATE GRAY - ULTRA SEAM 'KYNAR 500' WWW.ULTRASEAM.COM

SHEET

A-4

SCALE :1/8"=1'-0" 2



FLOOR PLAN NOTES	
1. ALL DIMENSIONS ARE FACE OF STUD UNLESS OTHERWISE NOTED.	
2. FOR ADA COMPLIANCE INFORMATION, INCLUDING REQUIREMENTS FOR SIGNAGE AND ACCESSIBILITY REFER TO ADA COMPLIANCE SHEETS.	
3. PROVIDE A10BC FIRE EXTINGUISHER PER FIRE MARSHALL'S LOCATION RECOMMENDATION.	
4. ALL INTERIOR FINISHES MUST COMPLY WITH CHAPTER 8 OF THE 2019 CBC.	
5. HVAC DUCTS AND EQUIPMENT SHALL BE COVERED PER CGC 5.504.3.	
6. SOUND TRANSMISSION COEFFICIENT VALUES SHALL BE MAINTAINED PER CGC 5.507.4.	
7. ALL WALLS ARE 3 5/8" FRAMING WITH 5/8" TYPE X GYP BOARD ON EACH SIDE, U.N.O. SEE WALL TYPES.	
8. ALL RECEPTACLES IN WET AREAS TO BE GFI.	
9. ALL WALLS / FLOOR JUNCTURES IN RESTROOM HAVE MINIMUM 3/8" RADIUS COVING.	
10. FLOOR SURFACE SURROUNDING FLOOR DRAINS SHALL SLOPE OF AT LEAST 1:50 TO THE DRAINS.	
11. FOR EXITING INFORMATION, SEE LS1.0	
12. FOR LOCATION OF FLOOR DRAINS, SEE PLUMBING DRAWINGS	
13. TENANT CONTRACTOR SHALL REPAINT AND/OR REPAIR ANY LANDLORD PROPERTY DAMAGED AS A RESULT OF TENANT IMPROVEMENT.	
14. PRIOR TO COMMENCING WORK, CONTRACTOR TO COORDINATE BLOCKING & BACKING LOCATIONS WITH EQUIPMENT PLAN AND CASEWORK & FURNITURE PLAN. SEE SHEETS A1.2 & A1.3.	

KEYNOTES

- 1 SMOOTH STUCCO FINISH EXTERIOR WALL, METAL STUD @ 16" O.C. WITH 5/8" GYP. BD. TYPE X BOTH SIDES OVER BATT INSULATION.
- 2 ALUMINUM GLAZING STOREFRONT AND WINDOW SYSTEM
- 3 OPEN STAIR TO 2ND FLOOR
- 4 ELEVATOR
- 5 MAIN ELECTRICAL SWITCHGEAR - PROVIDE LEVEL CONC. FOR ELEC. SWITCHGEAR EQUIPMENT.
- 6 ROOF ACCESS LADDER
- 7 FIRE SPRINKLER RISER
- 8 42" H GURARD RAILING
- 9 48" H SMOOTH FINISH LOWER WALL
- 10 ALUMINUM GLAZING WINDOW SYSTEM
- 11 FUTURE DEMISING WALL
- 12 2ND FLOOR HALL WAY DECK
- 13 STAIRS
- 14 ROOF COVERED OPEN PATIO

LEGEND

WALL LEGEND

- 1 KEYNOTE REFERENCE
- A WALL TYPES
- 1 DOOR NUMBER - REFER TO DOOR SCHEDULE SHEET A6.1
- 1 WINDOW NUMBER - REFER TO WINDOW SCHEDULE SHEET A6.1
- WALL WITH
- FULL HEIGHT WALL WITH
- NEW INTERIOR WALL WITH 3" UNFACED SOUND BATT INSULATION TO 6" ABOVE ADJACENT FINISHED CEILING.
- NEW FULL HEIGHT WALL WITH UNFACED SOUND BATT INSULATION TO UNDERSIDE TO (E) STRUCTURE. INSULATION THICKNESS TO MATCH METAL STUD AS NOTED.
- NEW INT. WALL W/ 5/8" TYPE "X" GYP BD W/ 1/16" MIN. LEAD LINING ON RADIOLOGY ROOM SIDE. FULL SEAL W/ SILICONE CAULK AT WALL AND DOOR FRAME GAPS. G.C. TO VERIFY W/ SHIELDING REPORT

RETAIL FLOOR PLAN

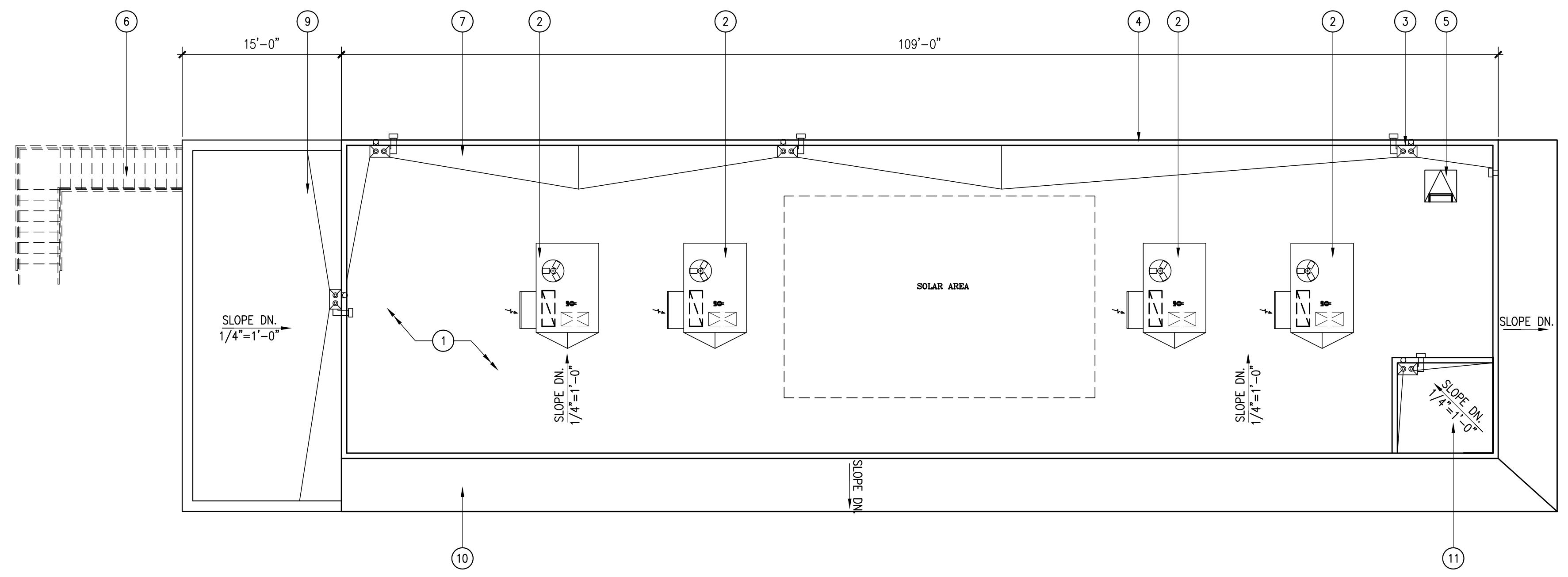
Dong Ah

Project Number:

Plan Check Number:

SHEET

A-7



1ST RETAIL / RESTAURANT FLOOR PLAN

SCALE :1/8"=1'-0"

ROOF PLAN NOTES	
1. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING OF THE ROOF.	
2. ALL ELEVATIONS ARE GIVEN FROM FINISH FLOOR ELEVATION 0'-0"	
3. VERIFY SIZES AND LOCATIONS OF ALL ROOF OPENINGS, PLATFORMS, ETC.. WITH RESPECTIVE CONTRACTORS.	
4. WHERE VENT PIPES AND UTILITY LINES PENETRATES THE ROOF SHEATHING, REFER TO DETAILS SHEET	
5. PROVIDE FIRE RETARDANT "CLASS-A" ROOFING.	
6. ALL ROOF MOUNTED EQUIPMENT (I.E. HOODS, A/C EQUIPMENT, VENTILATORS, ETC..) TO BE PAINTED WITH TWO (2) COATS OF EXTERIOR SEMI-GLOSS PAINT, COLOR (TAN). VERIFY COLOR WITH ARCHITECT PRIOR TO PROCEEDING. SEE NOTE #8.	
7. PROVIDE COLOR CAP SHEET FOR THE ENTIRE ROOFING SURFACE INCLUDING BUT NOT LIMITED TO BACKING PARAPET, CAP FLASHING, ALL ROOF TOP EQUIPMENT, PIPE PENETRATIONS, ETC. TO MAINTAIN A MONOCHROMATIC APPEARANCE. COLOR TO BE VERIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ROOF AND ATTICS	
8. A FIRE RETARDANT ROOF COVERING IS REQUIRED. PROVIDE A COMPLETE DESCRIPTION ON PLANS. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDING LOCATED IN A MOUNTAIN FIRE DISTRICT OR FIRE BUFFER ZONE.	
9. SHOW ROOF SLOPE(S), DRAIN(S) AND OVERFLOW DRAIN(S) OR SCUPPER ON ROOF PLANS. PROVIDE A DETAIL OF ROOF DRAIN AND OVERFLOW SYSTEM.	
10. ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.	
11. OVERFLOW SCUPPER SHALL HAVE A MINIMUM OPENING HEIGHT OF 4" A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE LOCATED NOT MORE THAN 2" ABOVE THE LOW POINT OF THE ROOF.	

KEYNOTES

- ① BUILT UP ROOF "UL CLASS A" FIRE RATING.
- ② AC ROOF UNIT
- ③ ROOF DRAIN & OVERFLOW
- ④ TOP OF PARAPET, TYP.
- ⑤ ROOF HATCH WITH 42" HIGH GUARDRAIL AND STANDARD SELF-CLOSING GATE
- ⑥ STAIR BELOW
- ⑦ CRICKET
- ⑧ ROOF GUTTER AND DRAIN DOWNSPOUT
- ⑨ FLAT ROOF
- ⑩ ROOF CANOPY
- ⑪ ELEVATOR ROOF

LEGEND WALL LEGEND

① KEYNOTE REFERENCE

△ ROOF ACCESS LADDER

— T.S. — TOP OF SHEATHING ELEVATION ABOVE FINISHED FLOOR

— T.P. — TOP OF PARAPET ELEVATION ABOVE FINISHED FLOOR

===== STUD WALL TO UNDERSIDE OF ROOF SHEATHING WITH 1/2" GYP. BD. FULL HEIGHT ONE SIDE FOR ATTIC DRAFTSTOP.

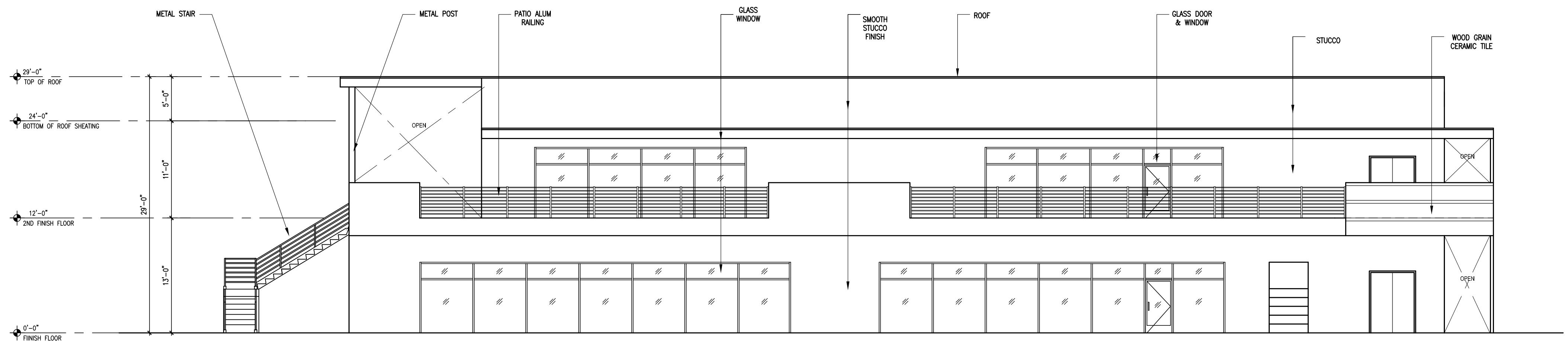
1/4":12" SLOPE DOWN GENERAL DIRECTION OF WATER DRAINAGE.

— ROOF DRAINAGE AND OVERFLOW (SCUPPER)

Project Number:
Plan Check Number:

S H E E T

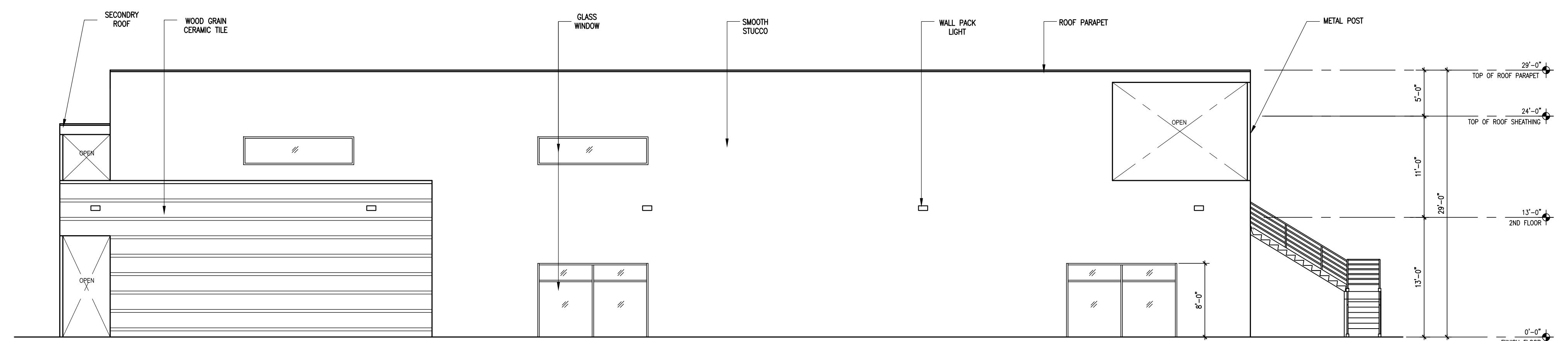
A-9



EAST RESTAURANT/RETAIL ELEVATION

SCALE :1/8"=1'-0"

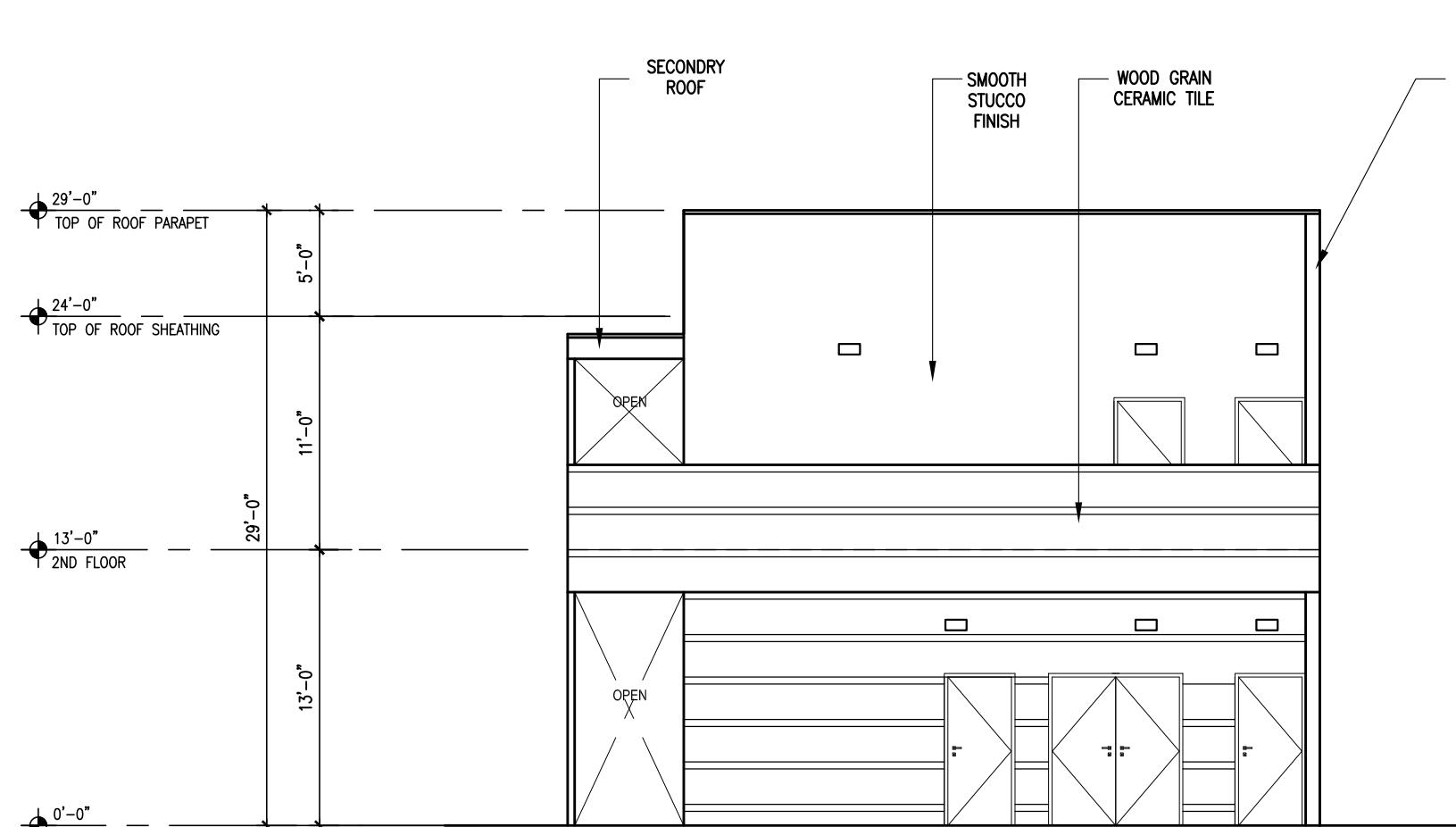
4



WEST RESTAURANT/RETAIL ELEVATION

SCALE :1/8"=1'-0"

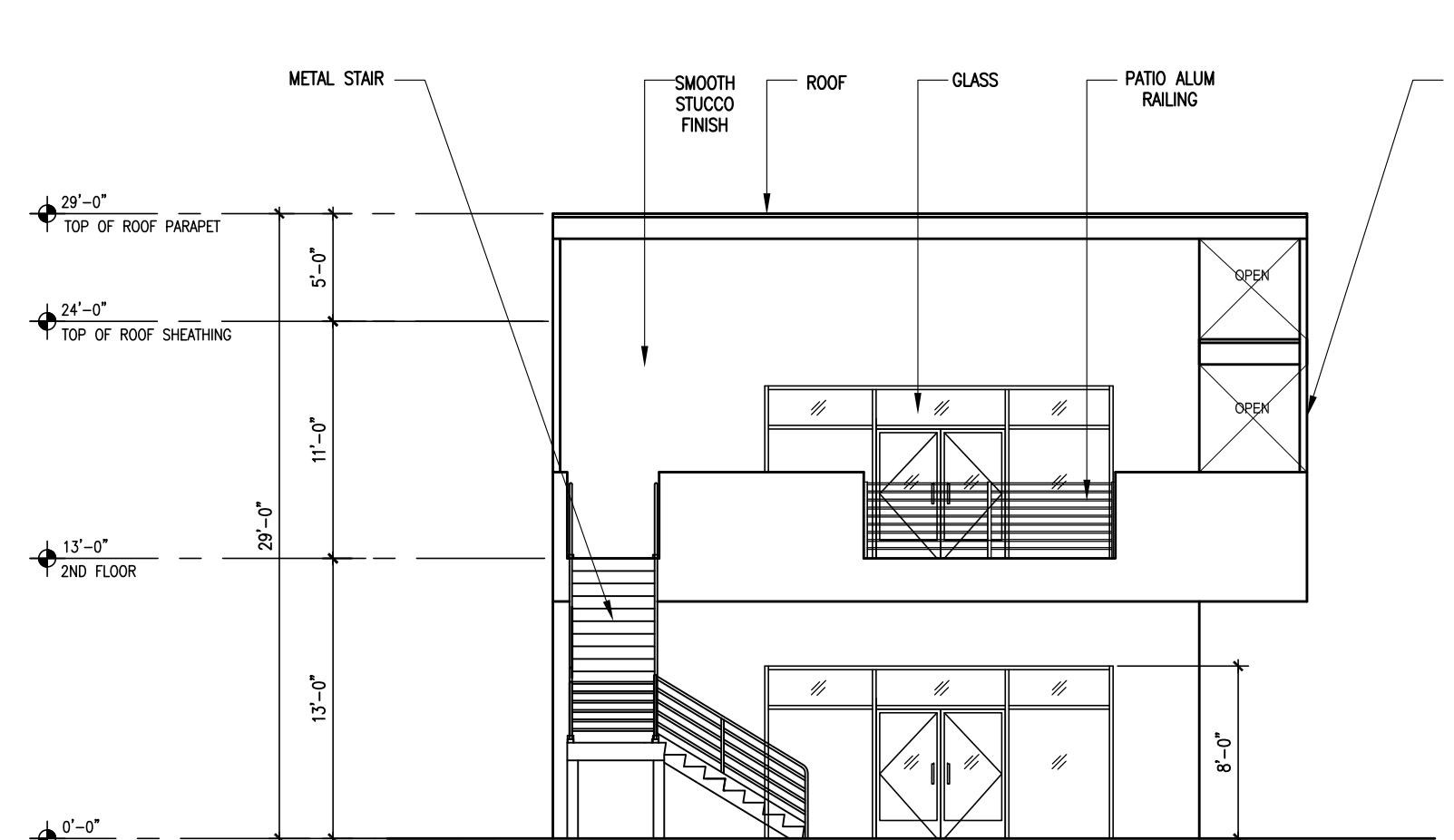
3



NORTH RESTAURANT/RETAIL ELEVATION

SCALE :1/8"=1'-0"

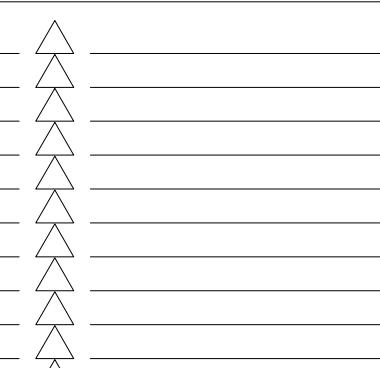
2



SOUTH RESTAURANT/RETAIL ELEVATION

SCALE :1/8"=1'-0"

1

Project Number:
Plan Check Number:

S H E E T

A-10

FIVE STAR EXPRESS CARWASH, RESTAURANT & RETAIL
11701 South St. Artesia, CA 90701.

RECEIVED
FEB 28 2024
CITY OF ARTESIA

New Development For
Five Star Express Car Wash,
Restaurant and Retail
11701 South St. Artesia, CA 90701

Property Owner

Dong Ah Development USA Inc
Contact: Raynold Yi
16060 Ventura Blvd., #110
Encino CA 91436
PH: (714) 329-3534



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Part A: Sign Program Notes

A1 - Sign Program Notes: 1 of 2

A2 - Sign Program Notes: 2 of 2

Part B: Elevations & Details

B1 - Building A: West Elevation

B2 - Building A: East Elevation

B3 - Building A: South Elevation

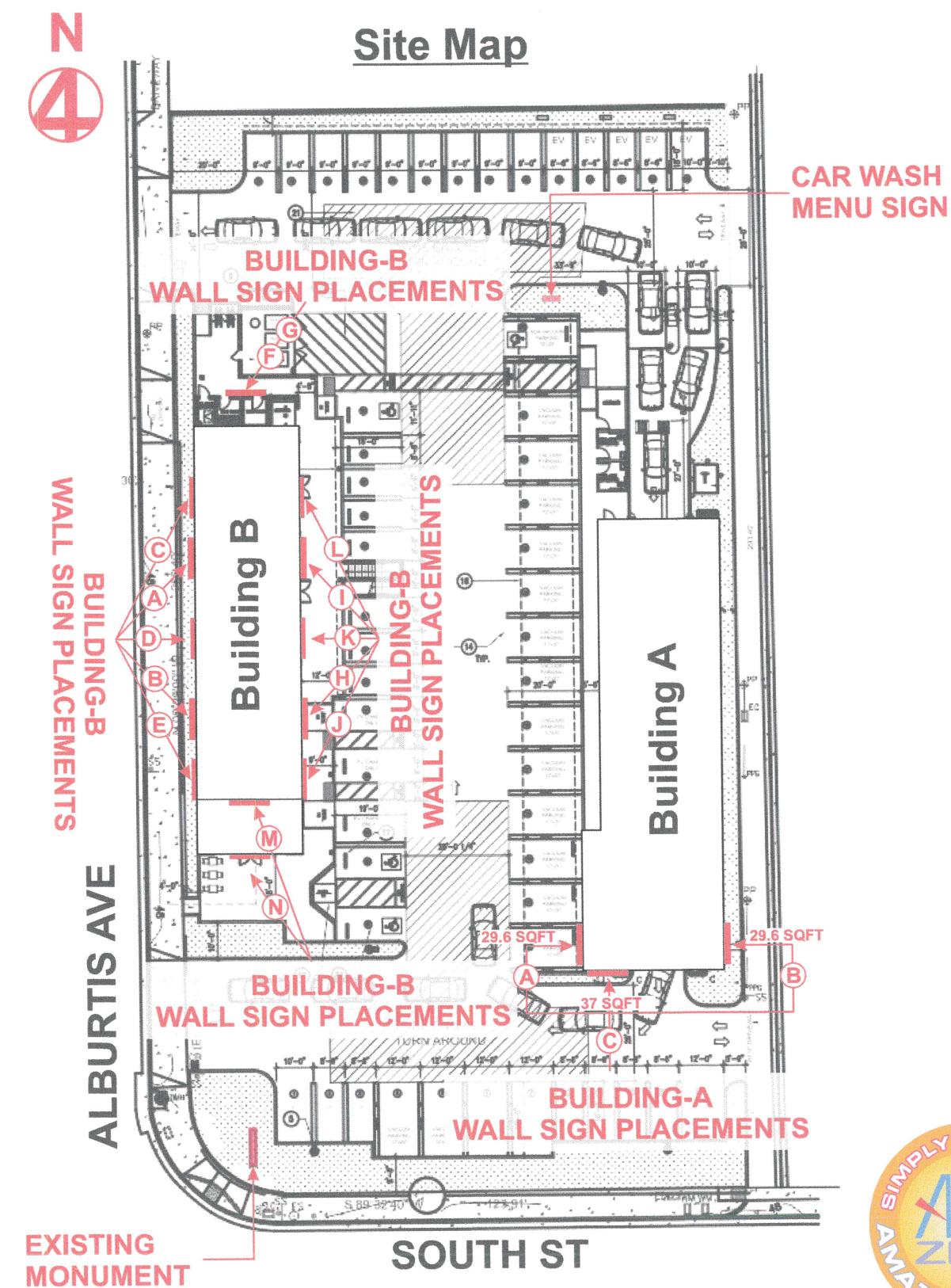
B4 - Building A: Section Details

B5 - Building A: Car Wash Menu Sign

B6 - Monument Sign

B7 - Building B: North & South Elevations

B8 - Building B: West & East Elevations



Five Star Express Carwash, Restaurant & Retail - Sign Program Notes: 1 of 2

PURPOSE

The purpose of this Master Sign Program is to provide a uniform criteria for this shopping center, and to provide consistent standards for signage for existing and future tenants. These standards shall comply with the Uniform Building Code and the City of Artesia's sign code.

APPROVALS

Signs must receive approval from the Landlord or Landlord's Agent and the City of Artesia prior to construction and installation. Prior to city submittal, applicants shall submit a copy of the following to the Landlord or Landlord's Agent for approval:

1. Dimensioned Site Plan showing locations of proposed signs and leasewidth.
2. Scaled Elevation Drawings showing locations of proposed signs, noting sign dimensions, and measurements to leasewidth edges.
3. Construction Diagrams, showing sizes, section, colors, materials, electrical diagram and method of attachment.

The Landlord reserves the right to reject any proposed plans determined to be insufficient.

COMPLIANCE

No Tenants (or their agents) shall install or modify any signage not in compliance with this Master Sign Program. Any nonconforming or unapproved signage shall be corrected to comply or be removed within (30) thirty days, at the tenant's expense.

MAINTENANCE

Signs in The Property shall be maintained in a "like New" condition. Landlord and Landlord's Agent will periodically inspect conditions. Required maintenance will be necessary under these conditions:

1. Material aging - Fading, cracking, or peeling materials must be replaced or refinished.
2. Illumination - Outage, flickering or dimming illumination must be serviced.
3. Damage - Any signs damaged by persons or natural events must be repaired.

All repairs will be the responsibility of the tenant.

GENERAL SPECIFICATIONS

Tenants and sign contractors shall use all means to protect tenants and Landlord from liability, in addition to means outlined in submittal drawings and this program. This includes all methods of installation and repair. Upmost attention to safety is requested and required.

Tenants shall pay for all signs, and installation of their signs (including final connection, transformers and all other labor and materials). Tenants shall obtain and pay for all necessary permits. It is the responsibility of the tenant's sign contractor to verify all conduit and transformer locations and service prior to fabrication. All electrical components shall conform to UL Standards and be UL listed, and be installed by an appropriately licensed sign contractor, approved by the Landlord/Landlord's Agent. All sign contracts shall include a minimum of one (1) years of parts and labor warranty. Final Approval of all signs shall be contingent upon installation and visual inspection by the Landlord/Landlord's Agent. The Landlord reserves the right to reject any work determined to be of insufficient quality. Tenants shall be responsible for the removal of their sign(s) and are responsible for the repair of the wall's surface back to it's original condition. All signage shall be in accordance with The City of Artesia's Municipal Code.

A1



Five Star Express Carwash, Restaurant & Retail - Sign Program Notes: 2 of 2

SPECIFICATION DETAILS

- Only one wall sign per frontage/elevation, of each business is allowed.
- Wall signs shall be attached to designated areas only, and shall not exceed an area equal to one (1) square foot per one (1) lineal foot of building or business frontage; provided that no individual sign shall exceed one hundred fifty (150) square feet.
- Wall signs shall not exceed seventy-five percent (75%) of the building frontage on which it is located.
- No wall sign shall have more than two (2) rows or columns of letters or characters.
- Tenants shall display only their established trade names or their basic product name, e.g., "John's Jeans", or a combination thereof.
- All tenant wall signs, shall be of an internally illuminated, individual channel letter type. This includes, but is not limited to front-lit, dual-lit, and back-lit letters.
- Sign cabinet or cans shall be allowed for tenant logos and smaller letters only, provided that the majority of the sign is composed of individual channel letters. Small letters, which are 8" or less than 8" tall, shall be allowed to be on a single can sign, if the following conditions are met:
 - The size of the can shall be less than thirty percent (30%) of the total sign area.
 - No more than one (1) can, with smaller letters, in one row or column shall be allowed per sign.
- The maximum height of each channel letter shall not exceed, the maximum height limit, shown on the following table.

Letter Height	18"	20"	22"	24"	30"	36"	42"	48"
Business Frontage (In lineal feet)	0-39'	40-49'	50-59'	60-69'	70-79'	80-89'	90-99'	100+

- Tenant signs that incorporate logos (business identities or images denoting the type of business) are encouraged. Logo design/layout must harmonize with other elements in the sign. Logos shall be allowed to be taller than the letters of the sign copy; provided that the entire sign, including the logo, does not exceed the maximum size, for the sign area allowed.
- Individual logos shall be used only upon approval by the Landlord/Landlord's Agent.
- The "copy" (letter type), logos, and their respective colors shall be submitted to the Landlord/Landlord's Agent for specific approval.
- Channel letters shall be fabricated with aluminum and/or stainless steel only.
- When vinyl overlay is required, the graphic films shall be high-performance films.

- The return colors of channel letters are recommended to be in contrast, to the face colors, and shall not be painted using spray cans.
- Penetrated areas/holes (resulting from installation of tenant signs) to the exterior wall surface shall be sealed water-tight, and finished to match the color and texture of the wall.
- Tenants shall repair any damage(s) to the property, caused by the installation or removal of their sign(s).

PROHIBITED SIGNS

- Signs constituting a traffic hazard: No person shall install or maintain, or cause to be installed or maintained, any signs which simulates or imitates in size, color, lettering, or design, any traffic or signal; or which make use of the words "STOP", "LOOK", "DANGER", or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead, or confuse traffic.
- Abandoned signs.
- Off-site advertising signs.
- Roof signs.
- Signs erected without the permission of the Landlord/Landlord's Agent.
- Exposed junction boxes, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type. If architectural features of the building, prohibits concealing hardware, it shall be enclosed in a manner consistent with quality fabrication practices and painted to match the adjacent wall color.
- Sign manufacturers names, stamps, decals.
- Animated lights or other "moving" sign components.
- Conventional acrylic faced sign cabinets with applied vinyl text and/or illuminated background.
- Portable signs and banners. Including, but not limited to, A - frames, sandwich board-signs, or signs attached to vehicles.
- Signs, text, or images on awnings.
- Neon Sign.
- Painted Signs.

ABANDONMENT OF SIGNS

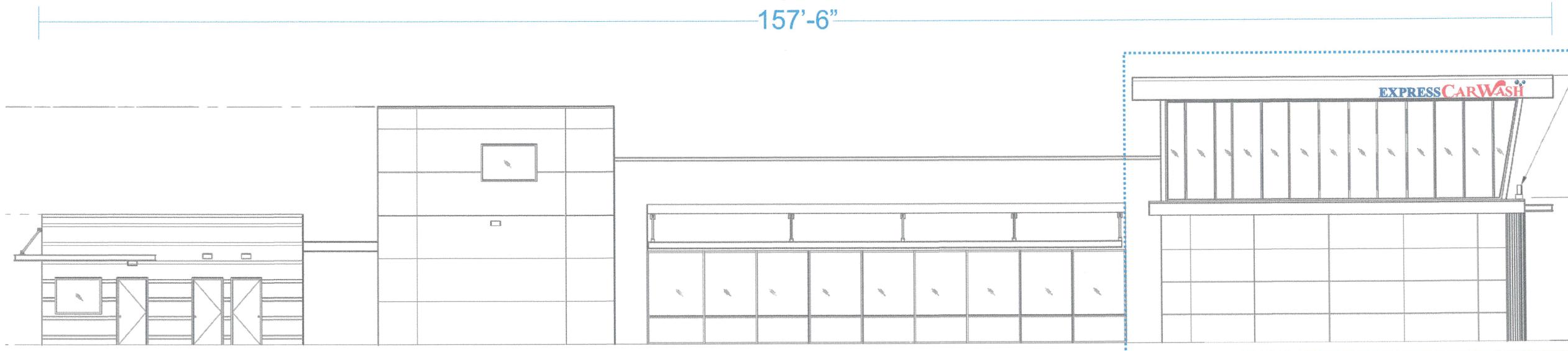
Any tenant signs left after thirty (30) days from vacating premises shall become the property of the Landlord.



Site Elevation Building A - Car Wash - West Elevation - Sign A

Building Frontage

157'-6"



DETAIL BELOW

DESIGN DETAILS

Tallest Letter Is 17", The "W" Is Considered Part Of The Logo

Section Details On P.B4



Sign Area: 29.6 SQFT.

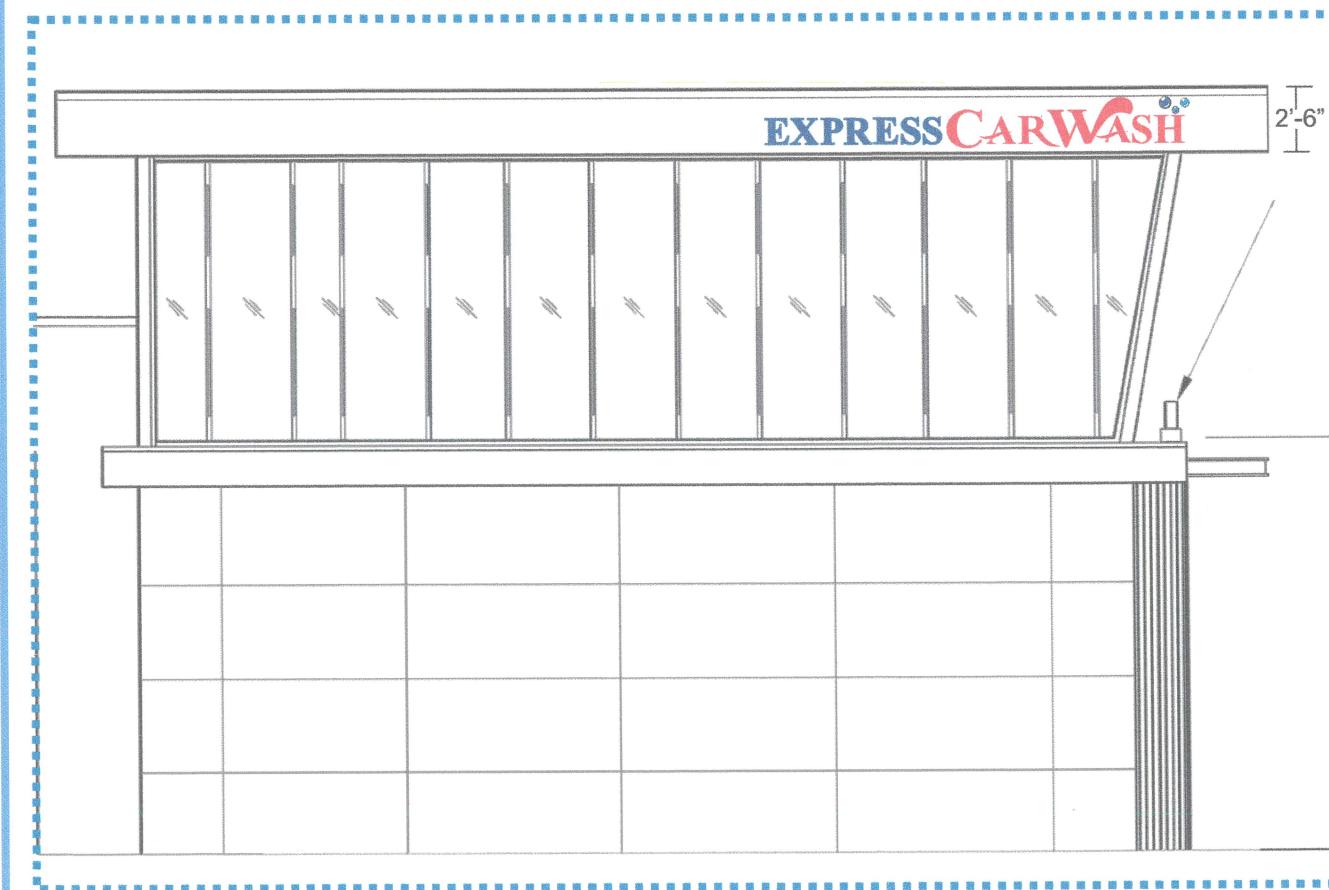
DESCRIPTION:

- Internally Illuminated Channel Letters
- 4" Deep .040" Aluminum Letters
- .118" Acrylic Faces with 3/4" Trimcaps
- Internal LED Illumination w/Remote Drivers
- Installed Directly Onto The Walls Surface
- Connected To The Customer Provided/Existing Circuit

COLOR SCHEDULE:

	- Blue Acrylic
	- Red Acrylic
	- Light Blue 3M Vinyl
	- Med Blue 3M Vinyl
	- Factory Painted White

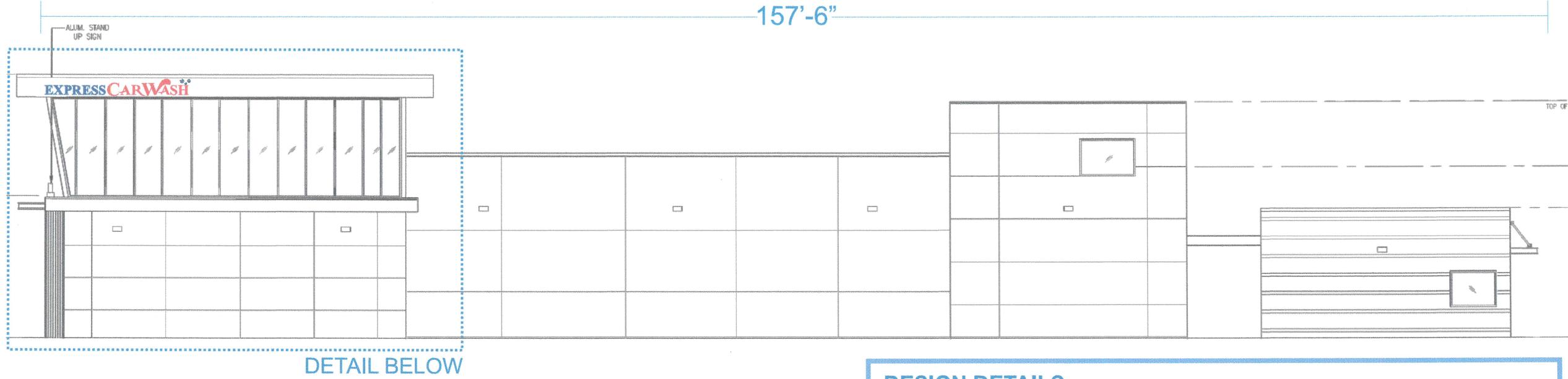
B1



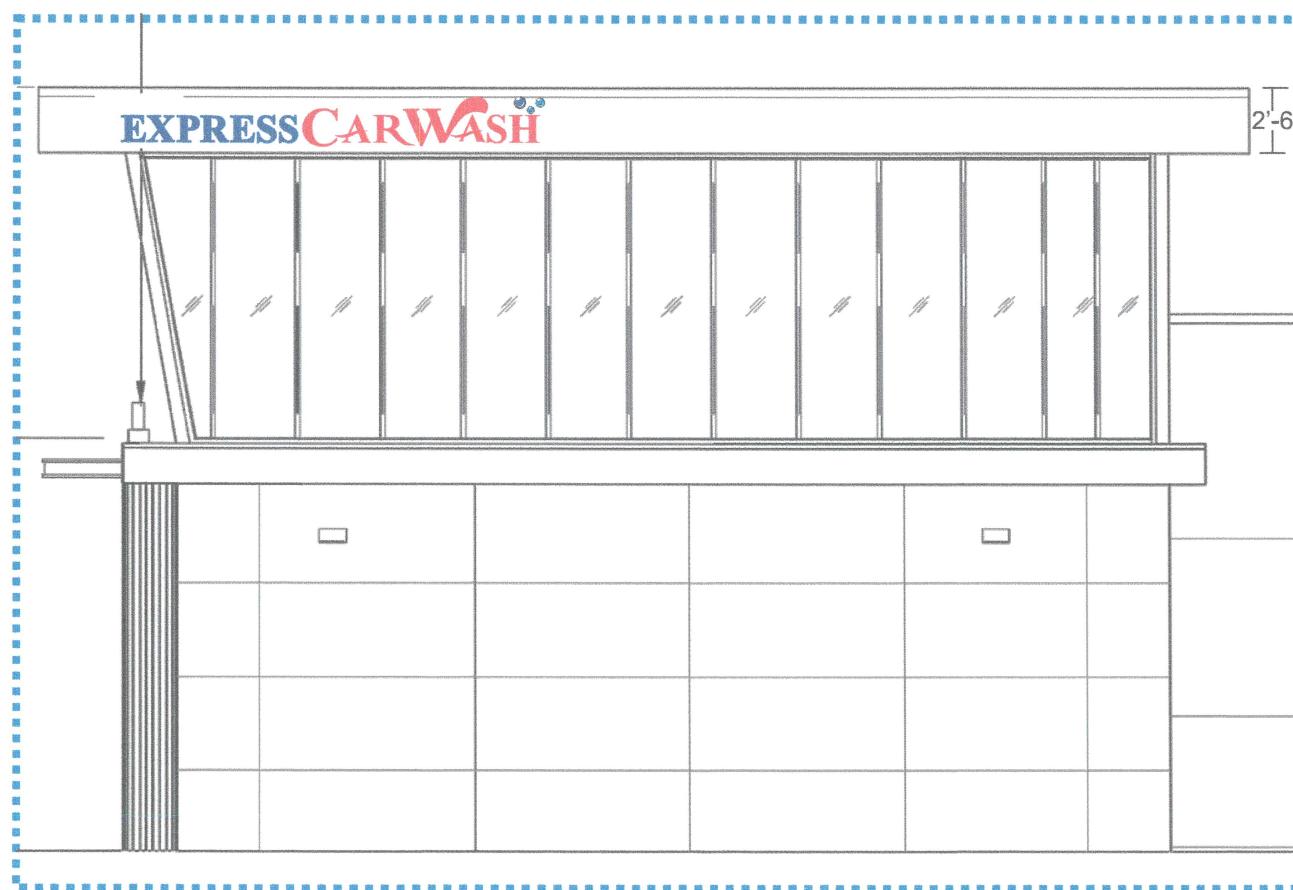
Site Elevation Building A - Car Wash - East Elevation - Sign B

Building Frontage

157'-6"



DETAIL BELOW



DESIGN DETAILS

Tallest Letter Is 17", The "W" Is Considered Part Of The Logo

Section Details On P.B4



Sign Area: 29.6 SQFT.

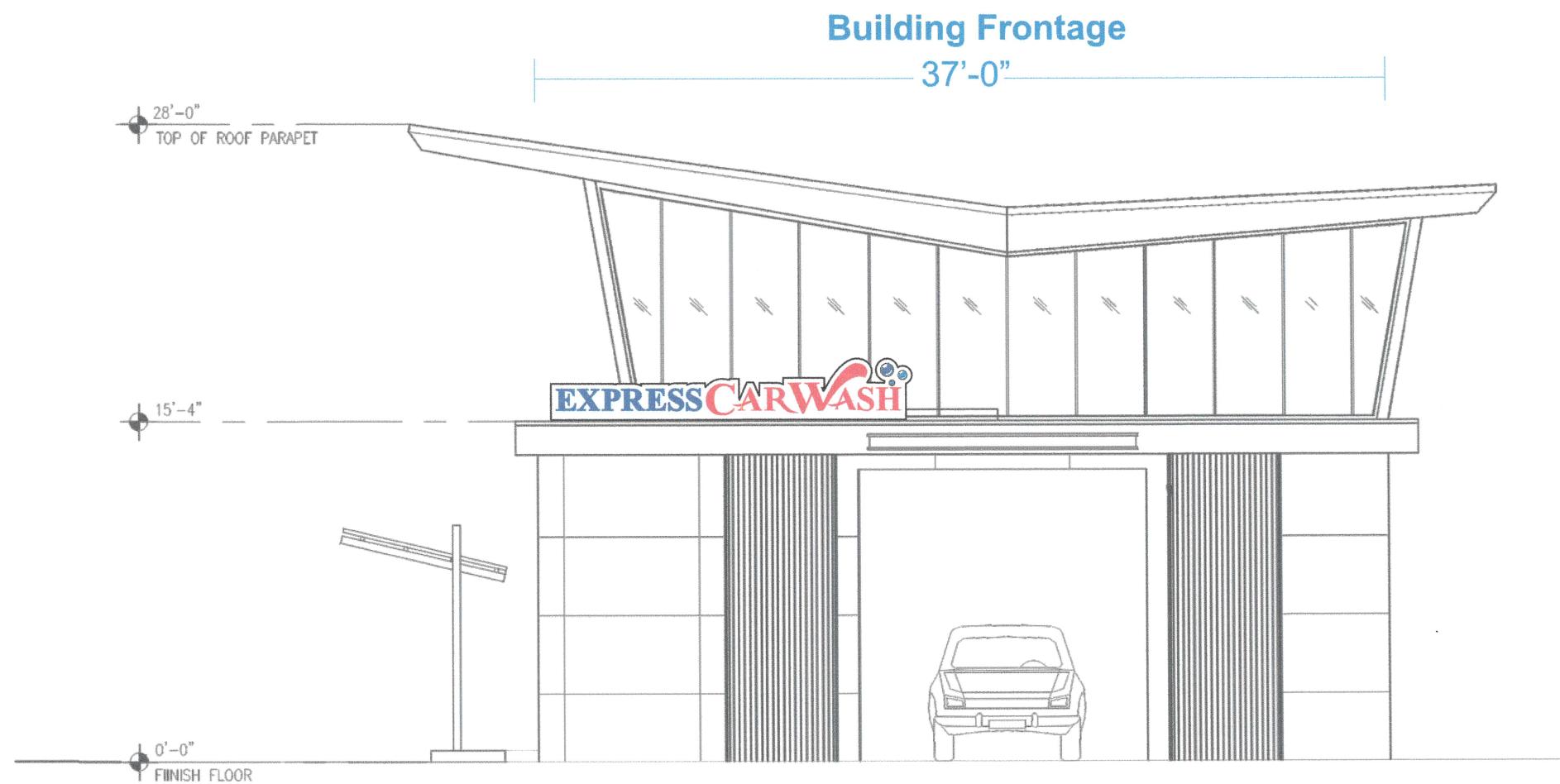
DESCRIPTION:

- Internally Illuminated Channel Letters
- 4" Deep .040" Aluminum Letters
- .118" Acrylic Faces with 3/4" Trimcaps
- Internal LED Illumination w/Remote Drivers
- Installed Directly Onto The Walls Surface
- Connected To The Customer Provided/Existing Circuit

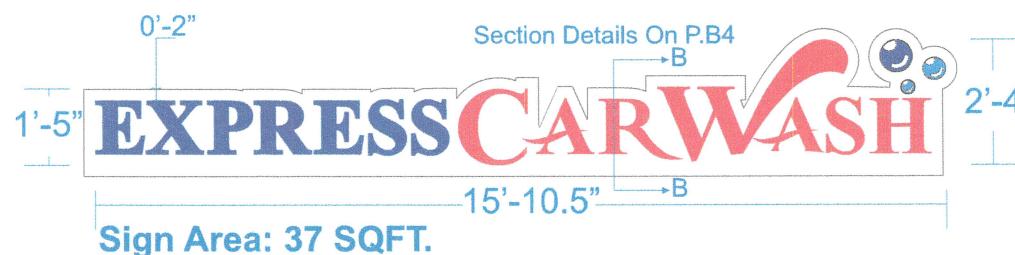
COLOR SCHEDULE:

Blue Acrylic
Red Acrylic
Light Blue 3M Vinyl
Med Blue 3M Vinyl
Factory Painted White

Site Elevation Building A - Car Wash - South Elevation - Sign C

**DESIGN DETAILS**

Tallest Letter Is 17", The "W" Is Considered Part Of The Logo

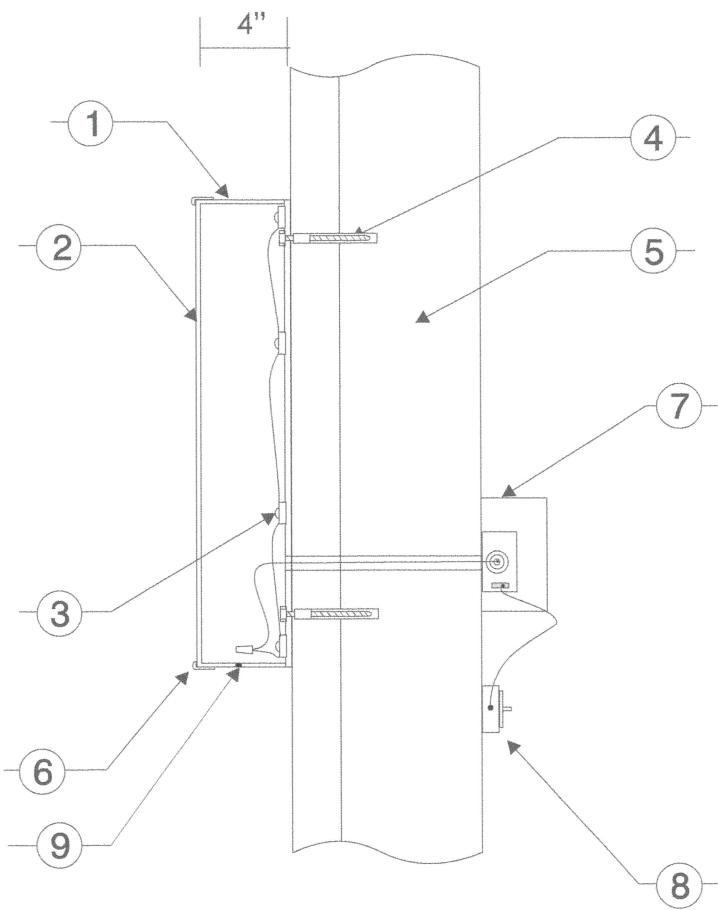
**DESCRIPTION:**

- Internally Illuminated Channel Letters
- 4" Deep .040" Aluminum Letters
- .118" Acrylic Faces with 3/4" Trimcaps
- Contour Cut, Aluminum Backing Sheet
- Internal LED Illumination w/Remote Drivers
- Installed Directly Onto The Walls Surface
- Connected To The Customer Provided/Existing Circuit

COLOR SCHEDULE:

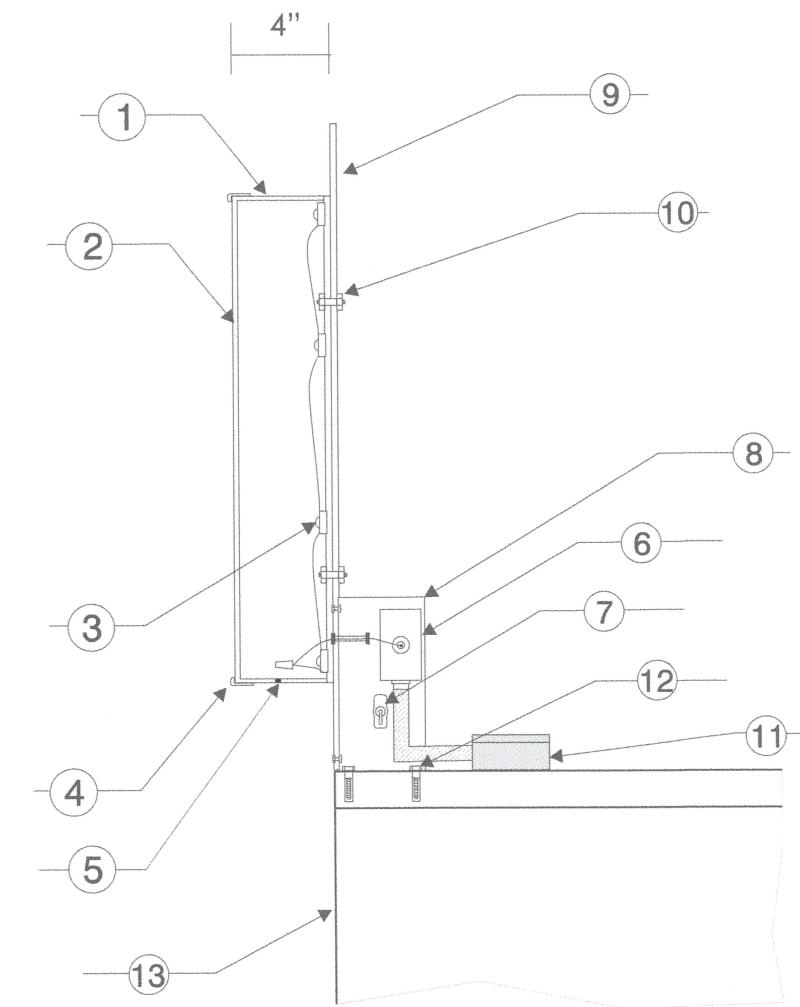
	- Blue Acrylic
	- Red Acrylic
	- Light Blue 3M Vinyl
	- Med Blue 3M Vinyl
	- Factory Painted White

SECTION DETAILS - Building A - Car Wash



SECTION A-A (WEST & EAST ELEV.)

1. .040 Aluminum Letters, White
2. .118" Acrylic Faces
3. UL Listed 12 vdc LED Light Units
4. 1/4" x 3 1/2" Screws into Wood studs
Minimum 3" Embedment or
#12 x 3" Hex Screws and Anchors
Min. 4 EA per Unit
5. Existing Building Wall
6. 3/4" Trimcaps
7. UL listed Class2 Remote Power Supply
12 - 500 watt as needed
8. Existing J-Box, 120V, 20A, Controlled
Cut-off Switch Built-In
9. 1/4" Weep Hole

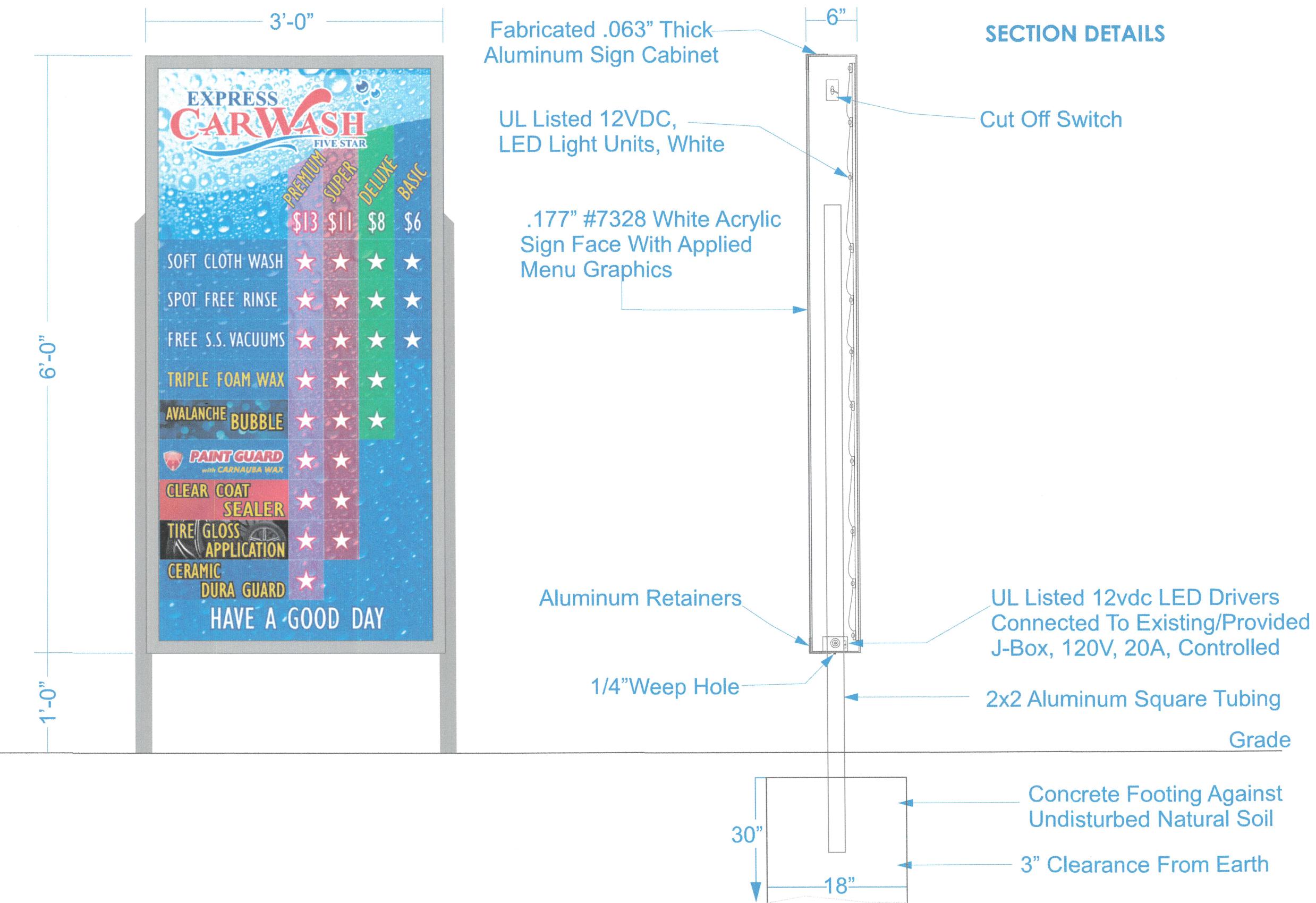


SECTION B-B (SOUTH ELEV.)

1. .040 Aluminum Returns
2. .118" Acrylic Faces
3. UL Listed 12 vdc LED Light Units
4. 3/4" Trimcaps
5. 1/4" Weep Hole
6. UL listed Class2 Remote Power Supply
12 - 500 watt as needed
7. Disconnect Switch
8. Aluminum Raceway (Painted To Match Building)
9. Aluminum Support Board (Painted To Match Building)
10. #8 x 1" Screws/Nuts, Four(4) EA Min. Per Letter
11. (E) Sign Circuit
12. #14 x2" Tek Screws To The (E) Steel Beam
13. (E) Building Structure

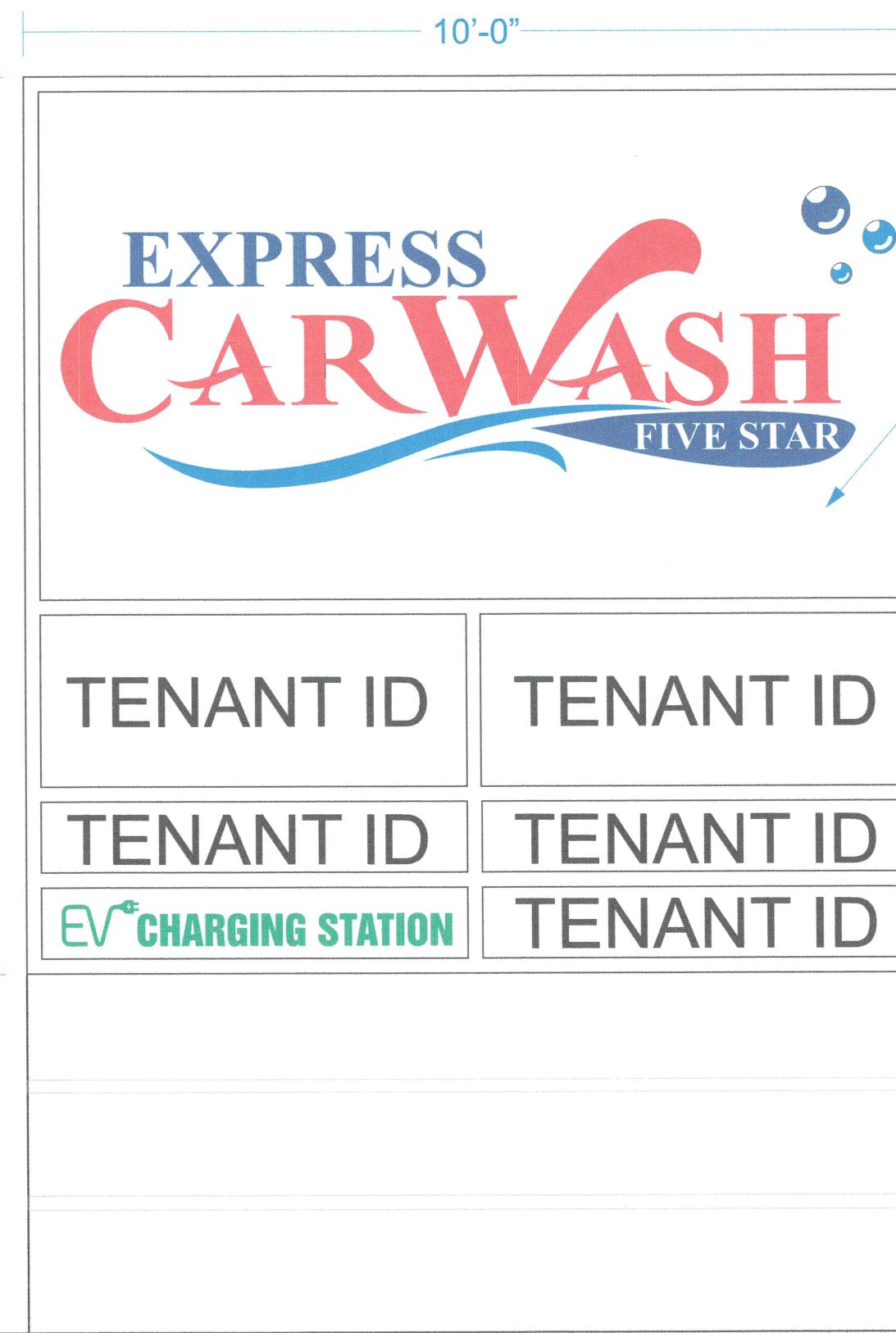
All Letters to be UL Labeled and Conform to All Local
and State Code Requirements

Internally Illuminated Car Wash Menu Sign



B5

Refurbishment Of Existing Monument Sign



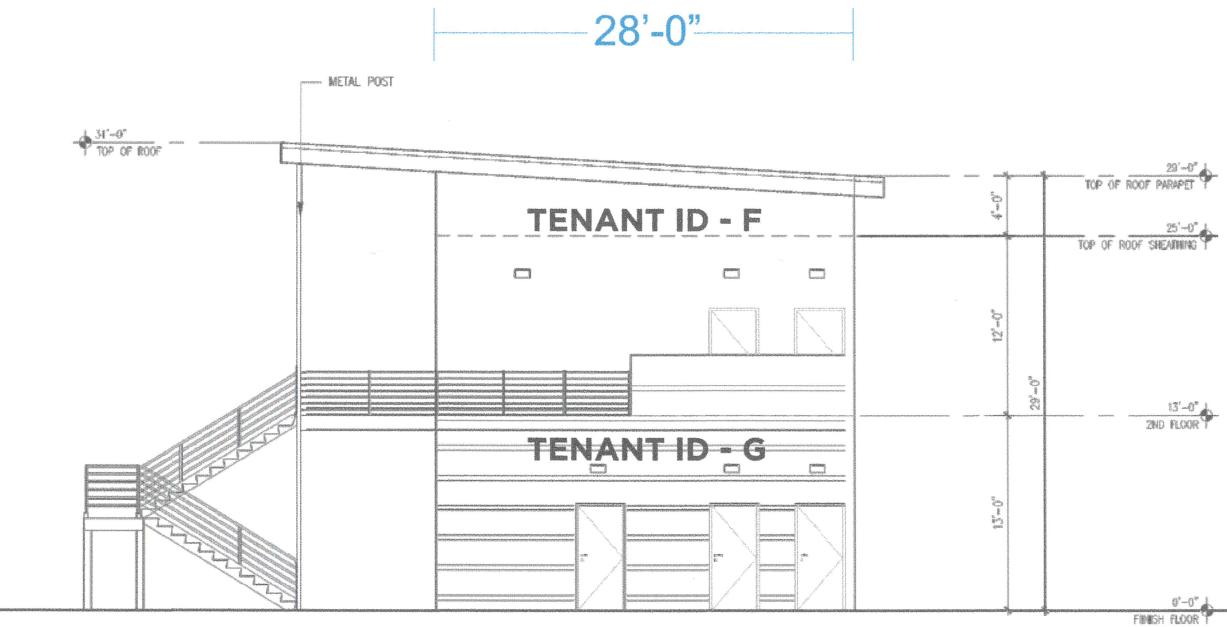
Acrylic Sign Face With Applied Vinyl Films

Aluminum Retainers, Returns And Dividers Painted To Match Building

Wood Grain Ceramic Tile To Match Building

Site Elevation Building B - Restaurant & Retail - North and West Elevations

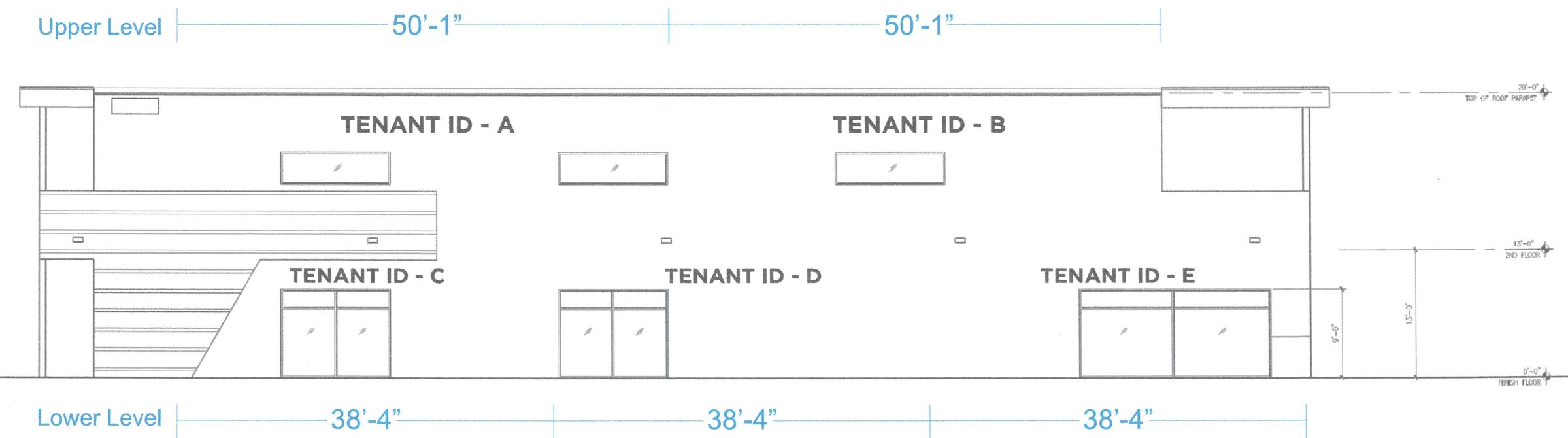
Business Frontages - North Elevation



Notes:

- Only One (1) Wall Sign Per Frontage Of Each Business/Elevation Shall Be Allowed.
- Maximum Sign Area: Not To Exceed One (1) SQFT. Per One (1) Lineal Foot Of Business Frontage; And Sign Copy Shall Not Exceed 75% In Width Of The Business Frontage.
- Tenant Wall Signs Shall Be Installed Centered Over Each Tenant Leasehold, Unless Otherwise Directed By The Landlord.
- Sign Copy Shall Be Limited To The Tenant's Business Name And/Or Their Basic Product.

Business Frontages - West Elevation

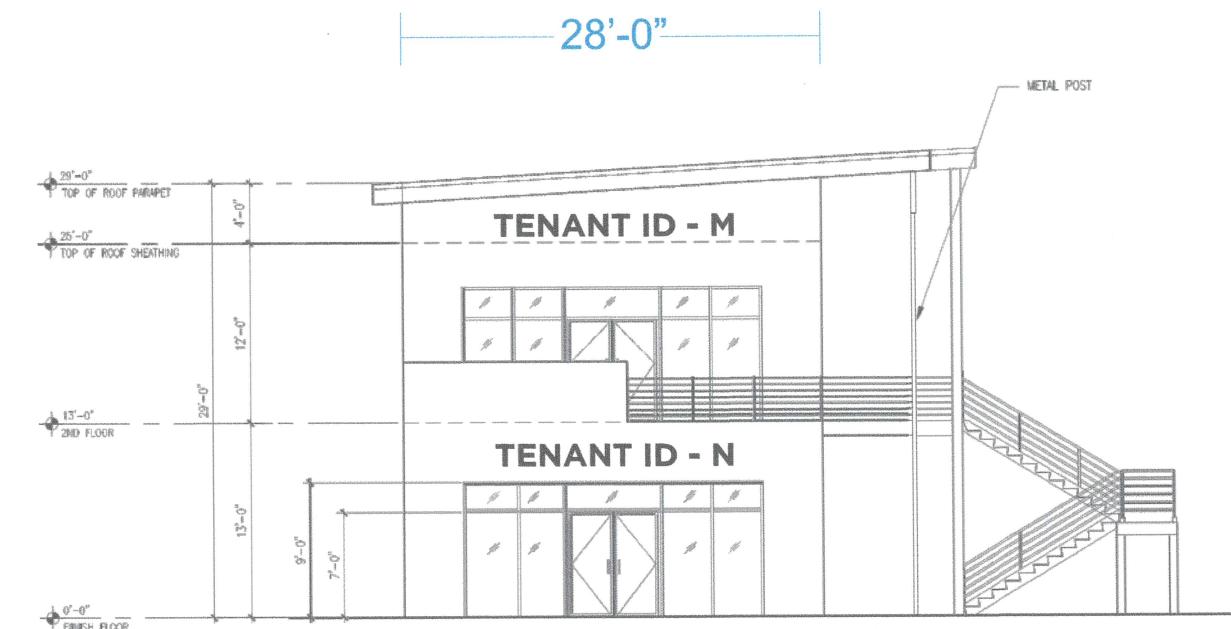


Site Elevation Building B - Restaurant & Retail - South and East Elevations

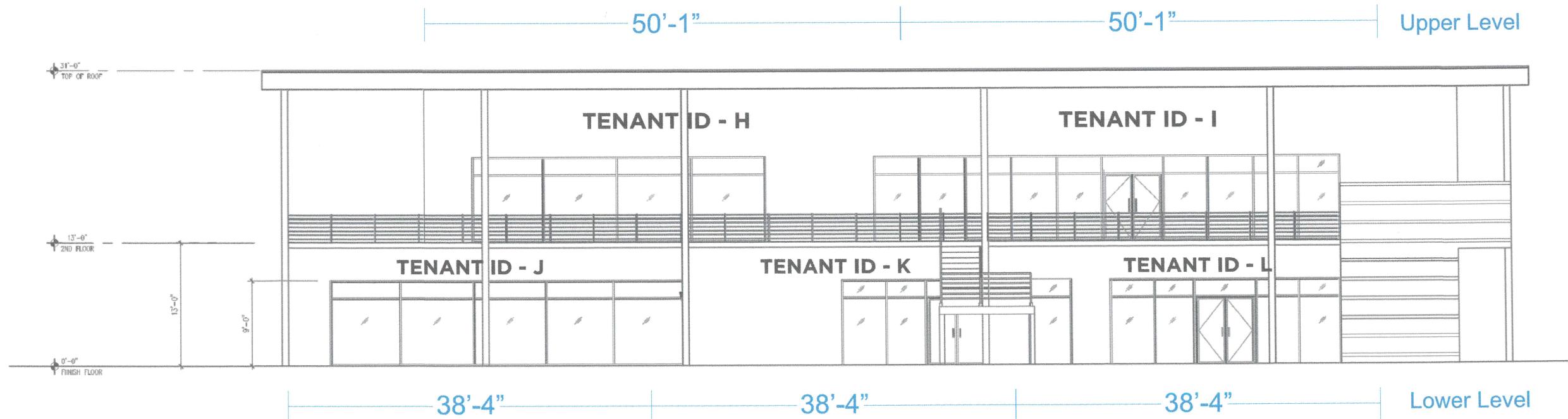
Notes:

- Only One (1) Wall Sign Per Frontage Of Each Business/Elevation Shall Be Allowed.
- Maximum Sign Area: Not To Exceed One (1) SQFT. Per One (1) Lineal Foot Of Business Frontage; And Sign Copy Shall Not Exceed 75% In Width Of The Business Frontage.
- Tenant Wall Signs Shall Be Installed Centered Over Each Tenant Leasehold, Unless Otherwise Directed By The Landlord.
- Sign Copy Shall Be Limited To The Tenant's Business Name And/Or Their Basic Product.

Business Frontages - South Elevation



Business Frontages - East Elevation



February 28, 2024

Peter Kann
Planning Manager, City of Artesia
18747 Clarkdale Avenue
Artesia, California 90701

Subject: Five Star Express Car Wash, Restaurant & Retail Project Vehicle Miles Traveled
Memorandum (LSA Project No. 20231231)

Dear Mr. Kann:

LSA Associates, Inc. (LSA) has prepared this Vehicle Miles Traveled (VMT) Memorandum (Memo) for the Five Star Express Car Wash, Restaurant & Retail Project (project) in Artesia, Los Angeles County, California, to determine whether a detailed VMT analysis will be required for this project. The project is located on the northeast corner of the intersection of Alburtis Avenue and South Street. Figure 1 (all figures attached) illustrates the regional and project location.

PROJECT DESCRIPTION

The current land use designation for the project parcel is General Commercial in the City of Artesia (City) General Plan Update (dated July 2010). The existing project site was a strip retail use that has been demolished and vacant since April 2021. The proposed project includes the development of a 4,000 square-foot (sf) automated car wash with a 600 sf office, a 3,000 sf restaurant/caf , and 3,200 sf strip retail building. Figure 2 illustrates the conceptual site plan for the project.

BACKGROUND

On December 28, 2018, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) guidelines for use. Among the changes to the guidelines was removal of vehicle delay and level of service (LOS) from consideration under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT. Lead agencies are allowed to opt-in to the revised transportation guidelines but the new guidelines must be used starting July 1, 2020.

The City has not yet adopted its own VMT guidelines. Therefore, the VMT analysis conducted for this project was based on the Los Angeles County Transportation Impact Analysis Guidelines (TIA Guidelines) (dated July 2020), which are based on the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts under CEQA* (TA) (dated December 2018).

VEHICLE MILES TRAVELED SCREENING

The TIA Guidelines provide screening criteria for land development projects to identify when a project may be screened out and presumed to have a less than significant VMT impact without conducting a detailed study. Listed below are the screening criteria provided in the TIA Guidelines:

1. Non-Retail Project Trip Generation Screening – Does the development project generate a net increase of 110 or more daily vehicle trips?
2. Retail Project Site Plan Screening – Does the project contain retail uses that exceed 50,000 square-feet (sf) of gross floor area?
3. Proximity to Transit Based Screening – Is the project located within a one-half mile radius of a major transit stop or an existing stop along a high-quality transit corridor? If yes, the following subsequent questions should be considered:
 - Does the project have a Floor Area ratio less than 0.75?
 - Does the project provide more parking than required by the County Code?
 - Is the project inconsistent with the Southern California Association of Government (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)?
 - Does the project replace residential units set aside for lower income households with a smaller number of market-rate residential units?
4. Residential Land Use Based Screening – Are 100% of the units, excluding manager's units, set aside for lower income households?

Under the VMT screening criteria, the 3,000 sf restaurant/caf  and the 3,200 sf of strip retail component of the proposed project can be considered a local serving retail. As such, these projects are not estimated to draw regional patrons, but estimated to serve the local population, en route to other destinations. The restaurant/caf  and strip retail component of the project has a gross floor area of 6,200 sf, which does not exceed the 50,000 sf threshold under the retail project site plan screening criteria (Criteria #2). Local serving retail projects with a gross floor area less than 50,000 sf are presumed to have a less than significant impact on VMT, and therefore may be screened out from a detailed VMT analysis.

For the car wash component of the proposed project, patrons of car wash facilities are typically people who live within the vicinity of the car wash facility or people who drive by the area regularly. Existing car wash facilities within a three-mile radius of the project site were identified to understand the potential customer base, as illustrated in Figure 3. As shown in Figure 3, some car wash facilities are located in the northern and southern portion of this three-mile radius, with nearest car wash being 0.7 miles from the project site and the nearest automated car wash being 0.9 miles from the project site. There are currently no existing car wash facilities along South Street. As such, for drivers traveling on South Street and customers at and within the vicinity of the proposed project, the proposed car wash would provide a more convenient location to provide car wash services, and therefore is anticipated to capture these existing vehicle trips. Thus, the proposed car wash would result in a reduction in trip lengths and VMT due to its proximity to nearby retail and no existing car wash facilities within a three-mile radius along South Street. Therefore, the project is presumed to reduce the total regional VMT and is presumed to have a less than significant VMT impact.

CONCLUSION

The proposed restaurant/caf  and retail component of the project can be considered to be a local serving retail project that has a gross floor area of 6,200 sf. As such, the restaurant/caf  and retail component of the project does not exceed the 50,000 sf threshold under the local serving retail project screening criteria. Projects less than the 50,000 sf threshold are presumed to have a less than significant impact on VMT, and therefore the proposed project may be screened out from a detailed VMT analysis. The proposed automated car wash component of the project is anticipated to serve people who live within the vicinity of the car wash facility or people who drive by the area regularly. Due to the lack of existing car washes along South Street, existing drivers travelling along South Street and customers at and within the vicinity of the proposed project would have the opportunity of using the proposed car wash along their path of travel. Therefore, the proposed car wash could result in a reduction in trip lengths and VMT and can be presumed to reduce the total regional VMT, and presumed to have a less than significant VMT impact.

If you have any questions, please do not hesitate to contact me at (949) 553-0666 or Ken.Wilhem@lsa.net.

Sincerely,

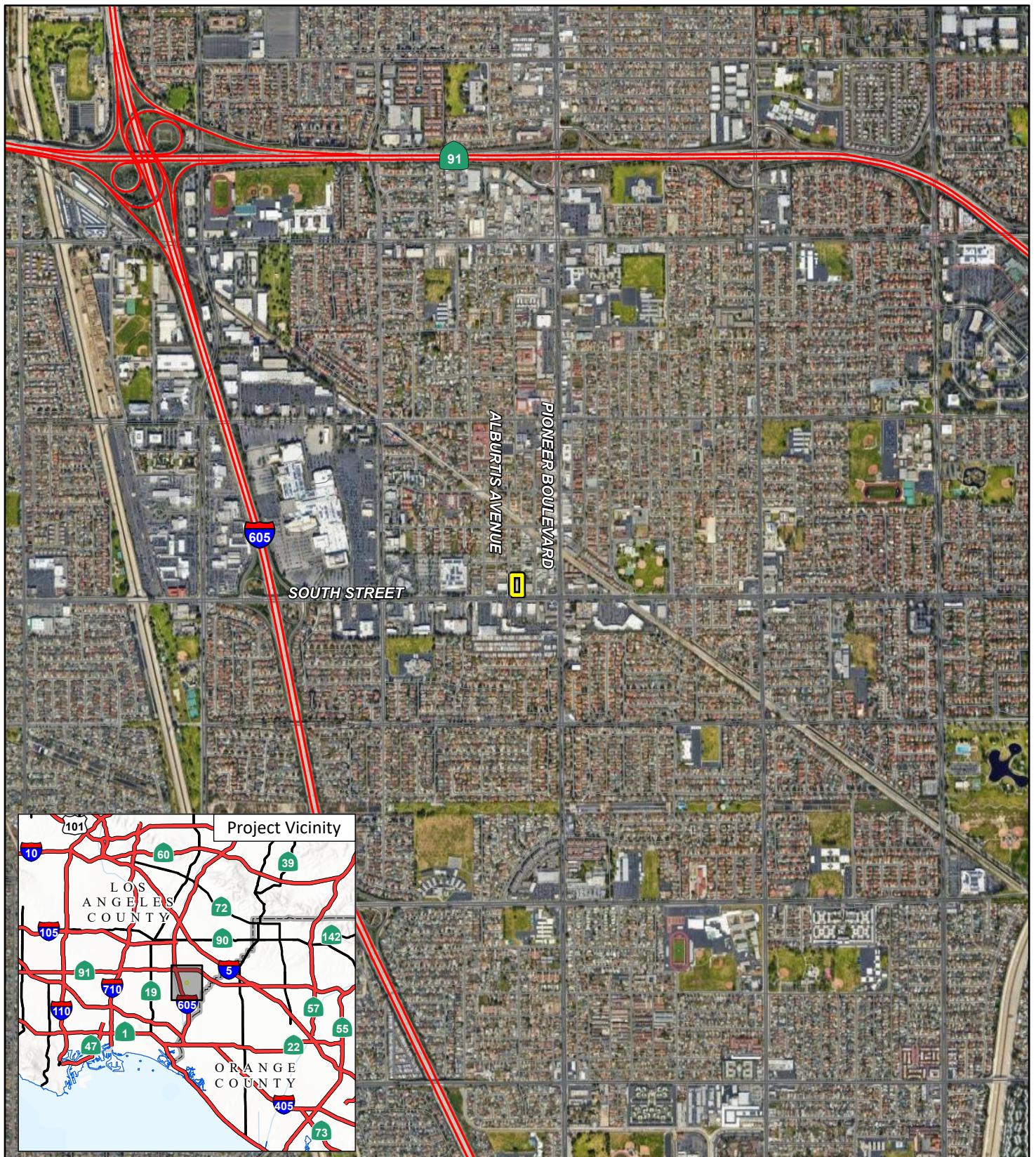
LSA Associates, Inc.



Ken Wilhelm

Principal

Attachments: Figure 1: Regional and Project Location
Figure 2: Conceptual Site Plan
Figure 3: Nearby Car Wash Locations



LSA

LEGEND

 Project Location



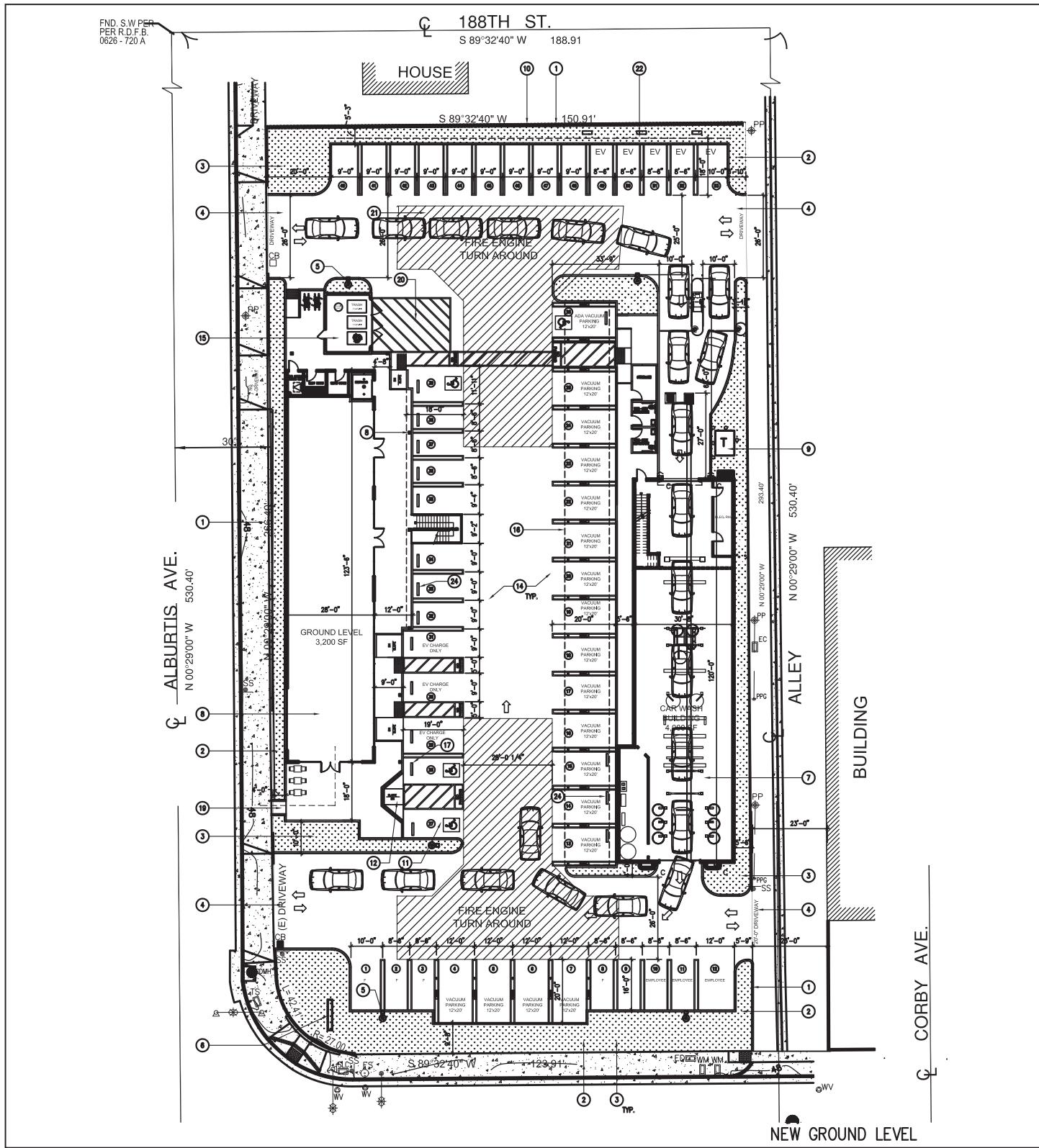
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SOURCE: ESRI Streetmap, 2021; Google Earth, 2021

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Five Star Express Car Wash, Restaurant & Retail
Vehicle Miles Traveled Memorandum
Regional and Project Location

FIGURE 1



LSA

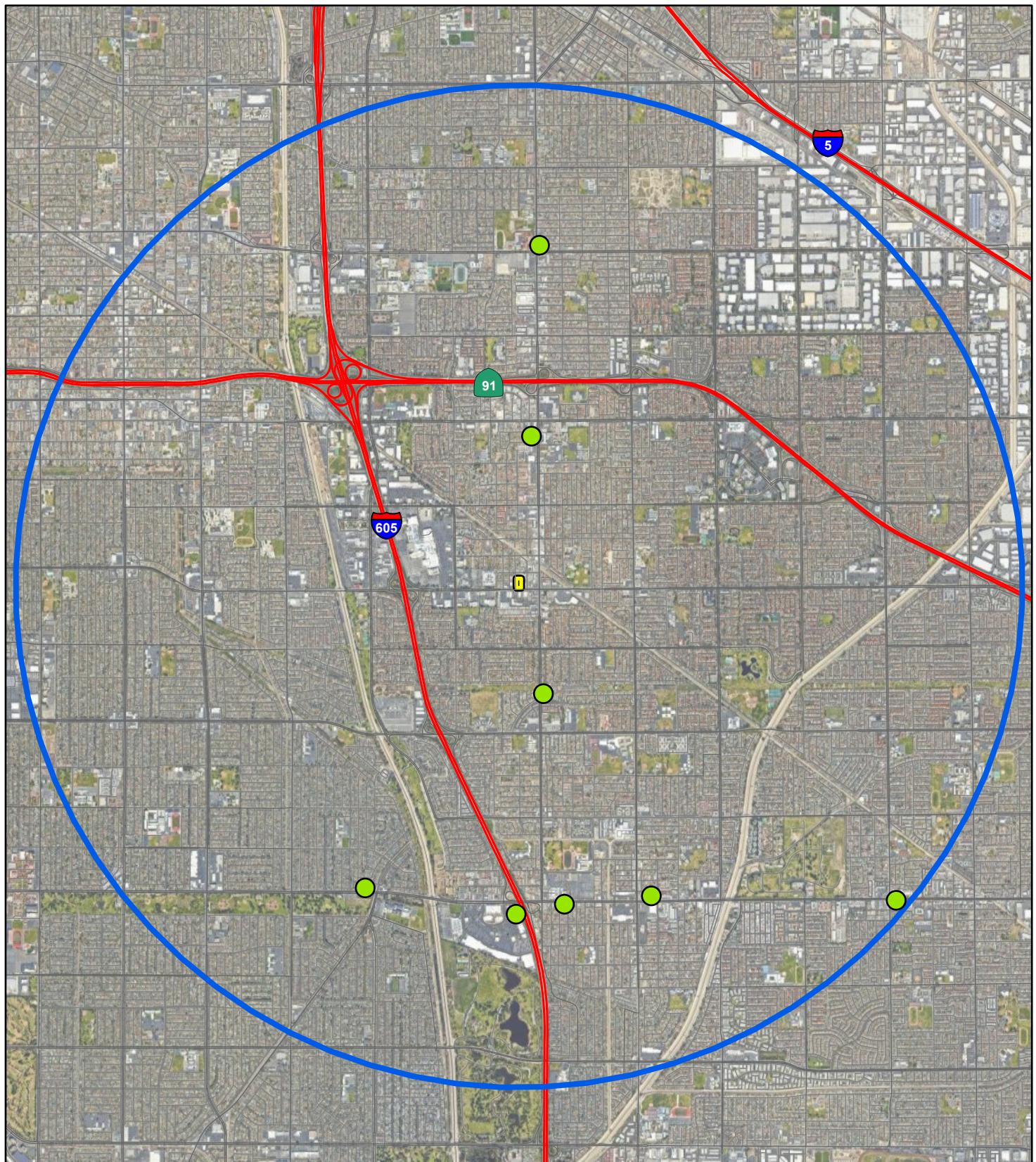


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FIGURE 2

*Five Star Express Car Wash, Restaurant & Retail
Vehicle Miles Traveled Memorandum*

Conceptual Site Plan



LSA

LEGEND

- Project Location
- Car Wash Locations
- Three Mile Radius

0 2000 4000
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SOURCE: ESRI Streetmap, 2021; Google Earth, 2021

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Five Star Express Car Wash, Restaurant & Retail
Vehicle Miles Traveled Memorandum
Nearby Car Wash Locations

FIGURE 3

NOISE IMPACT ANALYSIS

FIVE STAR EXPRESS CAR WASH, RESTAURANT AND RETAIL PROJECT

ARTESIA, CALIFORNIA

LSA

February 2024

NOISE IMPACT ANALYSIS

FIVE STAR EXPRESS CAR WASH, RESTAURANT AND RETAIL PROJECT ARTESIA, CALIFORNIA

Submitted to:

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Dong Ah Development USA, Inc.
711 West Wedgewood Lane
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Prepared by:

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(949) 553-0666

Project No. 20231231

LSA

February 2024

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LIST OF ABBREVIATIONS AND ACRONYMS

City	City of Artesia
CNEL	Community Noise Equivalent Level
dB	decibel(s)
dBA	A-weighted decibel(s)
ft	foot/feet
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
HVAC	Heating, ventilation, and air conditioning
Hz	Hertz
L_{dn}	day-night average noise level
L_{eq}	equivalent continuous sound level
L_{max}	maximum instantaneous noise level
L_{min}	minimum instantaneous noise level
LSA	LSA Associates, Inc.
project	Five Star Express Car Wash, Restaurant and Retail Project
sf	square feet
SPL	Sound Power Level

INTRODUCTION

This noise impact analysis has been prepared to evaluate the potential noise impacts and noise reduction measures associated with the proposed Five Star Express Car Wash, Restaurant and Retail Project (project) in Artesia, California. This report is intended to satisfy the City of Artesia's (City) requirement for a project-specific noise impact analysis by examining the impacts of the proposed uses on the project site and identifies whether any noise reduction measures to reduce project noise impacts would be necessary.

PROJECT LOCATION AND DESCRIPTION

The two project parcels (Assessor's Parcel Numbers [APNs] 7039-014-011 and -018, totaling 1.01 acres) comprising the project area are located at 11701 South Street on the northeast corner of South Street and Alburtis Avenue. Specifically, the project site is depicted on the United States Geological Survey (USGS) *Los Alamitos, California* 7.5-minute topographic quadrangle map in Section 1 of Township 4 South, Range 12 West. The project location is shown on Figure 1.

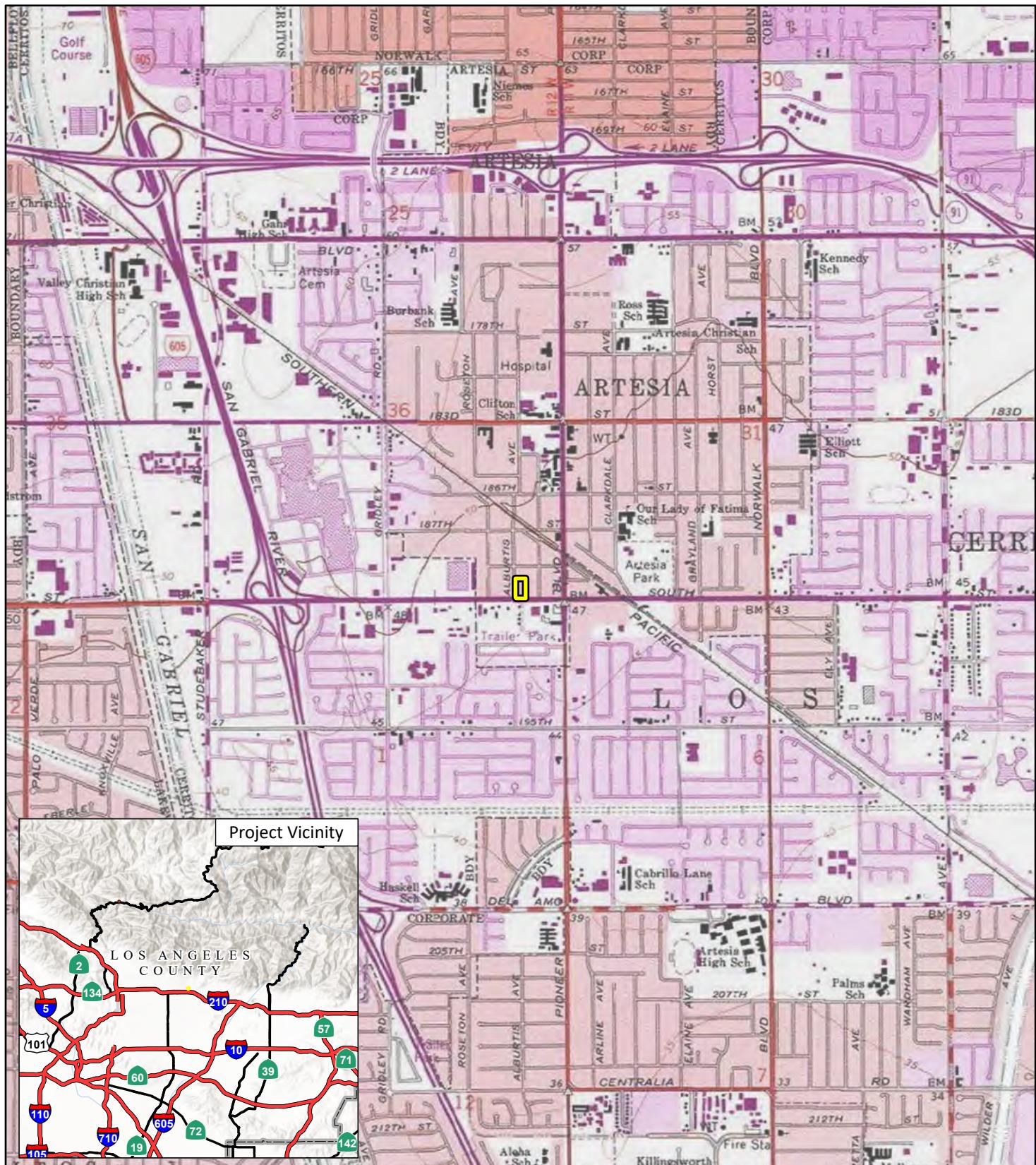
The proposed project is an automated car wash (4,000-square-foot [sf] tunnel) with 18 vacuum spaces and a separate building with 600 sf office use, a 3,000-sf restaurant use, and a 3,200-sf retail use on site. The project site plan is presented in Figure 2.

The hours of operation for the proposed car wash are 7:00 a.m. to 8:00 p.m. during summer months and 7:00 a.m. to 7:00 p.m. during winter months while retail would operate 24-hours a day all year.

EXISTING LAND USES IN THE PROJECT AREA

The project site is surrounded by residential and commercial uses. The areas adjacent to the project site include the following uses:

- **North:** Existing single-family residences immediately adjacent.
- **East:** Existing commercial uses and single-family residences opposite the adjacent alley.
- **South:** Existing commercial uses opposite South Street
- **West:** Existing commercial uses and single-family residences



LSA

FIGURE 1

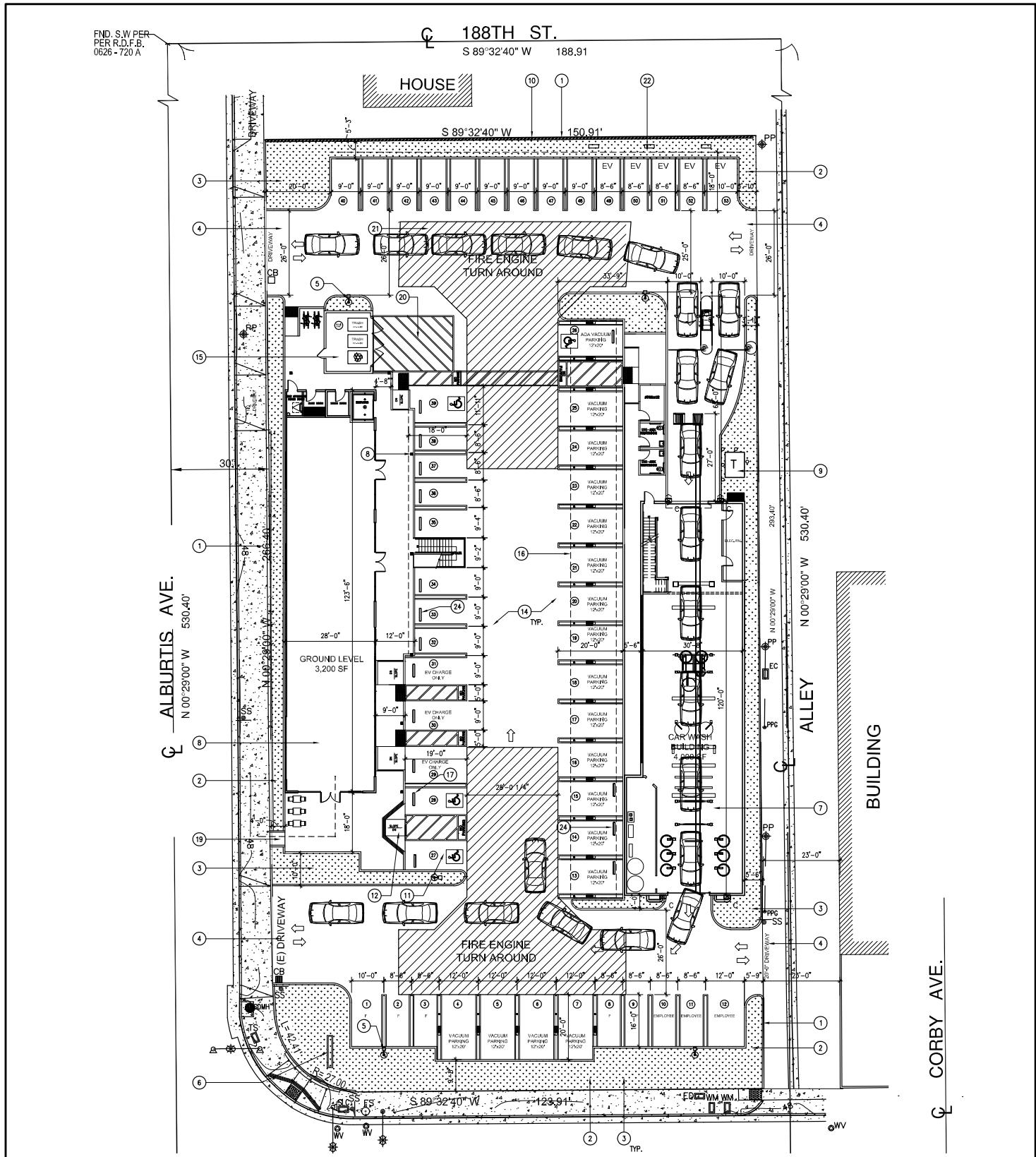


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SOURCE: USGS 7.5' Quad - Los Alamitos (1981), CA

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Artesia Car Wash Project
Project Location



LSA



SOURCE: Ueda Architecture

l:\20231231\G\Site_Plan.ai (2/22/2024)

Five Star Express Car Wash, Restaurant and Retail Site Plan

NOISE FUNDAMENTALS

CHARACTERISTICS OF SOUND

Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect the ability to hear. Pitch is the number of complete vibrations, or cycles per second, of a sound wave, which results in the tone's range from high to low. Loudness is the strength of a sound, and it describes a noisy or quiet environment; it is measured by the amplitude of the sound wave. Loudness is determined by the intensity of the sound wave combined with the reception characteristics of the human ear. Sound intensity refers to the power carried by sound waves per unit area in a direction perpendicular to that area. This characteristic of sound can be precisely measured with instruments. The analysis of a project defines the noise environment of the project area in terms of sound pressure level and its effect on adjacent sensitive land uses.

Measurement of Sound

Sound pressure level is measured with the A-weighted decibel scale to correct for the relative frequency response of the human ear. That is, an A-weighted noise level de-emphasizes low and very high frequencies of sound, similar to the human ear's de-emphasis of these frequencies. Decibels, unlike linear units (e.g., inches or pounds), are measured on a logarithmic scale representing points on a sharply rising curve.

For example, 10 decibels (dB) is 10 times more intense than 1 dB, 20 dB is 100 times more intense than 1 dB, and 30 dB is 1,000 times more intense than 1 dB. Thirty decibels (30 dB) represents 1,000 times as much acoustic energy as 1 dB. The decibel scale increases as the square of the change, representing the sound pressure energy. A sound as soft as human breathing is about 10 times greater than 0 dB. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A 10 dB increase in sound level is perceived by the human ear as only a doubling of the sound's loudness. Ambient sounds generally range from 30 dB (very quiet) to 100 dB (very loud).

Sound levels are generated from a source, and their decibel level decreases as the distance from that source increases. Sound levels dissipate exponentially with distance from their noise sources. For a single point source, sound levels decrease approximately 6 dB for each doubling of distance from the source. This drop-off rate is appropriate for noise generated by stationary equipment. If noise is produced by a line source (e.g., highway traffic or railroad operations) the sound decreases 3 dB for each doubling of distance in a hard site environment. Line source sound levels decrease 4.5 dB for each doubling of distance in a relatively flat environment with absorptive vegetation.

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. The equivalent continuous sound level (L_{eq}) is the total sound energy of time-varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the L_{eq} and Community Noise Equivalent Level (CNEL) or the day-night average noise level (L_{dn}) based on A-weighted decibels (dBA). CNEL is the time-varying noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly L_{eq} for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and a 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). L_{dn} is similar to the CNEL scale but without the adjustment for events occurring during the relaxation and sleeping hours. CNEL and L_{dn} are within 1 dBA of each other and are normally interchangeable.

Other noise rating scales of importance when assessing the annoyance factor include the maximum instantaneous noise level (L_{max}), which is the highest exponential time-averaged sound level that occurs during a stated time period. The noise environments discussed in this analysis for short-term noise impacts are specified in terms of maximum levels denoted by L_{max} , which reflects peak operating conditions and addresses the annoying aspects of intermittent noise. It is often used together with another noise scale, or noise standards in terms of percentile noise levels, in noise ordinances for enforcement purposes. For example, the L_{10} noise level represents the noise level exceeded 10 percent of the time during a stated period. The L_{50} noise level represents the median noise level. Half the time the noise level exceeds this level, and half the time it is less than this level. The L_{90} noise level represents the noise level exceeded 90 percent of the time and is considered the background noise level during a monitoring period. For a relatively constant noise source, the L_{eq} and L_{50} are approximately the same.

Noise impacts can be described in three categories. The first category includes audible impacts that refer to increases in noise levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3 dB or greater because this level has been found to be barely perceptible in exterior environments. Additionally, an increase of more than 5 dBA is typically considered readily perceptible in an exterior environment. The second category, potentially audible, refers to a change in the noise level between 1 dB and 3 dB. This range of noise levels has been found to be noticeable only in laboratory environments. The last category includes changes in noise levels of less than 1 dB, which are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are considered potentially significant.

Physiological Effects of Noise

Physical damage to human hearing begins at prolonged exposure to sound levels higher than 85 dBA. Exposure to high sound levels affects the entire system, with prolonged sound exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and the nervous system. In comparison, extended periods of sound exposure above 90 dBA would result in permanent cell damage. When the sound level reaches 120 dBA, a tickling sensation occurs in the human ear, even with short-term exposure. This level of sound is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by a feeling of pain in the ear (i.e., the threshold of pain). A sound level of 160–165 dBA will result in dizziness or a

loss of equilibrium. The ambient or background noise problem is widespread and generally more concentrated in urban areas than in outlying, less-developed areas.

Table A lists definitions of acoustical terms, and Table B shows common sound levels and their sources.

Table A: Definitions of Acoustical Terms

Term	Definitions
Decibel, dB	A unit of sound level that denotes the ratio between two quantities that are proportional to power; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
Frequency, Hz	Of a function periodic in time, the number of times that the quantity repeats itself in 1 second (i.e., the number of cycles per second).
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. (All sound levels in this report are A-weighted unless reported otherwise.)
L_{01} , L_{10} , L_{50} , L_{90}	The fast A-weighted noise levels that are equaled or exceeded by a fluctuating sound level 1%, 10%, 50%, and 90% of a stated time period, respectively.
Equivalent Continuous Noise Level, L_{eq}	The level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time varying sound.
Community Noise Equivalent Level, CNEL	The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 dBA to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 dBA to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.
Day/Night Noise Level, L_{dn}	The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 10 dBA to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.
L_{max} , L_{min}	The maximum and minimum A-weighted sound levels measured on a sound level meter, during a designated time interval, using fast time averaging.
Ambient Noise Level	The all-encompassing noise associated with a given environment at a specified time. It is usually a composite of sound from many sources from many directions, near and far; no particular sound is dominant.
Intrusive	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content, as well as the prevailing ambient noise level.

Source 1: *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (Caltrans 2013)

Source 2: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).

Caltrans = California Department of Transportation

FTA = Federal Transit Administration

Table B: Common Sound Levels and Their Noise Sources

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Jet fly-over at 1,000 ft	— 110 —	Rock band
Gas lawn mower at 3 ft	— 100 —	
Diesel truck at 50 ft at 50 mph	— 90 —	Food blender at 3 ft Garbage disposal at 3 ft
Noisy urban area, daytime	— 80 —	
Gas lawn mower, 100 ft	— 70 —	Vacuum cleaner at 10 ft Normal speech at 3 ft
Commercial area		
Heavy traffic at 300 ft	— 60 —	Large business office Dishwasher next room
Quiet urban daytime	— 50 —	
Quiet urban nighttime	— 40 —	Theater, large conference room (background)
Quiet suburban nighttime	— 30 —	Library Bedroom at night, concert hall (background)
Quiet rural nighttime	— 20 —	Broadcast/recording studio
	— 10 —	
Lowest threshold of human hearing	— 0 —	Lowest threshold of human hearing

Source: *Technical Noise Supplement* (Caltrans 2013).

Caltrans = California Department of Transportation

dBA = A-weighted decibels

ft = feet

mph = miles per hour

REGULATORY SETTING

The applicable noise standards governing the project site include the criteria in the City's Noise Sub-Element of the General Plan 2030 (Noise Sub-Element) and the City of Artesia Municipal Code (AMC).

CITY OF ARTESIA GENERAL PLAN 2030 NOISE SUB-ELEMENT

The Noise Sub-Element of the City of Artesia General Plan 2030 (City of Artesia 2010) includes the following goals, policies, and specific actions intended to minimize noise through standards, site planning, and noise mitigation:

Community Goal N 1: Land use planning decisions , including planning for new development, consider noise impacts.

Community Policy N 1.1: Permit only those new development or redevelopment projects that have incorporated appropriate mitigation measures, so that standards contained in the Noise Sub-Element or adopted ordinances are met.

Policy Action N 1.1.1: Enforce noise standards, as contained in the City's Noise Ordinance.

Policy Action N 1.1.2: Require a noise impact evaluation for projects, if determined necessary through the environmental review process. If noise abatement is found necessary, require implementation mitigation measures based on a technical study prepared by a qualified acoustical professional.

Policy Action N 1.1.3: Implement noise mitigation by placing conditions of approval on development projects and require a clear description of mitigation on subdivision maps, site plans, and building plans for inspection purposes.

Community Policy N 1.2: Consider noise impacts associated with the development of non-residential uses in the vicinity of residential uses.

Policy Action N 1.2.1: Require that any proposed development near existing residential land uses demonstrate compliance with the City's Noise Ordinance prior to the approval of the project.

Policy Action N 1.2.2: Review the Noise Ordinance to determine if additional or modified standards are necessary to address mixed use development.

Policy Action N 1.2.3: Require the design of mixed-use structures to incorporate techniques to prevent the transfer of noise and vibration from the non-residential to residential uses.

Policy Action N 1.2.4: Encourage commercial uses that are not noise intensive in mixed use developments.

Community Goal N 3: Noise impacts from non-transportation sources are minimized.

Community Policy N 3.1: Ensure non-transportation sources of noise have incorporated appropriate mitigation measures, so that standards contained in the Noise Sub-Element or adopted ordinances are met.

Policy Action N 3.1.1: Require that noise mitigation techniques are incorporated into all construction related activities.

Policy Action N 3.1.2: Enforce the Noise Ordinance to ensure that stationary noise and noise emanating from construction activities, private development, and/or special events are minimized.

CITY OF ARTESIA MUNICIPAL CODE

The City's Municipal Code, Title 5, Chapter 2, Noise, establishes daytime and nighttime noise standards applied to all residential zoned properties in the City, as summarized in Table C.

Table C: Permissible Exterior Sound Limits

Time Period	Permissible Noise Level (dBA)
7:00 a.m. – 10:00 p.m.	55
10:00 p.m. – 7:00 a.m.	50

Source: City of Artesia Municipal Code (January 2024)

dBA = A-weighted decibels

Section 5-2.03 (c) states that if the intruding noise source is continuous and cannot be reasonably discontinued for sufficient time in which the ambient noise level can be determined, the presumed ambient noise level shall be used.

OVERVIEW OF THE EXISTING NOISE ENVIRONMENT

This section describes the existing noise environment in the project site vicinity. Noise monitoring was used to quantify existing noise levels at the project site. In the project vicinity, vehicle traffic is the primary source of noise.

EXISTING NOISE LEVEL MEASUREMENTS

Long-Term Noise Measurements

To assess existing noise levels, LSA conducted three long-term noise measurements in the vicinity of the project site. The long-term noise measurements were recorded for 24 hours between November 2 and November 3, 2023. The long-term noise measurements captured hourly L_{eq} data as well as CNEL data, which incorporates the nighttime hours. Sources which dominate the existing noise environment include traffic on South Street and Alburtis Avenue. Noise measurement data collected during long-term noise monitoring is summarized in Table D and shown on Figure 3. Noise measurement sheets are provided in Appendix A.

Table D: Long-Term Noise Level Measurements

Location	Daytime Noise Levels ¹ (dBA L_{eq})	Evening Noise Levels ² (dBA L_{eq})	Nighttime Noise Levels ³ (dBA L_{eq})	Average Daily Noise Level (dBA CNEL)
LT-1 – 11705 South Street. Along the eastern border of project site, approximately 130 feet away from the South Street centerline.	60.0–65.4	61.5–62.2	51.4–60.8	64.7
LT-2 – 11705 South Street. Along the eastern border of project site, approximately 185 feet away from the South Street centerline.	57.3–64.5	58.9–59.8	49.7–59.5	62.8
LT-3 – 11705 South Street. Along the western border of project site, approximately 290 feet away from the South Street centerline.	55.0–62.2	64.2–64.9	51.4–62.0	65.7

Source: Compiled by LSA Associates, Inc. (2024).

¹ Daytime Noise Levels = noise levels during the hours of 7:00 a.m. to 7:00 p.m.

² Evening Noise Levels = noise levels during the hours of 7:00 p.m. to 10:00 p.m.

³ Nighttime Noise Levels = noise levels during the hours of 10:00 p.m. to 7:00 a.m.

dBA = A-weighted decibels

ft = feet

L_{eq} = equivalent continuous sound level

EXISTING AIRCRAFT NOISE

Aircraft flyovers may be audible on the project site due to aircraft activity in the vicinity. The nearest airport to the project is the Long Beach Airport, located approximately 4.2 miles southwest of the project site. The Los Angeles County Airport Land Use Plan (ALUC 2004) shows that the project site is well outside the 65 dBA CNEL noise contour for the airports. While aircraft operations may contribute to the noise in the project area from this airport, the project site is not expected to experience airport-related noise levels in excess of the City of Artesia exterior standards.



LSA

LEGEND

Project Site Boundary

LT-1 Long-term Noise Monitoring Location



0 100 200
FEET

SOURCE: Google Earth (2024)

I:\20231231\G\Noise_Locs.ai (2/21/2024)

FIGURE 3

Five Star Express Car Wash, Restaurant and Retail

Noise Monitoring Locations

PROJECT IMPACTS

LONG-TERM OFF-SITE STATIONARY NOISE IMPACTS

Operational noise can be categorized as mobile source noise and stationary source noise. Stationary source noise includes noise generated by the proposed project, such as parking lot activities, HVAC equipment, car wash blowers, and supplementary equipment (i.e. vacuum stations).

Because ambient noise levels are above the City's exterior noise level standards, noise impacts associated with the long-term operation of the project must comply with the average measured ambient noise level of 61 dBA L_{eq} at the surrounding sensitive receptors in order to ensure noise levels would not result in a significant noise increase of 3 dBA or more.

In order to calculate the expected impacts due to long-term operational stationary source activities, the software SoundPlan was used. Within the model, the noise library allows for the input of many noise sources and calculates the composite noise levels experienced at any receptor. The results from the calculations are presented in graphic format in Appendix B.

The initial analysis of typical operations assumed in this analysis are conservative in nature (i.e., with all operations occurring simultaneously and for the entirety of each applicable hour). A description of the sources and their respective sound levels, from reference materials as well as measurements gathered by LSA for other projects, included in the analysis is as follows:

- The rooftop HVAC equipment on the restaurant and retail building could operate 24 hours per day and would generate sound power levels (SPL) of up to 87 dBA SPL or 72 dBA L_{eq} at 5 feet, based on manufacturer data (Trane). All HVAC equipment (total of 4 units) is expected to operate continuously during daytime and nighttime hours.
- Based on reference noise level measurements gathered by LSA at a similar carwash (LSA 2023), noise levels at the car wash tunnel exit are 78.7 dBA L_{eq} at a distance of 25 ft. Additionally, noise levels at the car wash tunnel entrance are 75.8 dBA L_{eq} at a distance of 25 ft. Carwash operations would only occur during daytime hours of 7:00 a.m. to 10:00 p.m.
- Based on reference noise level measurements gathered by LSA at a similar carwash (LSA 2023), each of the vacuum stations would generate a noise level of 74.3 dBA at 2 ft. Carwash operations would only occur during daytime hours of 7:00 a.m. to 10:00 p.m.
- The trash emptying activities would take place for a period of less than 1 minute and would generate SPLs of up to 118.6 dBA SPL or 84 dBA L_{eq} at 50 feet, based on reference information within SoundPLAN. Trash bin emptying activities would only occur during daytime hours.

The results on Sheet B-1, presented in Appendix B, show that unmitigated noise levels generated by the car wash operations at the existing residential uses to the east would experience noise level impacts that would exceed the average measured ambient noise level of 61 dBA L_{eq} , and would constitute a noise impact.

Due to an expected noise exceedance at the property line of the residential uses to the east, noise reduction features in the form of sound walls were evaluated. Sheet B-2 in Appendix B shows the noise levels from the car wash operations at the surrounding sensitive land uses with the incorporation of an 8 ft wall along the driveway at the carwash tunnel entrance, would result in noise levels below 61 dBA L_{eq} and would be incompliance with the desired noise criteria.

CONCLUSION

With the construction of an 8 ft high noise wall, the proposed project would not generate stationary noise from car wash operations, HVAC operations, and trash pick-up operations resulting in noise levels greater than the City's noise standard at the closest sensitive receptors. Therefore, potential project operational noise impacts would be less than significant.

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_____. 2024. Municipal Code. January. Website: <https://ecode360.com/43217219#43217219> (accessed February 2024).

Federal Highway Administration (FHWA). 2006. *Roadway Construction Noise Model User's Guide*. January. Washington, D.C. Website: www.fhwa.dot.gov/environment/noise/construction_noise/rchnm/rchnm.pdf (accessed December 2023).

Federal Transit Administration (FTA). 2018. *Transit Noise and Vibration Impact Assessment Manual*. Office of Planning and Environment. Report No. 0123. September.

LSA Associates, Inc. (LSA). 2023. *Noise Impact Analysis Mister Car Was Sartell*.

Trane. *Fan Performance - Product Specifications RT-PRC023AU-EN*.

APPENDIX A

NOISE MEASUREMENT SHEETS

Noise Measurement Survey – 24 HR

Project Number: 20231231
Project Name: Artesia Car Wash

Test Personnel: Kevin Nguyendo
Equipment: Spark 706RC (SN:908)

Site Number: LT-1 Date: 11/2/23

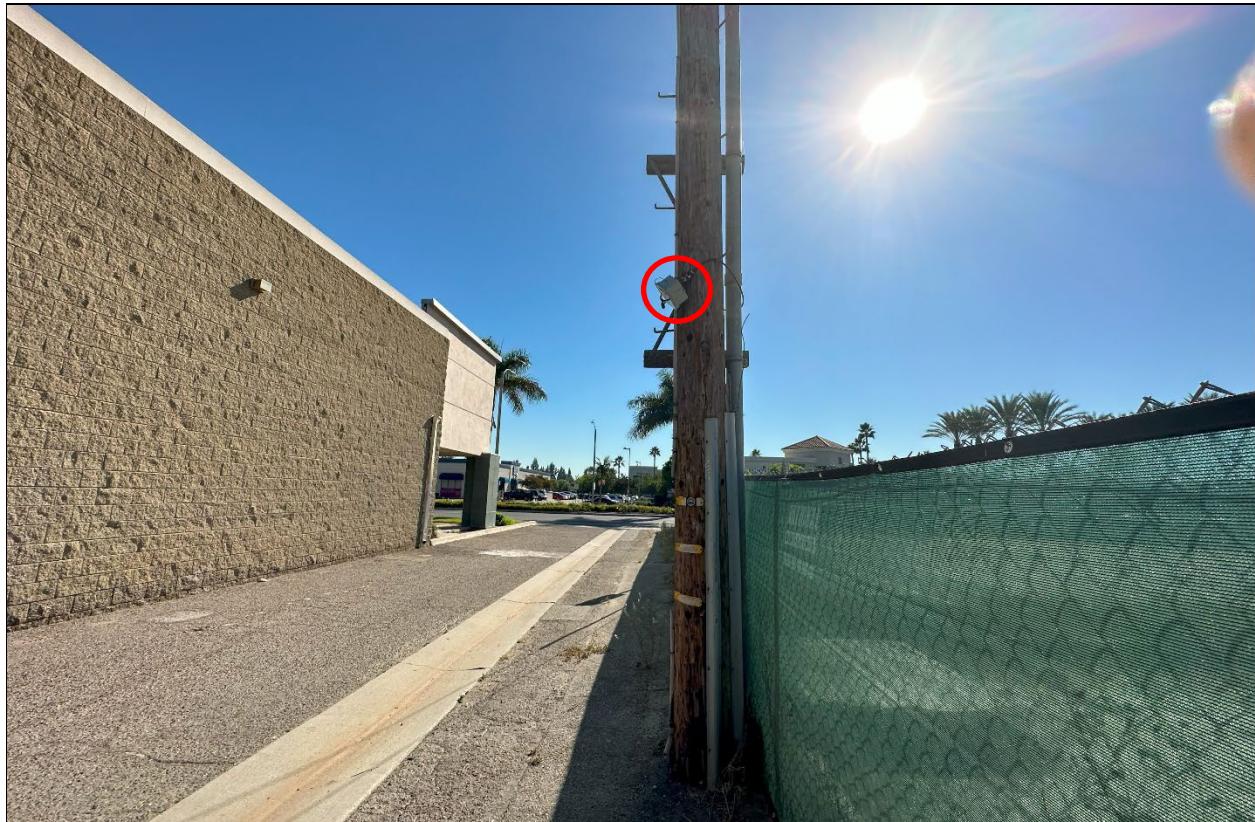
Time: From 2:00 p.m. To 2:00 p.m.

Site Location: 11705 South St, Artesia, CA 90701. Along the southeastern border
Of the project site.

Primary Noise Sources: Traffic on South Street.

Comments: _____

Photo:



Long-Term (24-Hour) Noise Level Measurement Results at LT-1

Start Time	Date	Noise Level (dBA)		
		L _{eq}	L _{max}	L _{min}
2:00 PM	11/2/23	62.5	84.5	49.7
3:00 PM	11/2/23	60.0	74.6	49.5
4:00 PM	11/2/23	61.1	81.3	48.8
5:00 PM	11/2/23	61.0	79.8	50.9
6:00 PM	11/2/23	61.0	77.3	52.5
7:00 PM	11/2/23	61.5	77.1	53.5
8:00 PM	11/2/23	62.2	85.0	56.4
9:00 PM	11/2/23	61.5	74.6	55.1
10:00 PM	11/2/23	58.7	76.5	49.8
11:00 PM	11/2/23	57.1	78.1	50.6
12:00 AM	11/3/23	61.8	91.8	47.3
1:00 AM	11/3/23	52.0	72.8	44.9
2:00 AM	11/3/23	51.4	66.4	44.3
3:00 AM	11/3/23	51.7	68.1	45.2
4:00 AM	11/3/23	52.7	65.5	45.5
5:00 AM	11/3/23	57.4	73.7	49.1
6:00 AM	11/3/23	60.8	73.2	53.1
7:00 AM	11/3/23	65.4	76.8	59.9
8:00 AM	11/3/23	61.4	77.2	50.9
9:00 AM	11/3/23	60.2	73.5	48.8
10:00 AM	11/3/23	60.0	73.6	48.4
11:00 AM	11/3/23	63.5	87.1	48.0
12:00 PM	11/3/23	66.8	94.3	49.5
1:00 PM	11/3/23	60.4	77.0	47.5

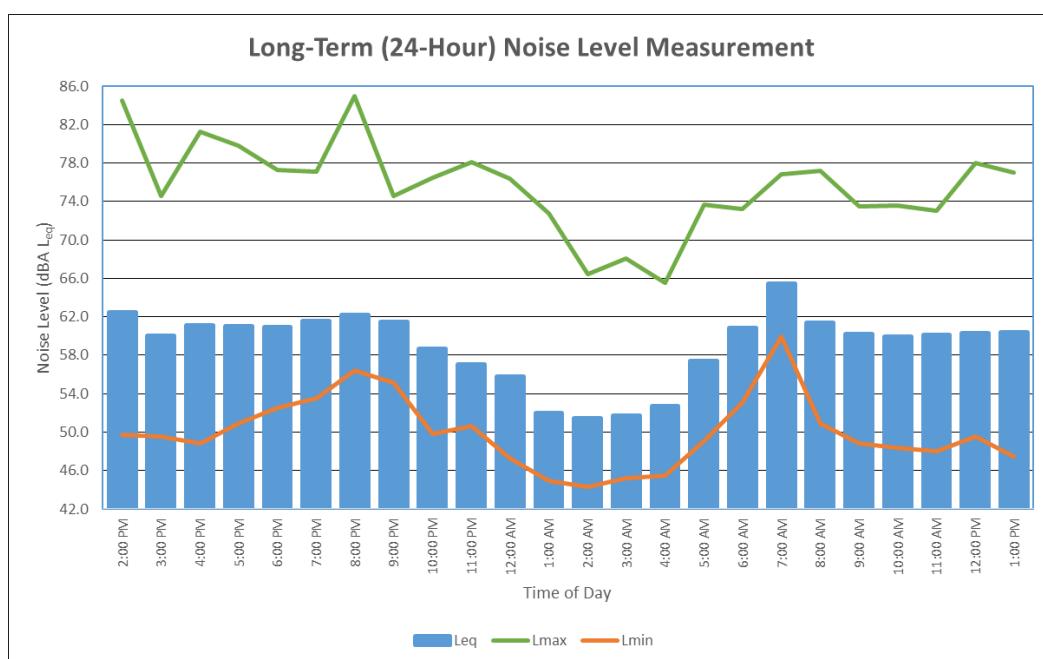
Source: Compiled by LSA Associates, Inc. (2023).

dBA = A-weighted decibel

L_{eq} = equivalent continuous sound level

L_{max} = maximum instantaneous noise level

L_{min} = minimum measured sound level



Noise Measurement Survey – 24 HR

Project Number: 20231231
Project Name: Artesia Car Wash

Test Personnel: Kevin Nguyendo
Equipment: Spark 706RC (SN:119)

Site Number: LT-2 Date: 11/2/23

Time: From 2:00 p.m. To 2:00 p.m.

Site Location: 11705 South St, Artesia, CA 90701. Along the northeastern border
Of the project site in an alleyway.

Primary Noise Sources: Traffic on South Street.

Comments: _____

Photo:



Long-Term (24-Hour) Noise Level Measurement Results at LT-2

Start Time	Date	Noise Level (dBA)		
		L _{eq}	L _{max}	L _{min}
2:00 PM	11/2/23	60.7	80.1	48.6
3:00 PM	11/2/23	58.0	73.3	48.8
4:00 PM	11/2/23	58.8	78.7	47.5
5:00 PM	11/2/23	59.3	79.6	50.3
6:00 PM	11/2/23	58.9	75.4	51.6
7:00 PM	11/2/23	58.9	73.8	52.4
8:00 PM	11/2/23	59.5	82.2	53.5
9:00 PM	11/2/23	59.8	73.5	53.1
10:00 PM	11/2/23	56.6	75.6	47.6
11:00 PM	11/2/23	55.1	75.4	48.3
12:00 AM	11/3/23	58.7	87.5	45.5
1:00 AM	11/3/23	49.8	70.1	43.5
2:00 AM	11/3/23	49.7	62.9	43.1
3:00 AM	11/3/23	50.6	68.3	44.4
4:00 AM	11/3/23	51.5	63.6	45.5
5:00 AM	11/3/23	56.0	70.5	48.1
6:00 AM	11/3/23	59.5	70.1	53.5
7:00 AM	11/3/23	64.5	74.9	58.7
8:00 AM	11/3/23	58.4	71.9	49.4
9:00 AM	11/3/23	57.7	69.6	47.1
10:00 AM	11/3/23	57.3	71.3	46.7
11:00 AM	11/3/23	60.2	82.9	46.3
12:00 PM	11/3/23	64.4	93.0	48.1
1:00 PM	11/3/23	58.4	77.3	46.0

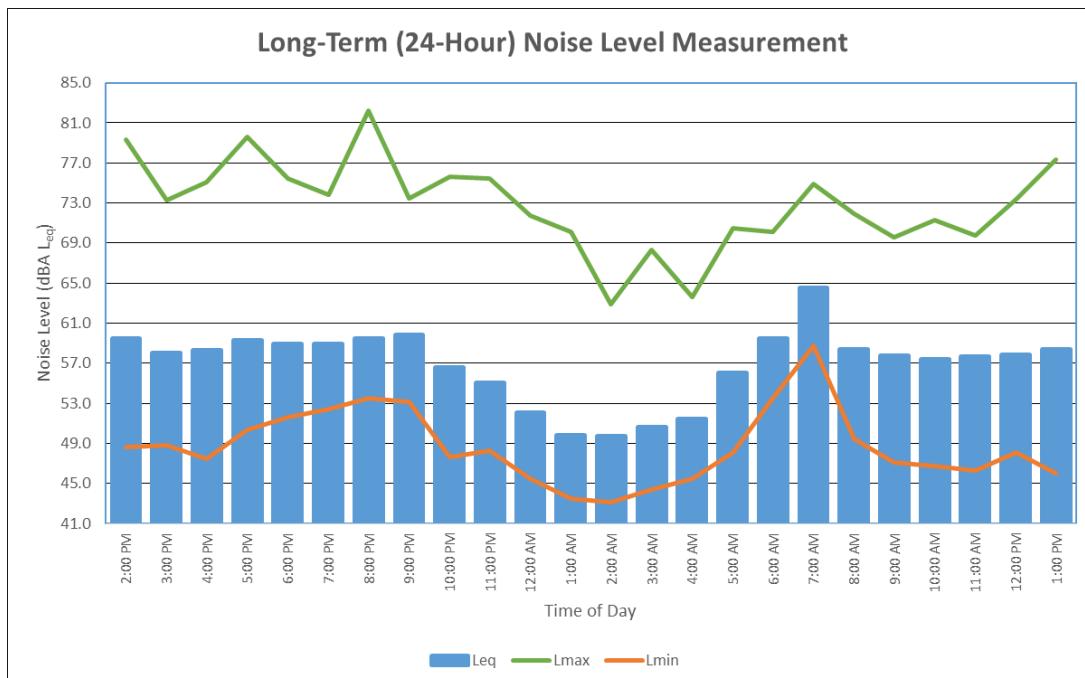
Source: Compiled by LSA Associates, Inc. (2023).

dBA = A-weighted decibel

L_{eq} = equivalent continuous sound level

L_{max} = maximum instantaneous noise level

L_{min} = minimum measured sound level



Noise Measurement Survey – 24 HR

Project Number: 20231231
Project Name: Artesia Car Wash

Test Personnel: Kevin Nguyendo
Equipment: Spark 706RC (SN:224)

Site Number: LT-3 Date: 11/2/23

Time: From 2:00 p.m. To 2:00 p.m.

Site Location: 11705 South St, Artesia, CA 90701. Along the northwestern border
Of the project site.

Primary Noise Sources: Traffic on South Street and Alburtis Avenue.

Comments: _____

Photo:



Long-Term (24-Hour) Noise Level Measurement Results at LT-3

Start Time	Date	Noise Level (dBA)		
		L _{eq}	L _{max}	L _{min}
2:00 PM	11/2/23	63.2	89.7	48.6
3:00 PM	11/2/23	60.9	79.7	48.4
4:00 PM	11/2/23	62.0	86.7	47.3
5:00 PM	11/2/23	59.0	76.7	39.1
6:00 PM	11/2/23	62.2	79.9	45.8
7:00 PM	11/2/23	64.9	88.4	46.2
8:00 PM	11/2/23	64.2	88.8	46.1
9:00 PM	11/2/23	64.4	80.2	48.2
10:00 PM	11/2/23	61.8	81.9	47.8
11:00 PM	11/2/23	62.0	87.6	44.3
12:00 AM	11/3/23	57.3	74.6	43.8
1:00 AM	11/3/23	57.4	83.1	42.9
2:00 AM	11/3/23	54.3	74.6	41.7
3:00 AM	11/3/23	51.4	74.7	41.0
4:00 AM	11/3/23	52.1	71.7	40.9
5:00 AM	11/3/23	51.7	71.8	41.6
6:00 AM	11/3/23	54.9	75.8	42.1
7:00 AM	11/3/23	55.0	73.8	42.7
8:00 AM	11/3/23	56.6	80.1	45.5
9:00 AM	11/3/23	58.5	79.3	46.2
10:00 AM	11/3/23	59.3	76.5	43.3
11:00 AM	11/3/23	59.0	79.7	42.8
12:00 PM	11/3/23	57.9	75.0	41.6
1:00 PM	11/3/23	59.5	78.7	42.1

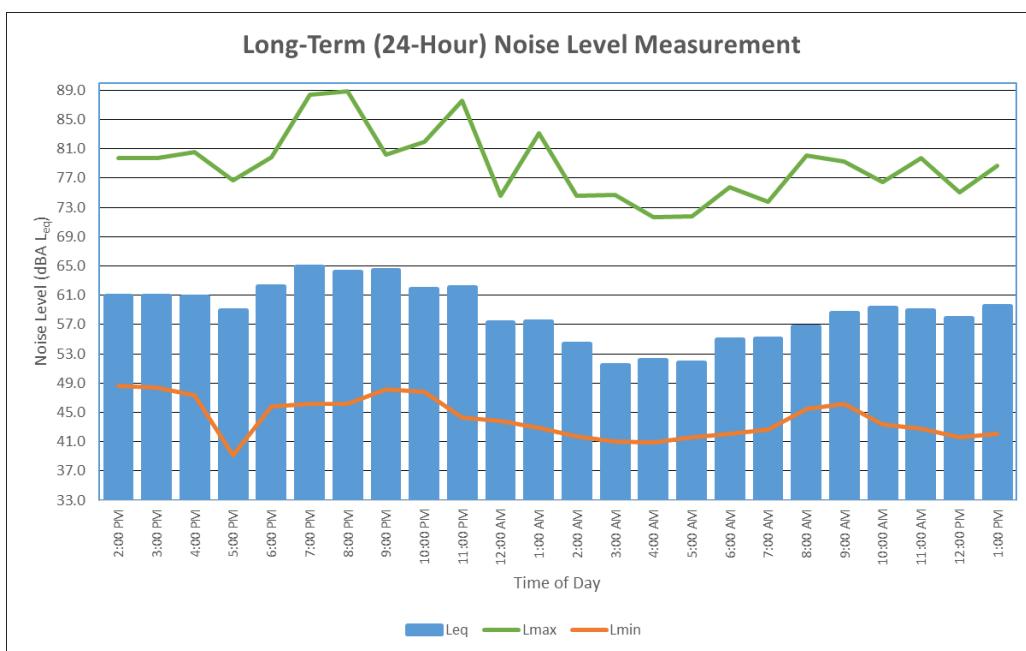
Source: Compiled by LSA Associates, Inc. (2023).

dBA = A-weighted decibel

L_{eq} = equivalent continuous sound level

L_{max} = maximum instantaneous noise level

L_{min} = minimum measured sound level



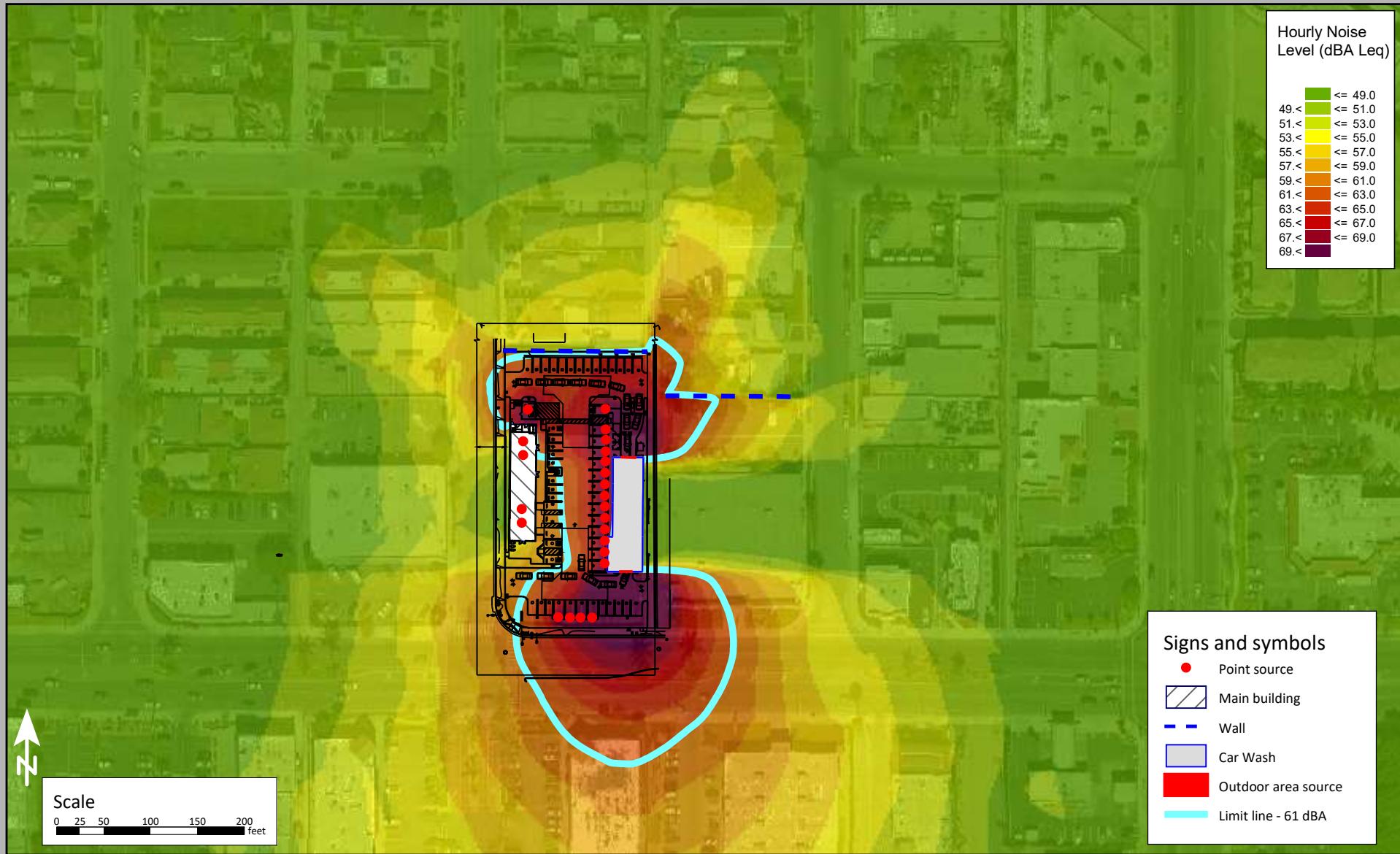
APPENDIX B

SOUNDPLAN NOISE MODEL PRINTOUTS

Artesia Car Wash Mixed Use

Project No. 20231231

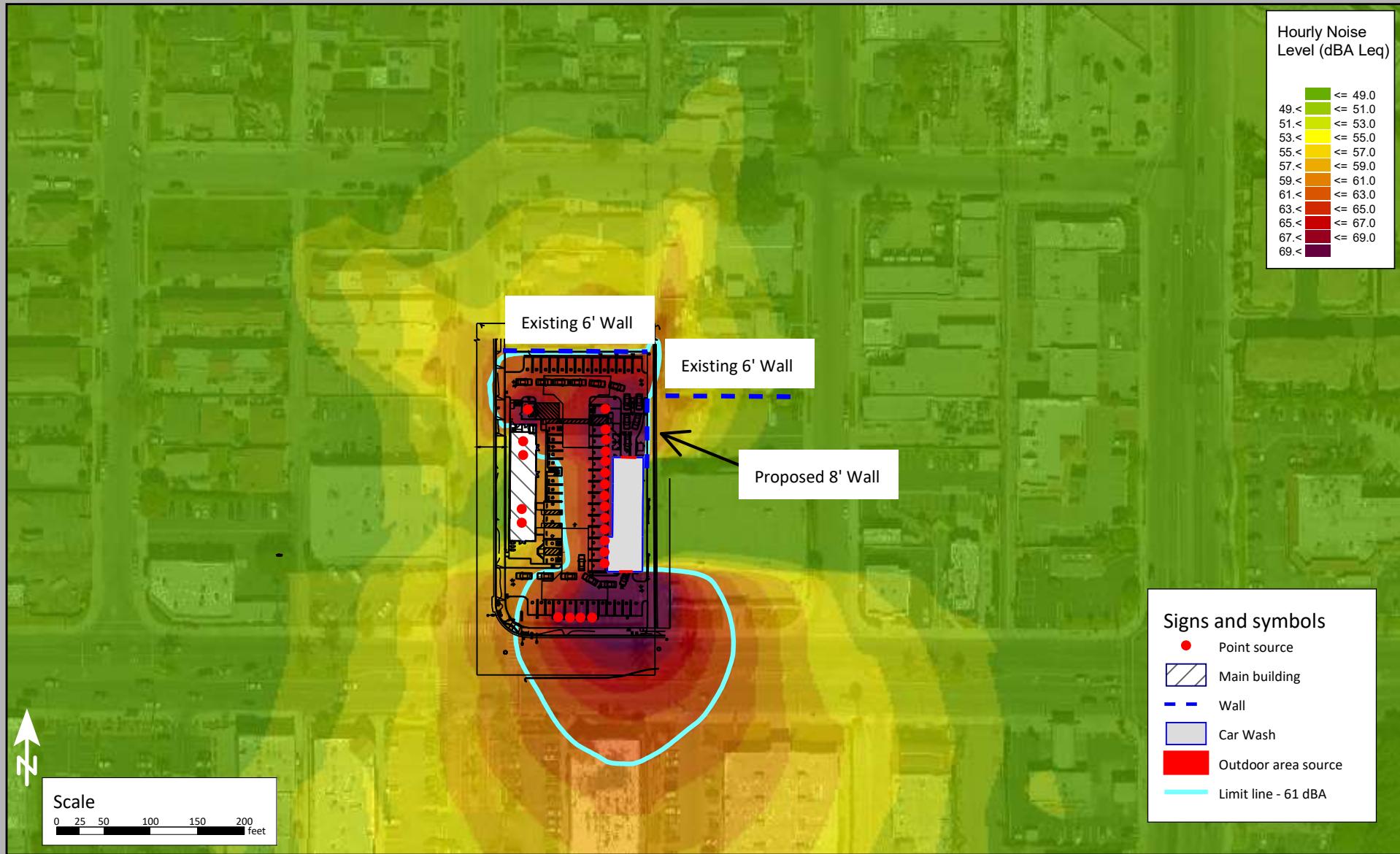
Project Operational Noise Levels - Unmitigated



Artesia Car Wash Mixed Use

Project No. 20231231

Project Operational Noise Levels - Mitigated



**CITY OF ARTESIA
PLANNING COMMISSION**

RESOLUTION NO. 2024-07P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A REQUEST FOR 1) A CONDITIONAL USE PERMIT TO ALLOW AN AUTOMATED DRIVE-THROUGH CARWASH WITH SELF-SERVICE VACUUM STATIONS, 2) DESIGN REVIEW FOR A TWO STORY COMMERCIAL RETAIL BUILDING AND AN AUTOMATED DRIVE THROUGH CARWASH WITH ELECTRIC VEHICLE CHARGING STATIONS, 3) DESIGN REVIEW FOR A COMPREHENSIVE SIGN PROGRAM, AND 4) LOT MERGER FOR THE SUBJECT PROPERTY LOCATED AT 11701 SOUTH STREET WITHIN THE COMMERCIAL GENERAL (C-G) ZONE AND DETERMINING THE PROJECT CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINE SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT PROJECTS (CASE NO. 2024-17)

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

SECTION 1: The applicant, Dong Ah Development USA, Inc, filed applications with the City of Artesia requesting approval of a request for 1) Conditional Use Permit to allow an automated drive-through carwash with self-service vacuum stations, 2) Design Review for a two story commercial retail building and an automated drive-through carwash, 3) Design Review for a Comprehensive Sign Program, and 4) Lot Merger for the subject property located at 11701 South Street within the Commercial General (C-G) Zone.

SECTION 2: Artesia Municipal Code (AMC) Section 9-2.3203(ff) provides that premises in the CG Zone may be used for the following purpose provided a Conditional Use Permit pursuant to Article 17 of Chapter 2 of Title 9 of the AMC: "Automobile EV Charging Stations. Electric Vehicles (EV) charging stations and other sustainable/green construction applications and Drive-Through Car Wash with vacuum stations, may be allowed as primary uses subject to a conditional use permit when combined with existing or proposed retail and restaurant uses."

SECTION 3: 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 4: The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, June 18, 2024, to consider this application (Case No. 2024-17), and no comments were received from the public. The Planning Commission approved a request to continue the item to the next regular scheduled hearing on July 16, 2024.

SECTION 6: The Planning Commission of the City of Artesia conducted a duly noticed public hearing on Tuesday, July 16, 2024 to consider this application (Case No. 2014-17), and following the receipt of public testimony closed the hearing.

SECTION 7: 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 15332, Class 32 Infill Development Projects of the CEQA Guidelines. 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 8: Based on all the evidence in the record, the Planning Commission finds that the evidence presented does justify the granting of this conditional use permit for an automated drive-thru carwash within the C-G (Commercial General) Zone (Case No. 2024-17) for the following reasons:

- 1. Consistency with City's General Plan and Development Standards:** The proposed use will allow the development of two separate free standing building (Self-drive through carwash building and a multi-tenant commercial retail/restaurant building). The proposed project, which is an in-fill development project which proposes to redevelop the site previously occupied by a retail commercial building, is consistent with the General Plan and Development Standards of the Artesia Municipal Code. The project has a designation of South Street Gateway Commercial per the General Plan which "provides for the enhancement of retail and service uses along the South Street corridor". The development of the 4,000 square feet drive-thru car wash, 600 square feet office, and the 3,200 square feet commercial retail/restaurant building substantially complies with all applicable development standards such as setbacks, minimum parking requirements, landscape requirements, on-site circulation, loading area, etc.
- 2. Design of Development will not have an Adverse Effect on the Health, Safety and General Welfare:** The subject site is an in-fill development which was previously occupied by a commercial retail store.

The project is approved subject to the attached conditions of approval to ensure the project substantially complies with all provisions of the Artesia Municipal Code. The proposed use will not have an adverse effect on the health, safety and general welfare of the community. Two technical studies were prepared analyzing the project's potential impacts in regards to noise study and traffic (Vehicle Miles Traveled [VMT]). The VMT study concluded that the components of the 6,200 square feet development does not exceed the 50,000 square feet threshold under the local serving retail project screening criteria. Pursuant to the VMT study, the proposed project is presumed to have a less than significant VMT impact. The project's Noise Impact Analysis analyzed the existing noise level measurement within the area which measured 61 dba. The result of the analysis determined that with noise mitigations, such as the incorporation of an 8 feet wall at certain areas of the property line, the project would not exceed the average ambient noise level of 61 dba, which would be less than significant. In conclusion, approval of the project will not have an adverse effect on the health safety and general welfare.

- 3. Project is Adequate in Size and Shape:** The proposed project is an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building). The project site is surrounded by residential and commercial uses. The areas adjacent to the project site includes the following uses: North: Existing single family residences immediately adjacent; East: Existing commercial uses and single family residences opposite the adjacent alley; South: Existing commercial uses opposite South Street; and West: Existing commercial uses and single-family residences. The proposed project complies with all applicable development standards and is adequate in size and shape for the development of a drive-through carwash and commercial retail/restaurant building.
- 4. Project is Served by Adequate Highways and Streets:** The site is currently served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate. The General Plan identifies South Street as an arterial street. The property is south of 187th Street which is identified as a Collector road which "provides principal access to residential areas or connect streets of higher classifications to permit adequate traffic circulation". Pursuant to the VMT study, the proposed project is presumed to have a less than significant VMT. The use is in line with the types of businesses supported by the surrounding highways and streets.

SECTION 7: 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 an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building as well as the Comprehensive Sign Program (Case No. 2024-17) 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 this chapter:** The proposed project, an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building, is located within the General Plan 2030's South Street Gateway Commercial land use designation area that is envisioned as an area that "...enhancement of retail service uses along the South Street which encourages higher intensity and integrated development area." (Artesia General Plan 2030, page LU-10). The project meets Community Policy LU 1.2 which encourage a wide variety of commercial services by developing a two story commercial retail building, an automated drive-through car wash, and EV chargers. The project meets Community Goal 3.0 as the site is current an undeveloped lot approximately 1 acre in size that was previously developed with a retail store. The project will develop the underused commercial zoned and provide a mix of commercial uses to revitalize subject site. The project meets Community Policy LU 3.1 which encourages a mix of retail shops and services as the two story commercial retail building will allow both retail and restaurant uses within the proposed multi-tenant suite building that better meet the needs of the area's present and future customers. The project meets all development standards per the C-G zone, and the design is compatible with the development that surrounds it. The design and layout of the proposed development is consistent with the general plan, development standards for the C-G zone, and design guidelines.
- 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 project site is approximately an acre in size and the project's layout, size, mass, height, and architectural are compatible with uses and structures on adjacent properties. The project site is surrounded by residential and commercial uses. The areas adjacent to the project site includes the following uses: North: Existing single family residences immediately adjacent; East: Existing commercial uses and single family residences opposite the adjacent alley; South: Existing commercial uses opposite South Street; and West: Existing commercial uses and single-

family residences. In addition, the project meets all applicable setback within the C-G zone and proposed two-story buildings are compatible with other similar two story buildings along South Street.

- 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 commercial project is designed to be in compliance with the Los Angeles County Building and Fire Code. The project will use high quality building material that meets both structural requirements as well as being designed to comply with all fire safety ratings. The vacant site will be developed with two new buildings with new landscaping that meets the City's water efficient landscaping requirements. The improvements to the existing building will promote longevity in design and durability. The buildings on the property will be painted to comply with the City's color guideline.
- 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 project will meet the Los Angeles County Building Code to ensure the project will remain aesthetically appealing over time.

SECTION 8: Based on the findings set forth above and on all the evidence in the record, the Planning Commission hereby approves the conditional use permit and design reviews through Case No. 2024-17, subject to the following conditions:

1. This is an approval of the following components: automated drive-through carwash with self-vacuum stations, 2) design review for a two-story commercial retail building and the automated drive-through carwash with electric vehicle charging stations, 3) a comprehensive sign program, and 4) lot merger.
2. The Applicant shall construct automated drive-through carwash and the commercial retail building in substantial compliance with the submitted site and floor plans except as modified herein.
3. Any request to modify the conditions contained herein shall require submittal of an application to modify Planning Commission Resolution No. 2024-07P and Case No. 2024-17 and approval by the City of Artesia Planning Commission.

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 licenses, and shall maintain such licenses throughout the life of the business.
6. The construction and improvement of the commercial building authorized by this approval shall commence on the subject site within five (5) 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 commercial building, subject site and the C-G Zone 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 drive-thru restaurant and the subject site shall comply with all requirements placed on the building 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, Development Agreement, 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 structure and associated site improvements in good repair including cleaning and repainting the building when necessary to retain a high quality aesthetic.
15. This Design Review approval is not an approval of any signage on the subject commercial retail building or site. The Applicant and property owner shall obtain approval for all proposed temporary/permanent signage on the subject commercial retail building and site in compliance with 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 the commercial retail building. Any unauthorized signs on the subject site or on the commercial retail building shall be subject to removal by the City of Artesia Code Enforcement Department.
16. All signs shall comply with the approved comprehensive sign program. Any proposed modification within the comprehensive sign program may be reviewed by the Community Development Director for compliance with the AMC's sign regulations.
17. 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.

18. 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, applicable design guidelines, and the site plans to be submitted to the Planning Department for review and approval per condition 16, 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.
19. 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.
20. 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.
21. 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 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.

22. The building color will be maintained substantially in compliance with the elevation plans and listed façade colors as shown on the conceptual plans.
23. Site shall meet the pre and post Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements.
24. Applicant shall submit and receive approval of a Construction Traffic Management Plan (CTMP) prior to mobilization or initiation of any construction activities. The CTMP shall include items such as: the number and size of trucks per day, expected arrival and departure times, truck circulation patterns, location of truck staging areas, employee parking, and the proposed use of traffic control/partial street closures on public streets. The overall goal of the CTMP shall be to minimize traffic impacts to public streets and maintain a high level of safety for all roadway users. The CTMP shall achieve the following performance standards throughout project construction:
 - a) All construction employees shall park on-site.
 - b) Roadways, sidewalks, crosswalks, and bicycle facilities shall be maintained clear of debris (e.g. rocks) that could otherwise impede travel and impact public safety.
25. The applicant shall submit final landscaping and irrigation plans for the project site prior to issuance of any building permits. The landscaping plan shall be revised to include any proposed detention basins. Landscaping within the basin shall use plantings for water filtration, along with amended soils. The plan must meet the CA Water Efficiency Landscape Ordinance and be prepared by a Landscape Architect and submitted to the City for review and approval.
26. Roof drains for the building shall not directly connect into the storm drain system. Downspouts shall flow to rain garden, landscaped areas, bio-swale, and/or other approved filtering methods before entering the City's storm drain system.
27. Prior to the issuance of a building permit the following shall be submitted by the Applicant and approved by the City Engineer:
 - a. On-site grading and drainage plan/LID,
 - b. On-site utility (sanitary sewer, water and storm drain) plan,
 - c. Off-site improvement plan,
 - d. Erosion control plans,
 - e. Stormwater Pollution Prevention Plan (SWPPP), and

- f. Documentation, as required in the Post-Construction Stormwater Standards Manual, showing compliance with WQO NPDES 2013-0001-DWQ.

The plans specified in (a), (b), (c) and (f) above shall be prepared by a Registered Civil Engineer.

The plan in (d) and the SWPPP in (e) above shall be prepared by a Qualified SWPPP Developer (QSD).

28. This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB 1383, California AB 341, and the City's Municipal Code requirements.

Engineering Conditions of approval

29. The following documents shall be submitted to the City Engineer prior to the issuance of building permits:

1. SITE PLANS:

- Topographic Survey signed and stamped by a licensed surveyor
- Grading and Drainage. The following elements shall be included:
 - LA County Grading and BMP Notes.
 - Storm Drain
 - Systems greater than 12 inch in diameter shall have a plan and profile for the system.
 - Water Utilities (Domestic and Fire)
 - Sewer Plan and Profile
 - LID
 - Erosion Control

2. REPORTS AND CALCULATIONS:

- Soils Report stamped and signed by a certified Geotech Engineer
- LID Report and Calculations
- Hydrology Report
- Storm Water Pollution Prevention Plan (SWPPP) with the determined risk level for the improvement. The report may be a draft and the contractor is responsible for the final approval and implementation of the SWPPP. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.

Public Works Conditions of approval:

30. The following documents shall be submitted to the Public Works Manager prior to the issuance of building permits or Certificate of Occupancy:

- 1 Upon approval of Planning Site Review, concurrent with Building Permit submittal for onsite development and grading, the developer shall submit a separate set of public improvement plans of Offsite

Improvement Plans for the Encroachment Permit/Engineering Review for all work within the public right-of-way. Plans shall be in the format of 36"x24" (D size) with the City's Public Works title block; contact Public Works Engineering at engineering@cityofartesia.us for standard title block and cover sheet.

- 2 OFFSITE IMPROVEMENT PLANS shall include the following but not limited to:
 - a. Title Sheet and Vicinity Map
 - b. Site Survey Map - The applicant shall provide a site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, street centerlines, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, existing utilities, miscellaneous structures, etc. The purpose of the site survey is to accurately verify compliance with items such as setback dimensions, property dedications, and drainage patterns from established contour.
 - c. Street Improvement Plans including but not limited to:
 - i. Street Pavement Rehabilitation (See condition no. 3 and 4 for requirements)
 - ii. Construction or improvements to Sidewalk, curb ramps, driveways, and curb and gutter. (See condition no. 5 for requirements)
 - iii. Property dedications necessary to implement construction in conformance to the City Standard Plans.
 - iv. Typical Sections of the street improvement. Include street crown, existing property lines, and dimensions from centerline to final property lines.
 - v. Show flowlines and positive drainage towards catch basins
 - d. Utility Plan showing design of all utility offsite connections, including profiles of all gravity utilities. Applicant shall submit copies of all "will serve" letters from SCE, Gas Company, Water Company, and the Sanitation District of Los Angeles County.
 - e. Signing and Striping Plan.
3. RESTORATION OF ROADWAY – In 2021, the City of Artesia executed a Pavement Management Plan (PMP) to investigate current conditions of roadways maintained by the City. The Plan included Pavement Condition Index (PCI) for the abutting streets:

Street	PCI	Category
Alburtis	60	Fair

The recommended maintenance and rehabilitation treatment for PCI 60 is "rehabilitation". According to page 17 of the PMP, the following types of treatment are as follows:

Street	PCI	Treatment
Alburtis	60	Mill and Overlay

The above treatment recommendation was established in 2021 and the streets have further deteriorated since then. In a recent visual observation, Alburtis Avenue now displays significant alligator cracking while South Street remains to be in fair condition with patching/utility cuts fronting the alley. Therefore, the following conditions apply:

- Alburtis Avenue shall be 2" cold mill and overlay for the full width of the street from existing edge of gutter to edge of gutter (appox. 36') for the length of the roadway from South Street to the north property line of the project site. Asphalt overlay shall be C2 PG 64-10. All striping shall be repainted to match existing and shall be three (3) coats. Each coat of paint shall include reflective glass beads.

SECTION 11: The Planning Clerk shall certify to the adoption of this Resolution.

SECTION 12: The custodian of records for the documents associated with this project is the Planning Director. The documents are located at Artesia City Hall at 18747 Clarkdale Ave, Artesia, CA 90701.

PASSED, APPROVED AND ADOPTED THIS 16th DAY of JULY 2024.

Victor Manalo, Chairperson

ATTEST:

Okin Dor, Planning Clerk

ROLL CALL VOTE:

AYES: COMMISSIONERS: Barcelos, Diaz

NOES: COMMISSIONERS: Fonseca

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS: Manalo, Palinha

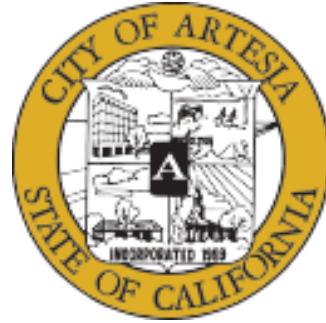
**CITY OF ARTESIA
PLANNING COMMISSION**

DATE: July 16, 2024 Regular
Planning Commission
Meeting

TO: Honorable Chairperson and
Members of the Planning
Commission

FROM: Okina Dor, Community Development Director
Peter Kann, Planning Manager
Carolyn Camarena, Assistant Planner

SUBJECT: **Case 2024-17 – Dong Ah Development Inc**
A request for approval for the following applications:
1) Conditional Use Permit for Automated Drive-Through
Carwash with EV Charging Stations
2) Design Review for a Two-Story Commercial Retail Building
with Electric Vehicle Charging Stations
3) A Comprehensive Sign Program and
4) Lot Merger for the proposed development located at 11701
South Street in the Commercial General (C-G) Zone and
making a determination of categorical exemption under
CEQA Guideline Section 15332 In-fill Development.
PC Resolution No. 2024-07P



RECOMMENDED ACTIONS:

1. Open and conduct a public hearing;
2. Find that the proposed ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15332 Infill Development; and
3. Adopt Resolution 2024-07P: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A REQUEST FOR 1) A CONDITIONAL USE PERMIT TO ALLOW AN AUTOMATED DRIVE-THROUGH CARWASH WITH SELF-SERVICE VACUUM STATIONS 2) DESIGN REVIEW FOR A TWO STORY COMMERCIAL RETAIL BUILDING AND AN AUTOMATED DRIVE THROUGH CARWASH WITH ELECTRIC VEHICLE CHARGING STATIONS 3) DESIGN REVIEW FOR A COMPREHENSIVE SIGN PROGRAM AND 4) LOT MERGER FOR THE SUBJECT PROPERTY LOCATED AT 11701 SOUTH STREET WITHIN THE COMMERCIAL GENERAL (C-G) ZONE

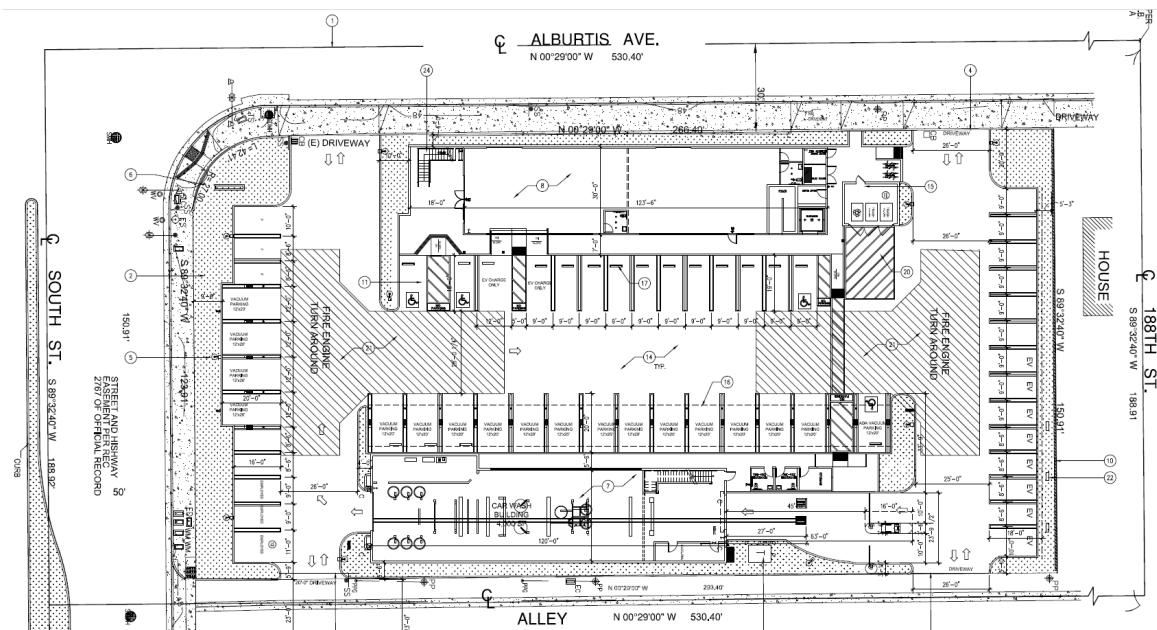
BACKGROUND:

The applicant, Dong Ah Development USA Inc., is requesting approvals for several land use entitlement applications to develop the property with a two-story commercial retail building, automated drive-through carwash with self-vacuum stations, retail and restaurant uses, and electric vehicle charging stations at 11701 South Street (Assessor Parcel No. 7039-014-018). The subject site encompass approximately 47,292 square feet of gross area which is currently undeveloped and subdivided into six assessor parcel number (lots). As part of the project, the applicant submitted a parcel merger exhibit (Attachment 1) that proposes to merge all lots into one parcel to accommodate the proposed carwash project.

DEVELOPMENT SUMMARY:

ADDRESS:	11701 South Street
ZONING:	C-G (Commercial General)
GENERAL PLAN:	South Street Gateway Commercial
ADJACENT DEVELOPMENT:	<p>NORTH: Single Family Residential (R-1) Zone</p> <p>SOUTH: Commercial Planned Development (CPD) Zone</p> <p>EAST: General Commercial (C-G)</p> <p>WEST: General Commercial (C-G)</p>
EXISTING USES:	Undeveloped land approximately 1 acre in size that was previously developed with a retail store
ASSESSOR NO.	7039-014-018
SIZE:	Approximately 1 acres or 47,292 square feet parcel

The applicant desires to develop the property with a two-story commercial retail building, automated drive-through car wash with self-vacuum stations, retail uses, and electric vehicle charging stations within the C-G Zone which requires a Conditional Use Permit (CUP) and Design Review (DR). The applicant submitted renderings and architectural plans highlighting the project's site design and architectural details.



Carwash Tunnel Building

	Proposed
Carwash Tunnel	4,000 SF
Office	600 SF
Story	1 story
Proposed Height	28 feet

Retail/Restaurant Tenant Suite Building

	Proposed
Retail	3,200 SF
Restaurant	3,000 SF
Story	2 story
Proposed Height	31 feet

Site Features

	Proposed
Parking Spaces	54 total (3 ADA)
Carwash Vacuum Parking	17 spaces
EV Parking spaces	8 charging spaces (3 ADA)
Landscaping	5,781 SF (8%)

Proposed Sign program

The project includes the following sign types and dimensions. The wall signs are back-lit channel letters:

- a) Carwash Tunnel (Building A) – 3 total wall signs
- b) Retail/Restaurant (Building B) – 14 wall signs (7 future tenant spaces)
- c) Monument Sign - 1
- d) Car Wash Menu Sign -1
- e) Incidental sign such as directional signs and non-commercial sign will be reviewed administratively prior to issuance of permits

ANALYSIS

Code Amendment

In 2024, the City adopted Ordinance No. 24-952 which added Section 9-2.3203 ("Uses Permitted Subject to Conditional Use Permits) of Article 32 (Commercial General Zone) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal subsection (ff) as follows:

(ff) Automobile EV Charging Stations. Electric Vehicles (EV) charging stations and other sustainable/green construction applications and a Drive-Thru Car Wash with vacuum stations, may be allowed as primary uses subject to a conditional use permit when combined with existing or proposed retail and restaurant uses per section 9-2.3202 of this code subject to these following restrictions:

- (1) The minimum property lot size shall be forty-three thousand (43,000) square feet.
- (2) The EV charging stations and drive-thru carwash will be fully automated with wash and rinse services with dedicated self-vacuum parking stations.

(3) The required parking for the drive-thru carwash station will be in the form of vacuum stations at a rate of not less than one (1) parking space per 250 square feet of gross floor area of drive-thru carwash and shall provide any and all required American Disability Act (ADA) parking. All required parking for the retail and restaurant shall be in accordance with Article 11 (Off-Street Parking and Loading) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning).

(4) The Drive-thru carwash must have the minimum vehicle queueing of five (5) vehicles. If the queueing of vehicles results in negative impacts to the flow of vehicular or pedestrian traffic in the public right of way, or to the general health, safety, and welfare of the public, the City is authorized to require a vehicle queueing management plan, which shall address said negative impacts to the sole satisfaction of the City. The City shall be authorized to impose reasonable conditions of approval to eliminate or mitigate any negative impact of the vehicle queueing.

(5) The drive-thru carwash must provide EV charging stations at a rate of not less than one (1) EV parking space per 500 square feet of gross floor area of drive-thru carwash.

(6) The drive-thru carwash must not exceed 75% of the total gross floor area of the proposed or existing principal uses.

(7) The Drive-thru carwash must obtain all necessary licenses, approvals, and permits from all applicable local, county, state, and federal public agencies.

(8) In addition to the development standards as set forth in Section 9-2.3205, the Drive-thru carwash must meet the following development standards:

- (a) The automated drive-through car wash structure/building shall comply with the following minimum setbacks:
 - I. Front: 55 feet
 - II. Interior Side: 4 feet
 - III. Street Side: 100 feet
 - IV. Rear: 110 feet

(9) The total existing or proposed retail and restaurant uses/building shall be a minimum of 6,200 square foot.

The project complies with all provisions of the Zoning Ordinance and 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:

Conditional Use Permit Findings

- 1. Consistency with City's General Plan and Development Standards:** The proposed use will allow the development of two separate free standing building (Self-drive through carwash building and a multi-tenant commercial retail/restaurant building). The proposed project, which is an in-fill development project which proposes to redevelop the site previously occupied by a retail commercial building, is consistent with the General Plan and Development Standards of the Artesia Municipal Code. The project has a designation of South Street Gateway Commercial per the General Plan which "provides for the enhancement of retail and service uses along the South Street corridor". The development of the 4,000 square feet drive-thru car wash, 600 square feet office, and the 3,200 square feet commercial retail/restaurant building substantially complies with all applicable development standards such as setbacks, minimum parking requirements, landscape requirements, on-site circulation, loading area, etc.
- 2. Design of Development will not have an Adverse Effect on the Health, Safety and General Welfare:** The subject site is an in-fill development which was previously occupied by a commercial retail store. The project is approved subject to the attached conditions of approval to ensure the project substantially complies with all provisions of the Artesia Municipal Code. The proposed use will not have an adverse effect on the health, safety and general welfare of the community. Two technical studies were prepared analyzing the project's potential impacts in regards to noise study and traffic (Vehicle Miles Traveled [VMT]). The VMT study concluded that the components of the 6,200 square feet development does not exceed the 50,000 square feet threshold under the local serving retail project screening criteria. Pursuant to the VMT study, the proposed project is presumed to have a less than significant VMT impact. The project's Noise Impact Analysis analyzed the existing noise level measurement within the area which measured 61 dba. The result of the analysis determined that with noise mitigations, such as the incorporation of an 8 feet wall at certain areas of the property line, the project would not exceed the average ambient noise level of 61 dba, which would be less than significant. In conclusion, approval of the project will not have an adverse effect on the health safety and general welfare.
- 3. Project is Adequate in Size and Shape:** The proposed project is an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building). The project site is surrounded by residential and commercial uses. The areas adjacent to the project site includes the following uses: North: Existing single family residences immediately adjacent; East: Existing commercial uses and single family residences opposite the adjacent alley; South: Existing commercial uses opposite South Street; and West: Existing commercial uses and single-family residences. The proposed project complies with all applicable development standards and is adequate in size and shape for the development of a drive-through carwash and commercial retail/restaurant building.

4. **Project is Served by Adequate Highways and Streets:** The site is currently served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate. The General Plan identifies South Street as an arterial street. The property is south of 187th Street which is identified as a Collector road which “provides principal access to residential areas or connect streets of higher classifications to permit adequate traffic circulation”. Pursuant to the VMT study, the proposed project is presumed to have a less than significant VMT. The use is in line with the types of businesses supported by the surrounding highways and streets.

Design Review Findings Required

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:** The proposed project, an in-fill development with an automated drive-through car wash (4,000 square foot tunnel) with an office space (600 square feet) and a separate commercial building (3,000 square feet restaurant use and a 3,200 square feet retail building, is located within the General Plan 2030's South Street Gateway Commercial land use designation area that is envisioned as an area that “...enhancement of retail service uses along the South Street which encourages higher intensity and integrated development area.” (Artesia General Plan 2030, page LU-10). The project meets Community Policy LU 1.2 which encourage a wide variety of commercial services by developing a two story commercial retail building, an automated drive-through car wash, and EV chargers. The project meets Community Goal 3.0 as the site is current an undeveloped lot approximately 1 acre in size that was previously developed with a retail store. The project will develop the underused commercial zoned and provide a mix of commercial uses to revitalize subject site. The project meets Community Policy LU 3.1 which encourages a mix of retail shops and services as the two story commercial retail building will allow both retail and restaurant uses within the proposed multi-tenant suite building that better meet the needs of the area's present and future customers. The project meets all development standards per the C-G zone, and the design is compatible with the development that surrounds it. The design and layout of the proposed development is consistent with the general plan, development standards for the C-G zone, and design guidelines.
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 project site is approximately an acre in size and the project's layout, size, mass, height, and architectural are compatible with uses and structures on adjacent properties. The project site is surrounded by residential and commercial uses. The areas adjacent to the

project site includes the following uses: North: Existing single family residences immediately adjacent; East: Existing commercial uses and single family residences opposite the adjacent alley; South: Existing commercial uses opposite South Street; and West: Existing commercial uses and single-family residences. In addition, the project meets all applicable setback within the C-G zone and proposed two-story buildings are compatible with other similar two story buildings along South Street.

- 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 commercial project is designed to be in compliance with the Los Angeles County Building and Fire Code. The project will use high quality building material that meets both structural requirements as well as being designed to comply with all fire safety ratings. The vacant site will be developed with two new buildings with new landscaping that meets the City's water efficient landscaping requirements. The improvements to the existing building will promote longevity in design and durability. The buildings on the property will be painted to comply with the City's color guideline.
- 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 project will meet the Los Angeles County Building Code to ensure the project will remain aesthetically appealing over time.

ENVIRONMENTAL:

Planning Commission has determined that the proposed Zoning Code Amendment and the Development Agreement (the "Project") is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15332 In-fill Development Projects. The Planning Commission hereby adopts this CEQA finding.

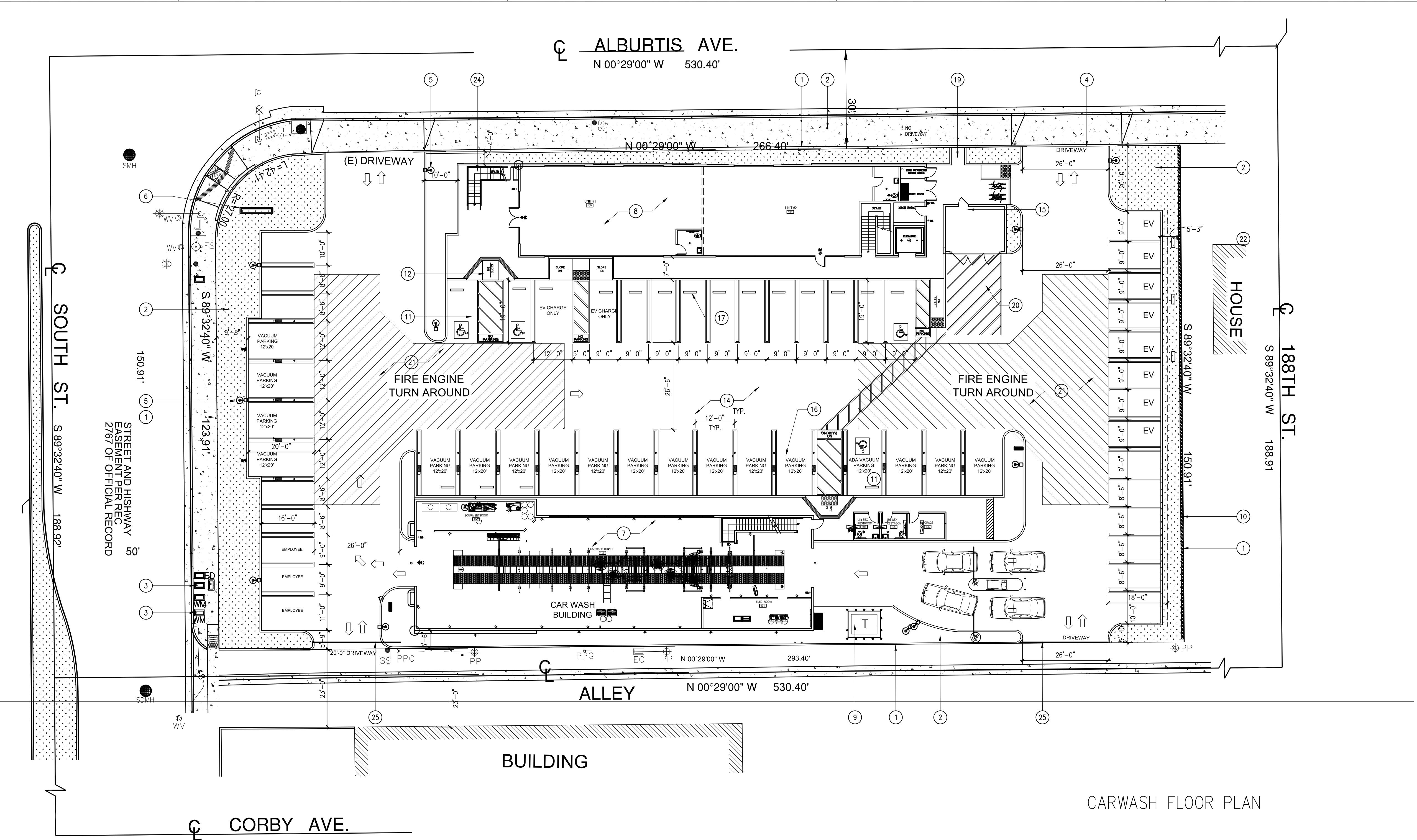
PUBLIC NOTICE:

Notice of the public hearing was published in the Los Cerritos Community News on June 7, 2024 and July 5, 2024. Notice of the public hearing was also posted at three locations within City's bulletin board.

ATTACHMENTS:

1. Lot Merger
2. Renderings
3. Site Plan, Floor Plan, and Elevations
4. Comprehensive Sign Program
5. Vehicle Miles Travel Study
6. Noise Study
7. Planning Commission Resolution No. 2024-07P

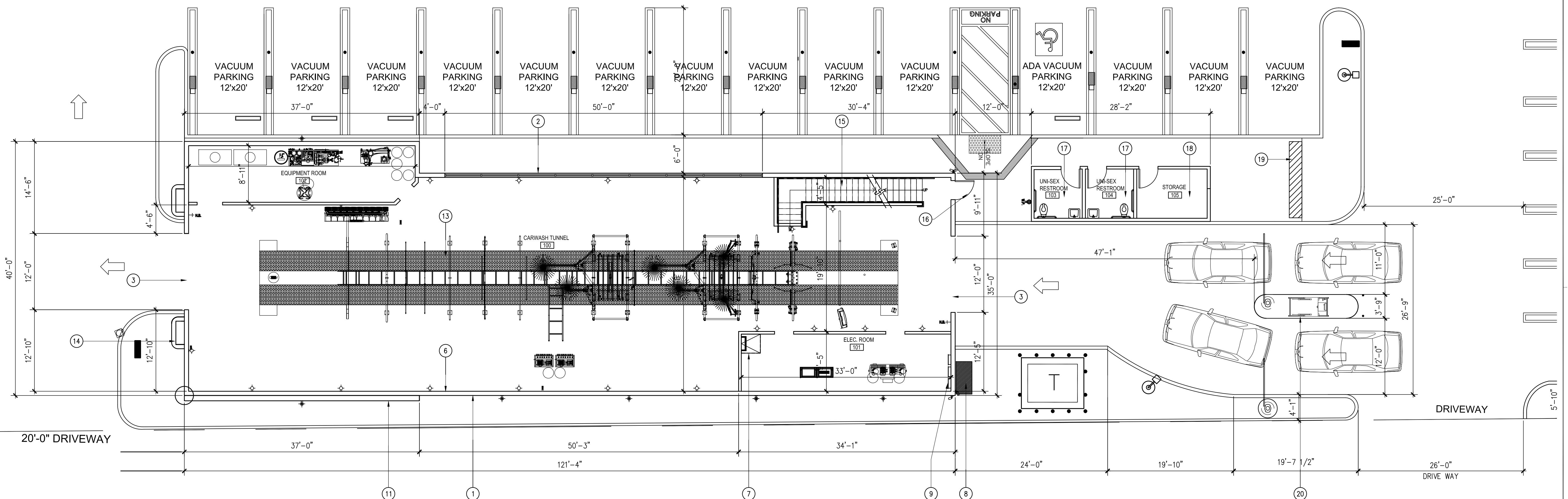
FIRE DEPARTMENT NOTES		DEFERRED SUBMITTALS	New Development For Five Star Express Car Wash, Restaurant & Retail 11701 South St Artesia, CA 90701	
<p>FBU – WATER & ACCESS</p> <p>FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION.</p> <p>PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING – FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.</p> <p>APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH FIRE CODE 505.1</p> <p>ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.</p> <p>ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4</p> <p>INTERIOR WALL, CEILING AND FLOOR FINISHES SHALL COMPLY WITH THE SPECIFICATIONS DETAILED IN BUILDING CODE SECTIONS 803 AND 804.</p> <p>FBU – FIRE / LIFE SAFETY</p> <p>PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.</p> <p>PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.</p> <p>PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.</p> <p>ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A. NOTE: THE FIRE DEPARTMENT WILL NOT PROVIDE WRITTEN DOCUMENTATION GRANTING THE EXCEPTIONS.</p> <p>CURTAIN, DRAPERIES, FABRIC HANGINGS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701.</p> <p>FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET-ADDRESS SIDE OF BUILDINGS, FACING APPROVED FIRE APPARATUS ACCESS ROADS, WITHIN 150 FEET (VIA VEHICULAR ACCESS) OF AN ACCESSIBLE PUBLIC FIRE HYDRANT, AND AS CLOSE TO THE STREET CURB FACE AS POSSIBLE, FULLY VISIBLE, AND RECOGNIZABLE FROM THE STREET, FIRE APPARATUS ACCESS ROAD OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED A MINIMUM OF 25 FEET (7,620 MM) FROM THE STRUCTURE. WHEN THIS DISTANCE CANNOT BE ACHIEVED, A MINIMUM TWO-HOUR, FIRE-RESISTIVE WALL SHALL BE PROVIDED FOR THE STRUCTURE WITH NO OPENINGS IN THE WALL, FOR 25 FEET (7,620 MM) IN EITHER DIRECTION FROM THE FIRE DEPARTMENT CONNECTION. THE REQUIRED FIRE-RESISTIVE CONSTRUCTION AND LACK OF OPENINGS SHALL EXTEND FOR THE FULL HEIGHT OF THE WALL OR BUILDING AS DETERMINED BY THE FIRE CODE OFFICIAL. THE FIRE CODE OFFICIAL MAY ALLOW SUFFICIENTLY PROTECTED OVERHEAD OPENINGS. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT LESS THAN 24 INCHES (609.6 MM) NORMORE THAN 42 INCHES (1,066.8 MM) ABOVE GRADE.</p> <p>EACH REQUIRED COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM SHALL HAVE A TYPE I HOOD PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM INSTALLED IN ACCORDANCE WITH BUILDING CODE 904.2.2.</p> <p>GENERAL CORRECTIONS</p> <p>EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. BUILDING CODE 1004.9. FIRE CODE 1004.9</p> <p>EGRESS CORRECTIONS</p> <p>EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1010.1.10. FIRE CODE 1010.1.10</p> <p>EACH REQUIRED COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM SHALL HAVE A TYPE I HOOD PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM INSTALLED IN ACCORDANCE WITH BUILDING CODE 904.2.2.</p> <p>EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1010.1.10. FIRE CODE 1010.1.1</p> <p>EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1010.1.10. FIRE CODE 1010.1.1</p>		<p>1. FIRE SPRINKLER SYSTEM 2. FIRE ALARM SYSTEM 3. EXTERIOR SIGNAGE 4. CAR WASH EQUIPMENTS</p> <p>NOTE: SEPARATED SIGN PERMIT REQUIRED BEFORE THE CITY ISSUES A BUILDING PERMIT FOR SIGN INSTALLATION. THE SIGN MUST BE CONSISTENT WITH THE SIGN PROGRAM PREVIOUSLY APPROVED FOR THE PROPERTY.</p> <p>PROJECT DATA</p> <p>EXPRESS CAR WASH</p> <p>BUILDING USE: CAR WASH – BUSINESS BUILDING OCCUPANCY B – (CAR WASH) FLOOR AREA: CAR WASH TUNNEL – 4,000 S/F OFFICE – 600 S/F</p> <p>ALLOWABLE AREA: 9,000 S/F (NON-SPRINKLERED BLDG) OCCUPANCY LOAD: 600 S/F / 150 = 4 OCC NUMBER OF STORIES: 1 STORY – (CAR WASH) BUILDING HEIGHT 28'-0" ALLOWABLE HEIGHT: 40'-0" ALLOWABLE STORIES: 2 STORIES</p> <p>TYPE OF CONSTRUCTION: TYPE V-B SPRINKLERED: NO – CAR WASH BUILDING</p> <p>RESTAURANT</p> <p>BUILDING USE: RESTAURANT – BUSINESS BUILDING OCCUPANCY A2 – (RESTAURANT) FLOOR AREA: 3,000 S/F ALLOWABLE AREA: 24,000 S/F (SPRINKLERED BLDG) OCCUPANCY LOAD: SHELL BUILDING PERMIT ONLY FUTURE TENANT PROVIDES NUMBER OF STORIES: 2 STORY – (RESTAURANT) BUILDING HEIGHT 31'-0" ALLOWABLE HEIGHT: 60'-0" ALLOWABLE STORIES: 2 STORIES TYPE OF CONSTRUCTION: TYPE V-B FULLY SPRINKLERED: YES</p> <p>RETAIL</p> <p>BUILDING USE: RETAIL BUILDING OCCUPANCY M – (RETAIL) OCCUPANCY LOAD 3,200 SF / 60 = 53 OCC FLOOR AREA: 3,200 S/F ALLOWABLE AREA: 36,000 S/F (SPRINKLERED BLDG) OCCUPANCY LOAD: SHELL BUILDING PERMIT ONLY FUTURE TENANT PROVIDES NUMBER OF STORIES: 2 STORY – (RETAIL) BUILDING HEIGHT 31'-0" ALLOWABLE HEIGHT: 60'-0" ALLOWABLE STORIES: 2 STORIES TYPE OF CONSTRUCTION: TYPE V-B FULLY SPRINKLERED: YES</p> <p>ALLOWABLE BUILDING AREA FOR MIXED (SEPARATED) OCCUPANCIES – TYPE V-B</p> <p>OCCUPANCY 'A2" OCCUPANCY 'M" ACTUAL = $\frac{3,000}{24,000}$ + $\frac{32,000}{36,000}$ = 0.21 < 1</p>	<p>PROJECT INFORMATION</p> <p>PROPERTY INFORMATION: OWNER: Dong Ah Development USA Inc ADDRESS : 12245 Carson St Hawaiian Garden, CA 90716 CONTACT : Ranoly Yi TELEPHONE : 714.329.3534</p> <p>SCOPE OF WORK NEW CONSTRUCTION FOR EXPRESS CARWASH, RESTAURANT AND RETAILS</p> <p>PROJECT DATA</p> <p>A.P. MAP. NO: 7039-014-011,018 LOT NUMBER: 10, 11, 12, 13, 14, 15 ZONE : 'C-G' – GENERAL COMMERCIAL BUILDING USE EXISTING: VACANT LOT BUILDING USE PROPOSED: CARWASH, RESTAURANT AND RETAIL OCCUPANCY CLASSIFICATION: B / A2 / M TYPE OF CONSTRUCTION: V – B SPRINKLERS: SPRINKLERED BUILDING HEIGHT: 2 STORY 30'-0" LOT AREA : EXISTING 44,120 SF</p> <p>BUILDING AREA PARKING RATIO OFFICE: 600 SF / 300 SF = 2 STALLS RESTAURANT/ CAFE: 3,000 SF / 150 SF = 20 STALLS RETAIL: 3,200 SF / 250 SF = 13 STALLS</p> <p>35 STALLS TRASH ENCLOSURE: STAIRWAY: CAR WASH: 4,000 SF 18 STALLS (VACUUM PARKING)</p> <p>TOTAL: 10,000 SF 53 STALLS</p> <p>PARKING PROVIDED CAR WASH VACUUM PARKING: 17 SPACES ADA VACUUM PARKING 1 SPACE STANDARD PARKING 25 SPACES ADA PARKING 3 SPACES EV CHARGING SPACES 1 VAN ACCESSIBLE 2 ADA STANDARD EV CHARGING SPACES 5 SPACES</p> <p>54 SPACES PARKING REQUIRED: 53 SPACES PARKING PROVIDED: 54 SPACES</p> <p>LANDSCAPE REQUIREMENT PROVIDE 5% OF TOTAL LOT: 44,120 SF X 5% = 2,206 SF PROVIDE 8% OF PAVED LOT: 27,000 SF X 8% = 2,160 SF</p> <p>LANDSCAPE REQUIRED = 4,366 SF LANDSCAPE PROVIDED = 5,781 SF</p> <p>APPLICABLE CODES</p> <p>2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA GREEN BUILDING CODE (CGBC) 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS(T-24, PART 6) AS ADOPTED BY ARTESIA CITY 2022 CALIFORNIA FIRE CODE</p> <p>PROJECT DIRECTORY</p> <p>DESIGN & ARCHITECT DONG AH DEVELOPMENT USA INC ADDRESS : 12245 Carson St Hawaiian Garden, CA 90716 CONTACT : RAYNOLD YI TELEPHONE : 714.553.4422</p> <p>VICINITY MAP</p> <p>ALBURTS AVE SOUTH ST PROJECT LOCATION N.T.S. N SHEET T1-0</p>	



SITE PLAN

H E E T

AS-1



Dong Ah

CARWASH FLOOR PLAN

S H E E T

A-1

FLOOR PLAN NOTES		KEYNOTES		KEYNOTES		KEYNOTES		LEGEND		WALL LEGEND	
1. ALL DIMENSIONS ARE FACE OF STUD UNLESS OTHERWISE NOTED. 2. FOR ADA COMPLIANCE INFORMATION, INCLUDING REQUIREMENTS FOR SIGNAGE AND ACCESSIBILITY REFER TO ADA COMPLIANCE SHEETS. 3. PROVIDE 2A10BC FIRE EXTINGUISHER PER FIRE MARSHALL'S LOCATION RECOMMENDATION. 4. ALL INTERIOR FINISHES MUST COMPLY WITH CHAPTER 8 OF THE 2019 CBC. 5. HVAC DUCTS AND EQUIPMENT SHALL BE COVERED PER CGC 5.504.3. 6. SOUND TRANSMISSION COEFFICIENT VALUES SHALL BE MAINTAINED PER CGC 5.507.4. 7. ALL WALLS ARE 3 5/8" FRAMING WITH 5/8" TYPE X GYP BOARD ON EACH SIDE, U.N.O. SEE WALL TYPES. 8. ALL RECEPTACLES IN WET AREAS TO BE GFI. 9. ALL WALLS / FLOOR JUNCTURES IN RESTROOM HAVE MINIMUM 3/8" RADIUS COVING. 10. FLOOR SURFACE SURROUNDING FLOOR DRAINS SHALL SLOPE OF AT LEAST 1:50 TO THE DRAINS. 11. FOR EXITING INFORMATION, SEE LS1.0. 12. FOR LOCATION OF FLOOR DRAINS, SEE PLUMBING DRAWINGS. 13. TENANT CONTRACTOR SHALL REPAINT AND/OR REPAIR ANY LANDLORD PROPERTY DAMAGED AS A RESULT OF TENANT IMPROVEMENT. 14. PRIOR TO COMMENCING WORK, CONTRACTOR TO COORDINATE BLOCKING & BACKING LOCATIONS WITH EQUIPMENT PLAN AND CASEWORK & FURNITURE PLAN. SEE SHEETS A1.2 & A1.3.		15. STAIR TO OFFICE 16. METAL DOOR 17. UNI-SEX RESTROOM 18. STORAGE 19. CARWASH VENDING MACHINE WITH POWER 20. PREFABRICATED CAR WASH KIOSK		1. SMOOTH STUCCO FINISH EXTERIOR WALL, METAL STUD @ 16" O.C. WITH 5/8" GYP. BD. TYPE "X" BOTH SIDES OVER BATT INSULATION. 2. ALUMINUM GLAZING WINDOW SYSTEM 3. MAIN TUNNEL ENTRY OR EXIT 12'x11' OPENING W/ COILING GRILLE DOOR. 4. 6" THICK CONCRETE SLAB WITH BROOM FINISH 5. DRIVE THRU LANES - SEE SITE PLAN SP-2 AND CIVIL DRAWING 6. WATER PROOFING WALL PANEL "EXTRUTECH PLASTICS - P2400" 7. ROOF ACCESS LADDER 8. MAIN ELECTRICAL SWITCHGEAR - PROVIDE LEVEL CONC. FOR ELEC. SWITCHGEAR EQUIPMENT. 9. ELECTRICAL SUB PANELS 10. TRENCH / CONVEYOR PIT 11. ALUMINUM PANEL FINISH OVER EXTERIOR METAL STUD @ 16" O.C. WITH 5/8" GYP. BD. TYPE "X". 12. OFFICE WALL ABOVE 13. CAR WASH EQUIPMENT BY OTHERS 14. DECORATIVE POP OUT WITH ALUMINUM FINISH			1. KEYNOTE REFERENCE 2. WALL TYPES 3. DOOR NUMBER - REFER TO DOOR SCHEDULE SHEET A6.1 4. WINDOW NUMBER - REFER TO WINDOW SCHEDULE SHEET A6.1 5. FULL HEIGHT WALL WITH				

CARWASH FLOOR PLAN

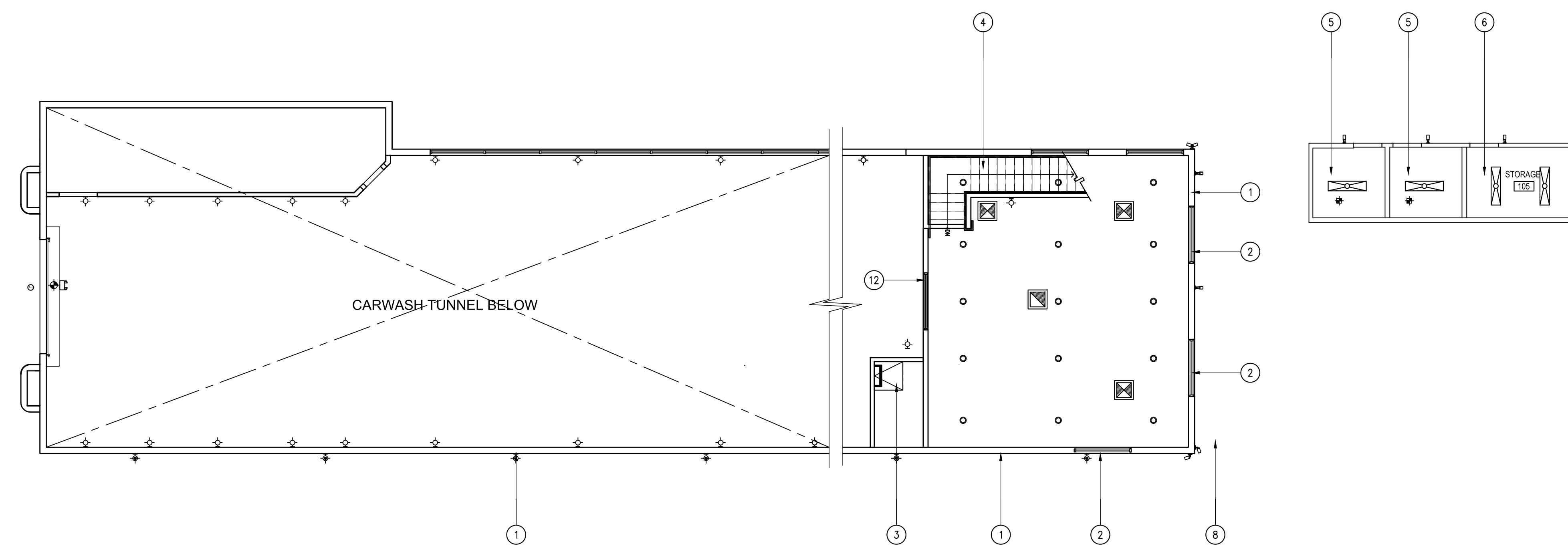
SCALE :1/8"=1'-0" 1

Project Number:
Plan Check Number:

S H E E T

A-1

CARWASH FLOOR PLAN



NORTH

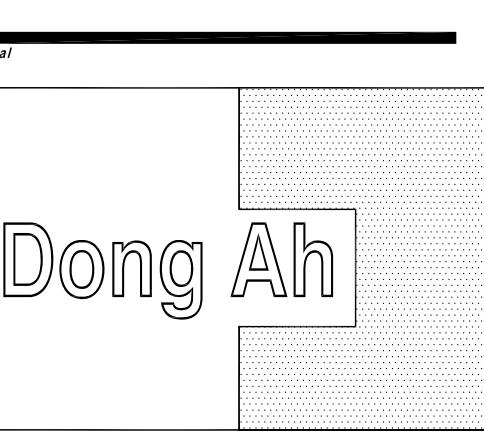
2ND FLOOR CARWASH OFFICE FLOOR PLAN

SCALE :1/8"=1'-0" 1

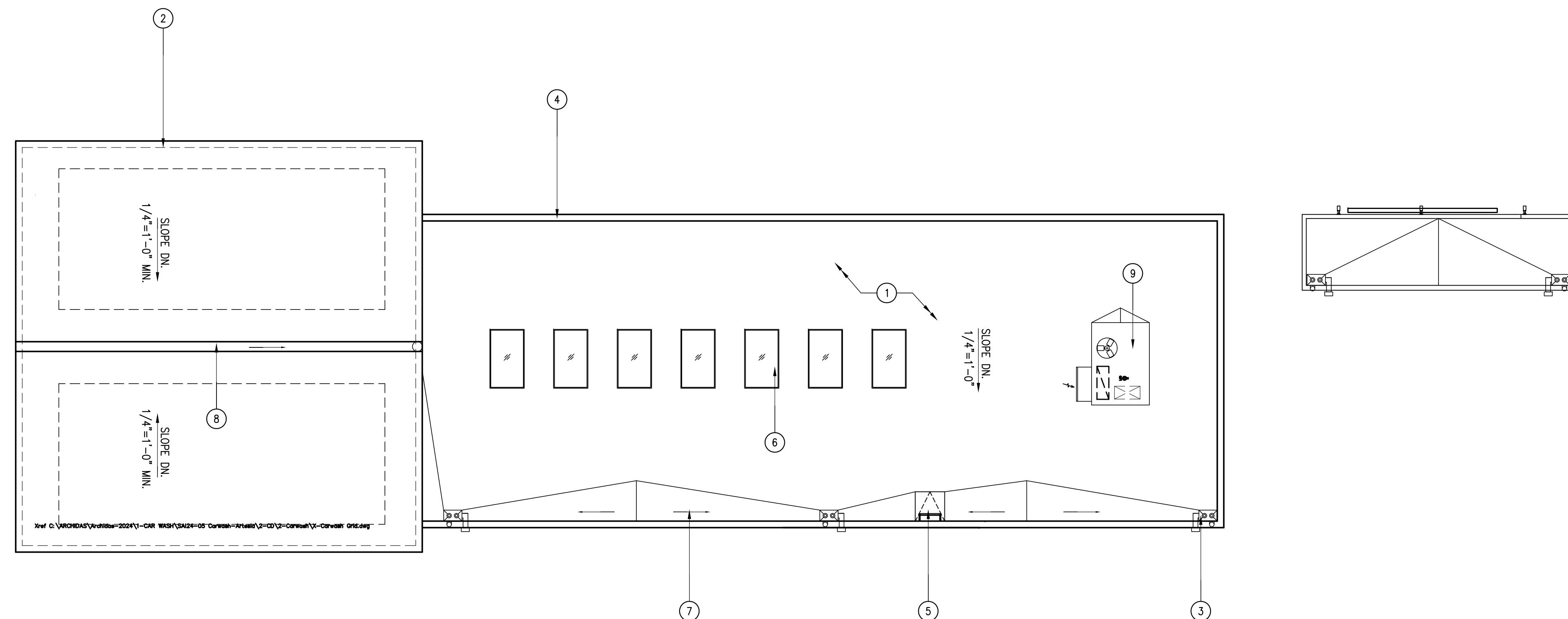
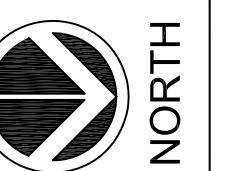
FLOOR PLAN NOTES	KEYNOTES	KEYNOTES	KEYNOTES	LEGEND	WALL LEGEND
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S H E E T

A-1.2



ROOF PLAN



CARWASH ROOF PLAN

SCALE :1/8"=1'-0" 1

ROOF PLAN NOTES
CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING OF THE ROOF.
ALL ELEVATIONS ARE GIVEN FROM FINISH FLOOR ELEVATION 0'-0"
VERIFY SIZES AND LOCATIONS OF ALL ROOF OPENINGS, PLATFORMS, ETC... WITH RESPECTIVE CONTRACTORS.
WHERE VENT PIPES AND UTILITY LINES PENETRATES THE ROOF SHEATHING, REFER TO DETAILS SHEET
PROVIDE FIRE RETARDANT "CLASS-A" ROOFING.
ALL ROOF MOUNTED EQUIPMENT (I.E. HOODS, A/C EQUIPMENT, VENTILATORS, ETC...) TO BE PAINTED WITH TWO (2) COATS OF EXTERIOR SEMI-GLOSS PAINT, COLOR (TAN), VERIFY COLOR WITH ARCHITECT PRIOR TO PROCEEDING SEE NOTE #8.
PROVIDE COLOR CAP SHEET FOR THE ENTIRE ROOFING SURFACE INCLUDING BUT NOT LIMITED TO BACKING PARAPET, CAP FLASHING, ALL ROOF TOP EQUIPMENT, PIPE PENETRATIONS, ETC. TO MAINTAIN A MONOCHROMATIC APPEARANCE, COLOR TO BE VERIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
ROOF AND ATTICS
A FIRE RETARDANT ROOF COVERING IS REQUIRED. PROVIDE A COMPLETE DESCRIPTION ON PLANS. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDING LOCATED IN A MOUNTAIN FIRE DISTRICT OR FIRE BUFFER ZONE.
SHOW ROOF SLOPE(S), DRAIN(S) AND OVERFLOW DRAIN(S) OR SCUPPER ON ROOF PLANS. PROVIDE A DETAIL OF ROOF DRAIN AND OVERFLOW SYSTEM.
ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.
OVERFLOW SCUPPER SHALL HAVE A MINIMUM OPENING HEIGHT OF 4' A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE LOCATED NOT MORE THAN 2' ABOVE THE LOW POINT OF THE ROOF.

KEYNOTES

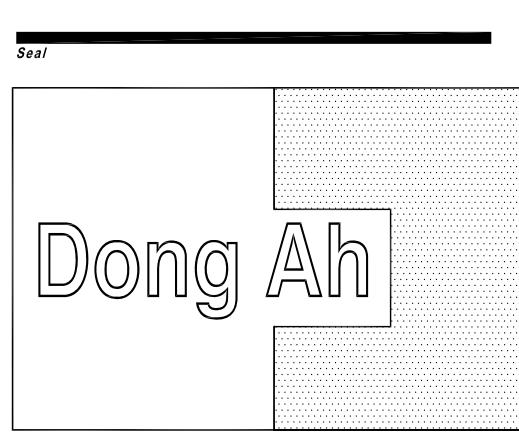
- ① BUILT UP ROOF "UL CLASS A" FIRE RATING.
- ② BUTTERFLY ROOF
- ③ ROOF DRAIN & OVERFLOW
- ④ TOP OF PARAPET, TYP.
- ⑤ ROOF HATCH WITH 42" HIGH GUARDRAIL AND STANDARD SELF-CLOSING GATE
- ⑥ SKY LITE - INTER-SKY, INC WWW.INTER-SKY.COM
- ⑦ CRICKET
- ⑧ ROOF GUTTER AND DRAIN DOWNSPOUT
- ⑨ AC ROOF UNIT

LEGEND/WALL LEGEND

- ① KEYNOTE REFERENCE
- ROOF ACCESS LADDER
- T.S. TOP OF SHEATHING ELEVATION ABOVE FINISHED FLOOR
- T.P. TOP OF PARAPET ELEVATION ABOVE FINISHED FLOOR
- ==== STUD WALL TO UNDERSIDE OF ROOF SHEATHING WITH 1/2" GYP, BD. FULL HEIGHT ONE SIDE FOR ATTIC DRAFTSTOP.
- 1/4":12" SLOPE DOWN GENERAL DIRECTION OF WATER DRAINAGE.
- ROOF DRAINAGE AND OVERFLOW (SCUPPER)

S H E E T

A-3



Dong Ah

CAR WASH-ELEVATION

H E E

This architectural elevation drawing illustrates the exterior of a building, showing its height, signs, and structural details. The building's height is indicated by vertical dimensions: 28'-0" from the FINISH FLOOR to the TOP OF ROOF, and 15'-4" from the FINISH FLOOR to the base of the signs. The signs include an ALUM. STAND UP SIGN, a GLASS WITH FIN, and an ALUMINUM ROOF FINISH. The facade features a series of vertical columns with a grid pattern. A WALL MOUNTED LIGHT is mounted on the wall. The building is surrounded by a GREEN SCREEN and a SMOOTH STUCCO W/ REVEAL. A SMOOTH STUCCO is also present on the adjacent wall. The drawing also shows a SMOOTH STUCCO w/ REVEAL and a WINDOW. The building is topped with an ALUMINUM CANOPY. The drawing includes a legend at the bottom right.

EAST CARWASH ELEVATION

SCALE :1/8"=1'-0" 4

This architectural cross-section diagram illustrates the building's exterior and interior structure. The building's height is indicated by vertical dimensions: 25'-6" from the base to the top of the roof/parapet, and 14'-0" from the base to the top of the roof. The interior height is shown as 10'-0" from the base to the top of the roof. The diagram shows a sequence of architectural elements from left to right: an aluminum canopy, smooth stucco, a wall-mounted light, a window, smooth stucco with reveal, a tempered car wash tunnel glass window, an aluminum canopy, smooth stucco, aluminum panels, tempered glass, and an aluminum stand-up sign. The diagram also includes a vertical dimension of 15'-4" for the height of the glass window. The base of the building is marked with an accent aluminum panel. The diagram uses a grid system to show the internal structure of the building, with horizontal and vertical lines representing walls and floors. Arrows indicate the direction of the cross-section.

WEST CARWASH ELEVATION

SCALE: 1/8" - 1', 0"

WEST CARWASH ELEVATION

SCALE: 1/8 - 1'-0"

Left Elevation: This elevation shows the front entrance of the carwash. The building has a smooth stucco finish with reveal details. The roof is an aluminum roof finish with a slope of $1/4\text{'-1'-0" MIN.}$. A vertical sign on the right is labeled "ALUMINUM VACUUM CANOPY WITH LED LIGHT". The total height from the ground to the top of the roof parapet is 28'-0". The entrance height is 15'-4". The ground level is marked as 0'-0" FINISH FLOOR.

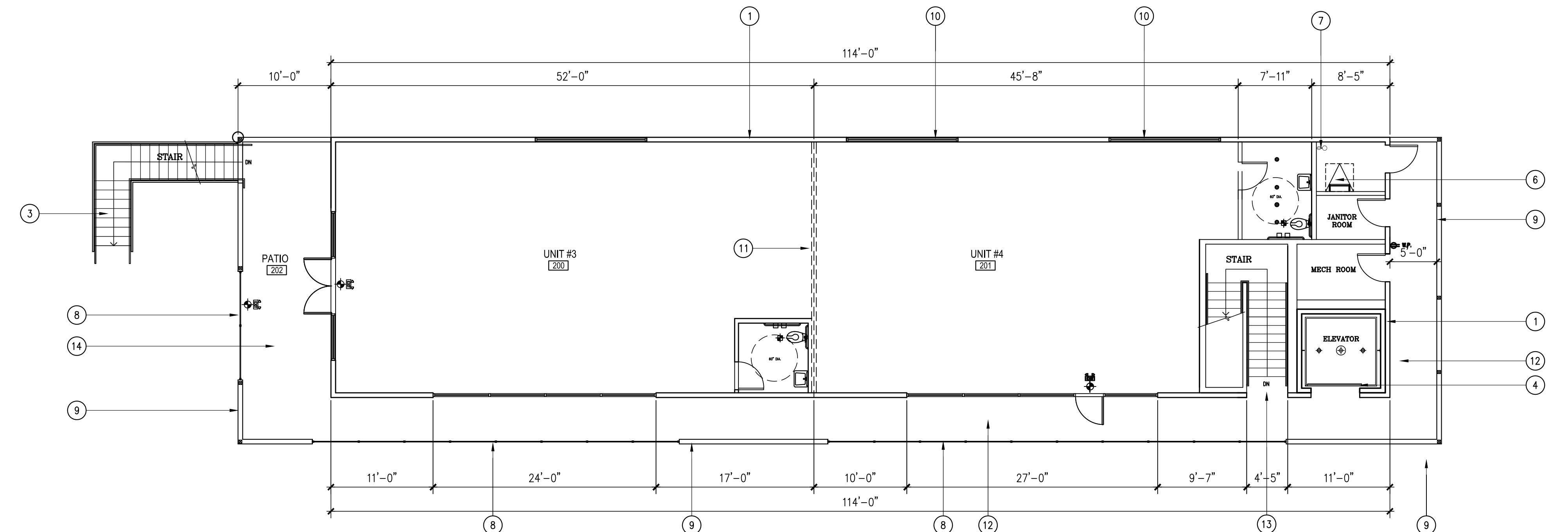
Right Elevation: This elevation shows the side of the carwash. The building has an aluminum vacuum canopy with a 12:2 roof pitch. The roof is an aluminum roof finish with a slope of $1/4\text{'-1'-0" MIN.}$. The building is labeled "EXPRESS CARWASH". The height from the ground to the top of the roof parapet is 28'-0". The entrance height is 15'-4". The ground level is marked as 0'-0" FINISH FLOOR.

NORTH CARWASH ELEVATION

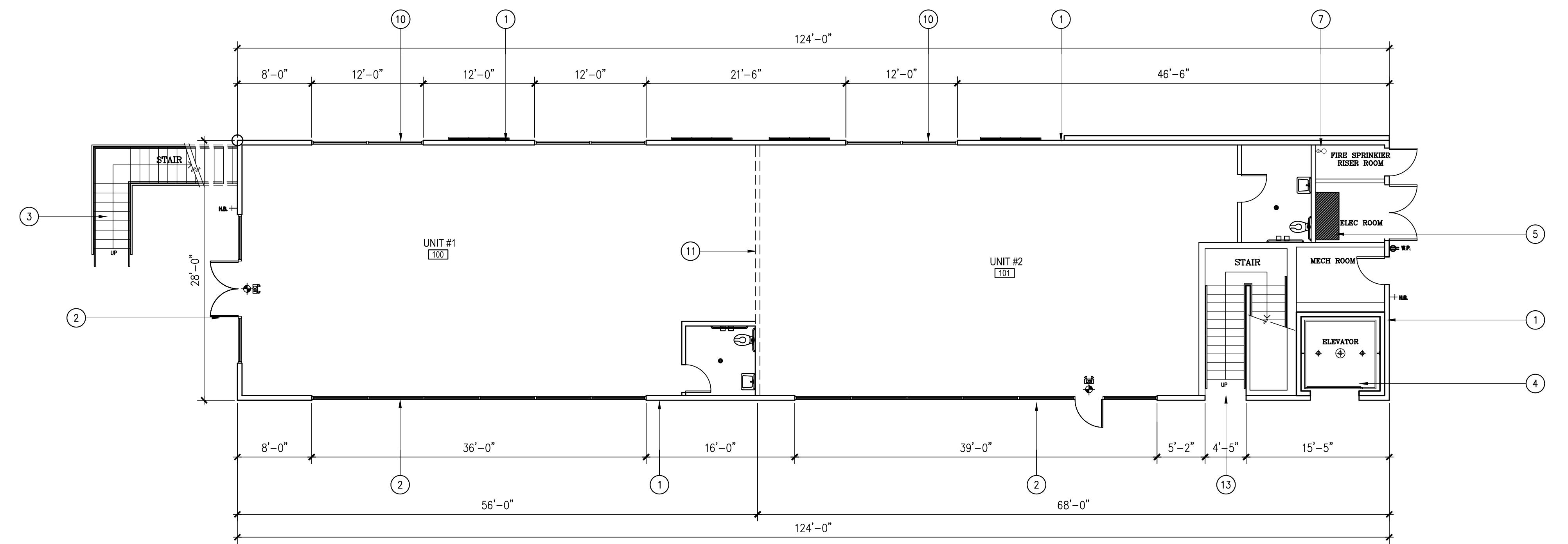
SCALE 1/8" = 1'-0" 2

SOUTH CARWASH ELEVATION

SCALE :1/8"=1'-0" | 1



Dong Ah



RETAIL FLOOR PLAN



FLOOR PLAN NOTES	
1. ALL DIMENSIONS ARE FACE OF STUD UNLESS OTHERWISE NOTED.	
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3. PROVIDE 2A10BC FIRE EXTINGUISHER PER FIRE MARSHALL'S LOCATION RECOMMENDATION.	
4. ALL INTERIOR FINISHES MUST COMPLY WITH CHAPTER 8 OF THE 2019 CBC.	
5. HVAC DUCTS AND EQUIPMENT SHALL BE COVERED PER CGC 5.504.3.	
6. SOUND TRANSMISSION COEFFICIENT VALUES SHALL BE MAINTAINED PER CGC 5.507.4.	
7. ALL WALLS ARE 3 5/8" FRAMING WITH 5/8" TYPE X GYP BOARD ON EACH SIDE, U.N.O. SEE WALL TYPES.	
8. ALL RECEPTACLES IN WET AREAS TO BE GFI.	
9. ALL WALLS / FLOOR JUNCTURES IN RESTROOM HAVE MINIMUM 3/8" RADIUS COVING.	
10. FLOOR SURFACE SURROUNDING FLOOR DRAINS SHALL SLOPE OF AT LEAST 1:50 TO THE DRAINS.	
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14. PRIOR TO COMMENCING WORK, CONTRACTOR TO COORDINATE BLOCKING & BACKING LOCATIONS WITH EQUIPMENT PLAN AND CASEWORK & FURNITURE PLAN. SEE SHEETS A1.2 & A1.3.	

KEYNOTES

- ① SMOOTH STUCCO FINISH EXTERIOR WALL, METAL STUD @ 16" O.C. WITH 5/8" GYP. BD. TYPE "X" BOTH SIDES OVER BATT INSULATION.
- ② ALUMINUM GLAZING STOREFRONT AND WINDOW SYSTEM
- ③ OPEN STAIR TO 2ND FLOOR
- ④ ELEVATOR
- ⑤ MAIN ELECTRICAL SWITCHGEAR - PROVIDE LEVEL CONC. FOR ELEC. SWITCHGEAR EQUIPMENT.
- ⑥ ROOF ACCESS LADDER
- ⑦ FIRE SPRINKLER RISER
- ⑧ 42" H GURARD RAILING
- ⑨ 48" H SMOOTH FINISH LOWER WALL
- ⑩ ALUMINUM GLAZING WINDOW SYSTEM
- ⑪ FUTURE DEMISING WALL
- ⑫ 2ND FLOOR HALL WAY DECK
- ⑬ STAIRS
- ⑭ ROOF COVERED OPEN PATIO

LEGEND

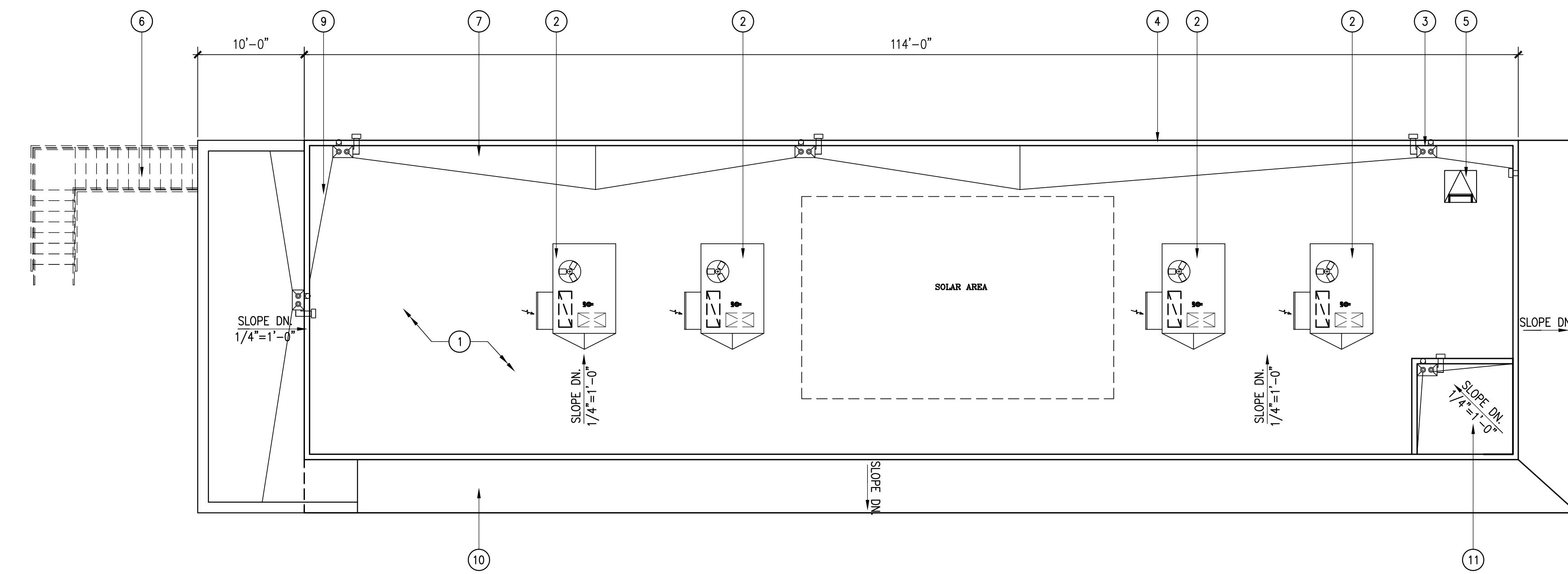
WALL LEGEND

- ① KEYNOTE REFERENCE
- A WALL TYPES
- ② DOOR NUMBER - REFER TO DOOR SCHEDULE SHEET A6.1
- ⑭ WINDOW NUMBER - REFER TO WINDOW SCHEDULE SHEET A6.1
- FULL HEIGHT WALL WITH
- NEW INTERIOR WALL WITH 3" UNFACED SOUND BATT INSULATION TO 6" ABOVE ADJACENT CEILING.
- NEW FULL HEIGHT WALL WITH UNFACED SOUND BATT INSULATION TO UNDERSIDE TO (E) STRUCTURE. INSULATION THICKNESS TO MATCH METAL STUD AS NOTED.
- NEW INT. WALL W/ 5/8" TYPE "X" GYP BD W/ 1/16" MIN. LEAD LINING ON RADILOGY ROOM SIDE. FULL SEAL W/ SILICONE CAULK AT WALL AND DOOR FRAME GAPS. G.C. TO VERIFY W/ SHIELDING REPORT

S H E E T

A-7

ROOF PLAN



1ST RETAIL / RESTAURANT FLOOR PLAN

SCALE :1/8"=1'-0" 1

ROOF PLAN NOTES
1. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING OF THE ROOF.
2. ALL ELEVATIONS ARE GIVEN FROM FINISH FLOOR ELEVATION 0'-0"
3. VERIFY SIZES AND LOCATIONS OF ALL ROOF OPENINGS, PLATFORMS, ETC... WITH RESPECTIVE CONTRACTORS.
4. WHERE VENT PIPES AND UTILITY LINES PENETRATES THE ROOF SHEATHING, REFER TO DETAILS SHEET SEE NOTE #8.
5. PROVIDE FIRE RETARDANT "CLASS-A" ROOFING.
6. ALL ROOF MOUNTED EQUIPMENT (I.E. HOODS, A/C EQUIPMENT, VENTILATORS, ETC...) TO BE PAINTED WITH TWO (2) COATS OF EXTERIOR SEMI-GLOSS PAINT, COLOR (TAN), VERIFY COLOR WITH ARCHITECT PRIOR TO PROCEEDING SEE NOTE #8.
7. PROVIDE COLOR CAP SHEET FOR THE ENTIRE ROOFING SURFACE INCLUDING BUT NOT LIMITED TO BACKING PARAPET, CAP FLASHING, ALL ROOF TOP EQUIPMENT, PIPE PENETRATIONS, ETC. TO MAINTAIN A MONOCHROMATIC APPEARANCE, COLOR TO BE VERIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
8. ROOF AND ATTICS
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2. SHOW ROOF SLOPE(S), DRAIN(S) AND OVERFLOW DRAIN(S) OR SCUPPER ON ROOF PLANS. PROVIDE A DETAIL OF ROOF DRAIN AND OVERFLOW SYSTEM.
3. ROOF DRAINAGE IS NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY.
4. OVERFLOW SCUPPER SHALL HAVE A MINIMUM OPENING HEIGHT OF 4' A MINIMUM AREA THREE TIMES THAT OF THE ROOF DRAIN AND SHALL BE LOCATED NOT MORE THAN 2' ABOVE THE LOW POINT OF THE ROOF.

KEYNOTES

- ① BUILT UP ROOF "UL CLASS A" FIRE RATING.
- ② AC ROOF UNIT
- ③ ROOF DRAIN & OVERFLOW
- ④ TOP OF PARAPET, TYP.
- ⑤ ROOF HATCH WITH 42" HIGH GUARDRAIL AND STANDARD SELF-CLOSING GATE
- ⑥ STAIR BELOW
- ⑦ CRICKET
- ⑧ ROOF GUTTER AND DRAIN DOWNSPOUT
- ⑨ FLAT ROOF
- ⑩ ROOF CANOPY
- ⑪ ELEVATOR ROOF

LEGEND

WALL LEGEND

- ① KEYNOTE REFERENCE
- ROOF ACCESS LADDER
- T.S. TOP OF SHEATHING ELEVATION ABOVE FINISHED FLOOR
- T.P. TOP OF PARAPET ELEVATION ABOVE FINISHED FLOOR
- ===== STUD WALL TO UNDERSIDE OF ROOF SHEATHING WITH 1/2" GYP. BD. FULL HEIGHT ONE SIDE FOR ATTIC DRAFTSTOP.
- 1/4":12" SLOPE DOWN GENERAL DIRECTION OF WATER DRAINAGE.
- ROOF DRAINAGE AND OVERFLOW (SCUPPER)

S H E E T

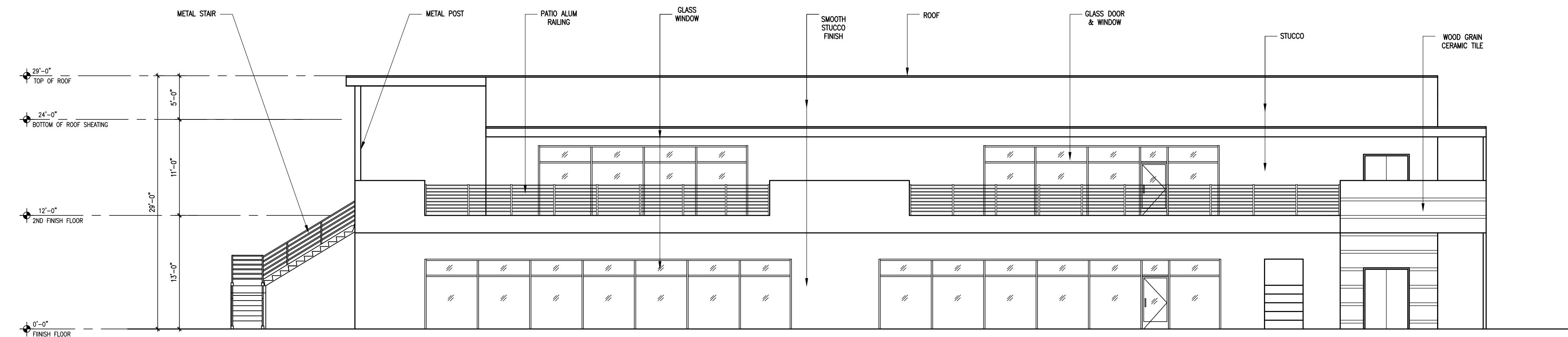
A-9



Dong Ah

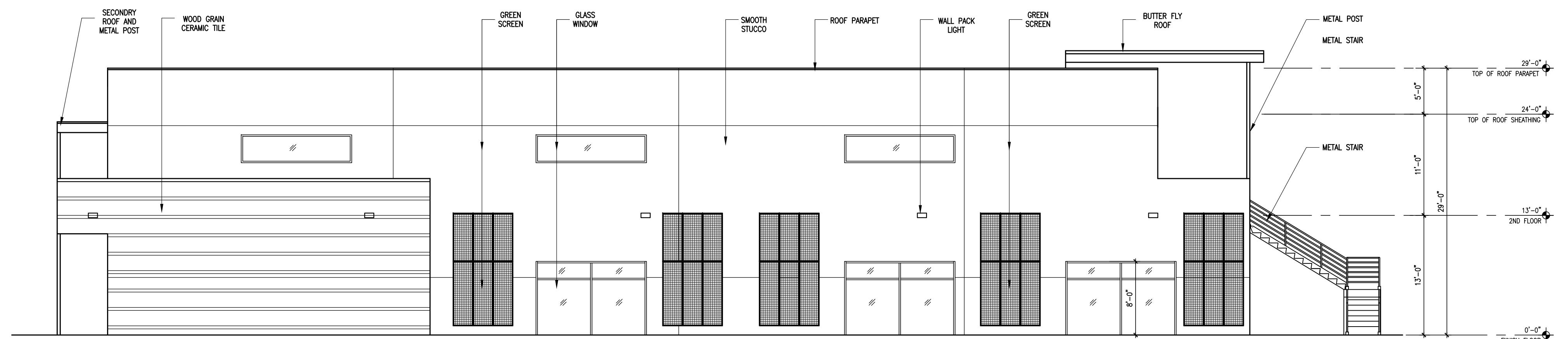
RETAIL-ELEVATION

A-10



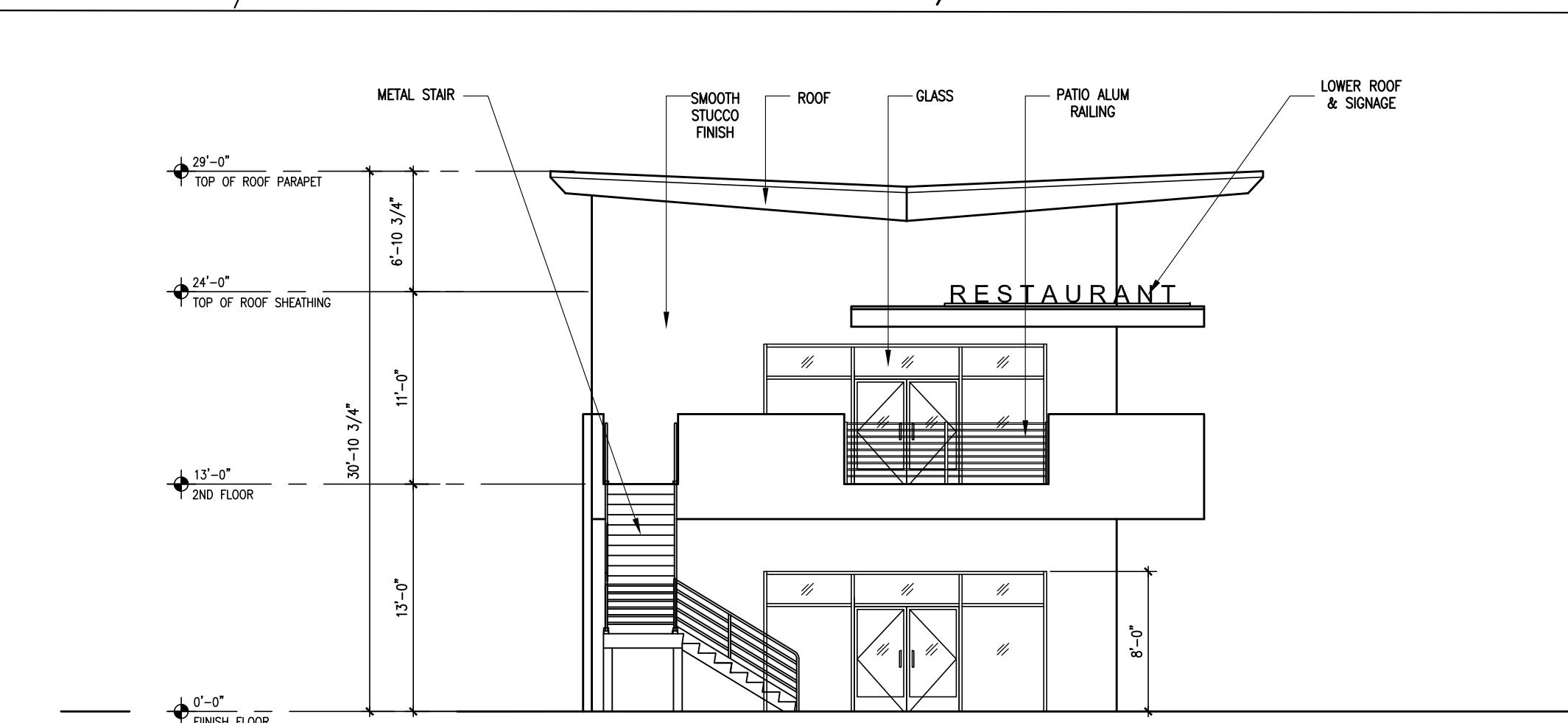
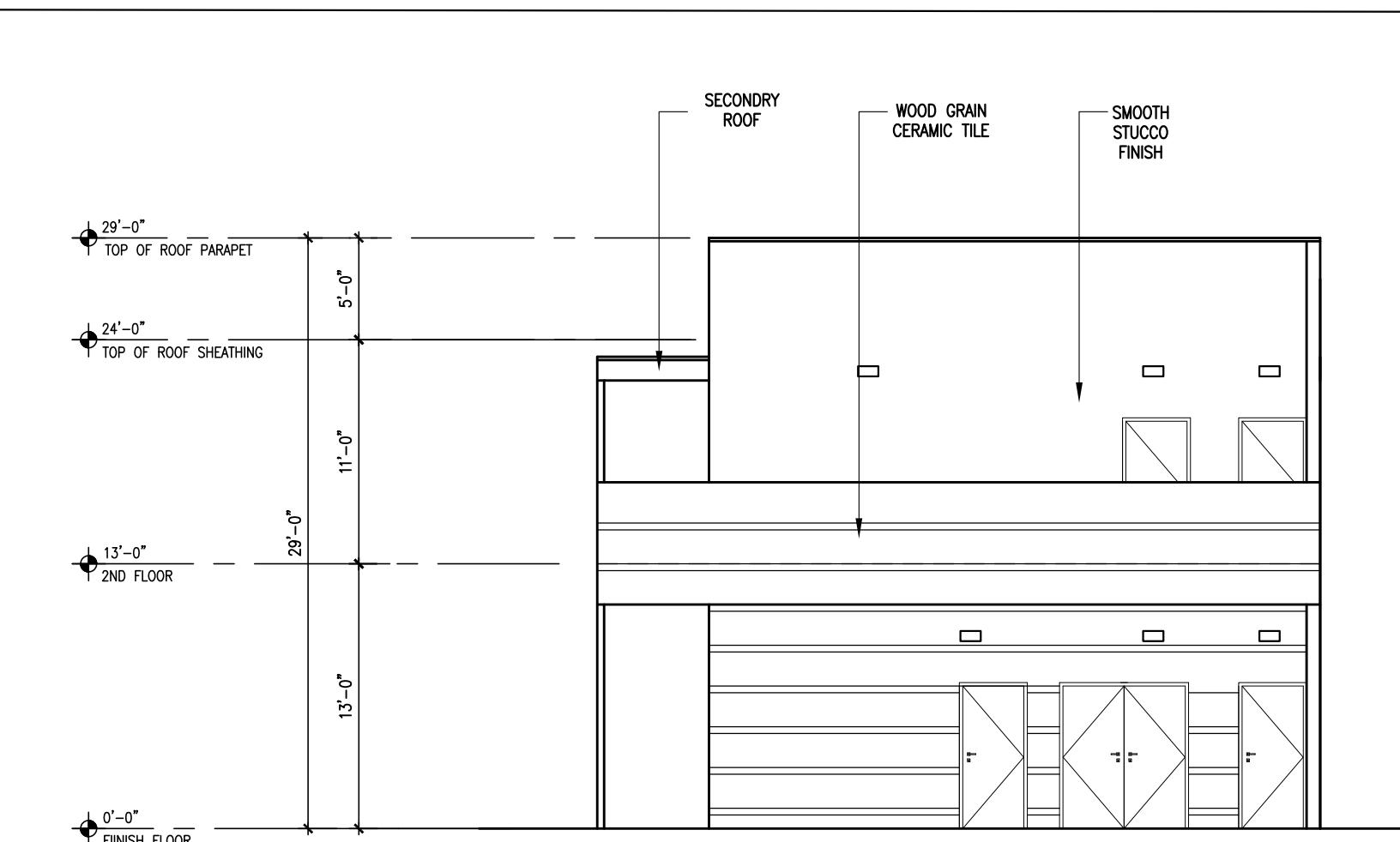
EAST RESTAURANT/RETAIL ELEVATION

SCALE : 1/8" = 1'-0"



WEST RESTAURANT/RETAIL ELEVATION

SCALE : 1/8" = 1'-0"



NORTH RESTAURANT/RETAIL ELEVATION

SCALE : 1/8" = 1'-0"

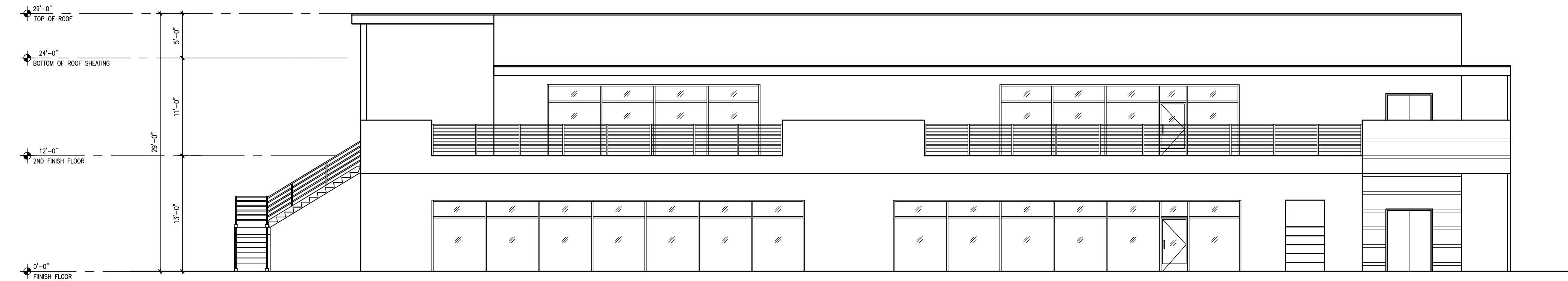
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SOUTH RESTAURANT/RETAIL ELEVATION

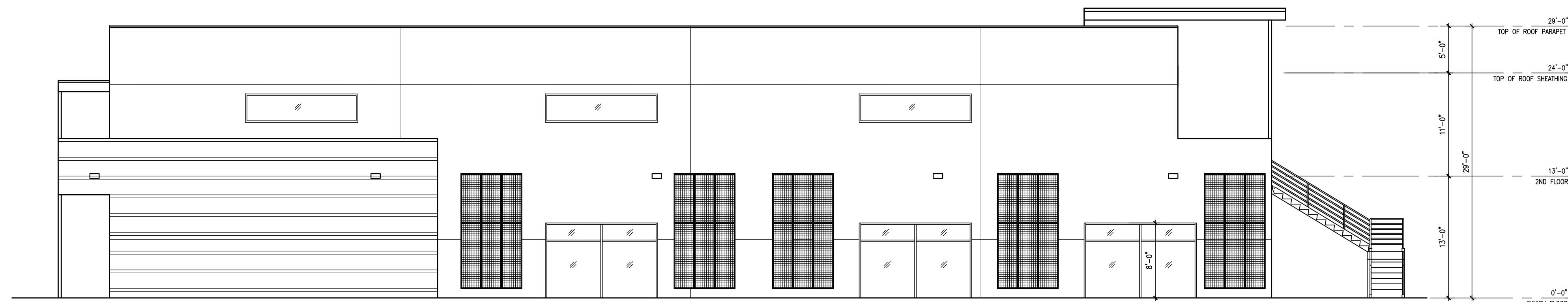
SCALE : 1/8" = 1'-0"

1

Dong Ah

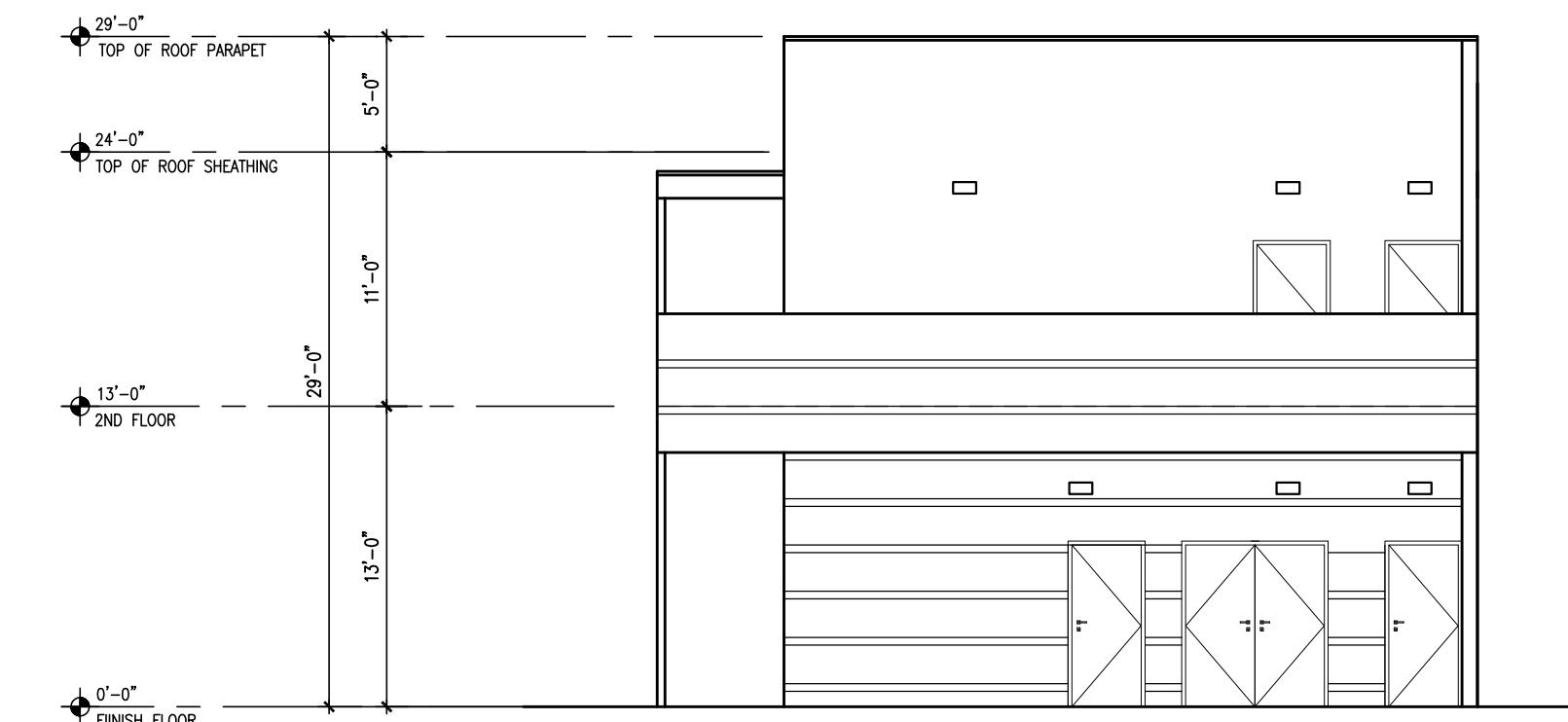


SCALE :1/8"=1'-0" 4



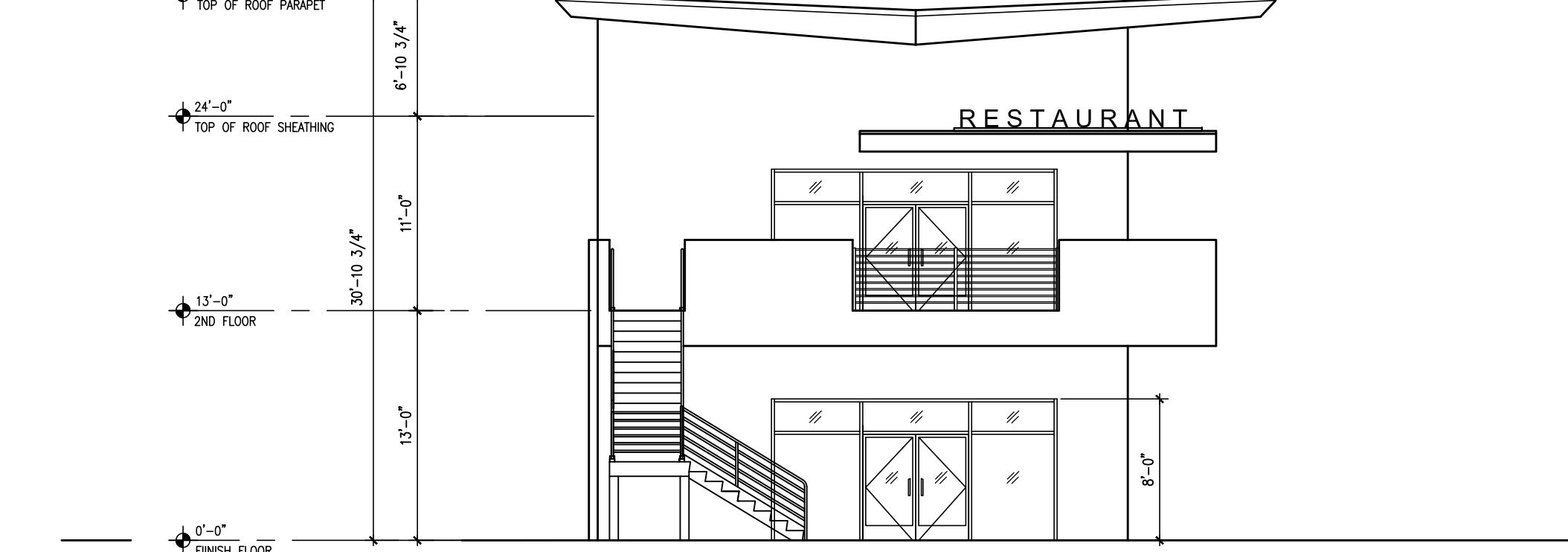
WEST RESTAURANT/RETAIL ELEVATION

SCALE :1/8"=1'-0" 3



NORTH RESTAURANT/RETAIL ELEVATION

SCALE :1/8"=1'-0" 2

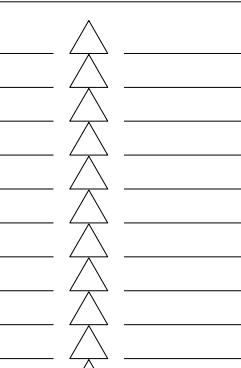


SOUTH RESTAURANT/RETAIL ELEVATION

SCALE :1/8"=1'-0" 1

RETAIL-ELEVATION

Project Number:
Plan Check Number:



S H E E T

A-10



New Development For
Five Star Express Car Wash,
Restaurant and Retail
11701 South St. Artesia, CA 90701



Dong Ah Development USA, Inc
DBA Five Star Express Car Wash



CORNER VIEW



WEST ELEVATION



EAST ELEVATION



REAR CORNER VIEW



SOUTH FRONT VIEW



EAST ELEVATION



CITY COUNCIL AGENDA REPORT

MEETING DATE: September 9, 2024

ITEM NO: 11A

TO: Mayor and Members of the City Council

SUBJECT: Appointment of Abel Avalos as City Manager

FROM: Melissa Burke, Interim City Manager

REVIEWED AND APPROVED BY:

HongDao Nguyen, City Attorney

RECOMMENDATION:

It is recommended that the City Council approve Resolution No. 24-3016, Appointing Abel Avalos as City Manager and Approving an Employment Agreement.

BACKGROUND:

The position of City Manager has been filled on an interim basis by Melissa Burke, the City's Deputy City Manager, since June 2024. The City Council hired a recruiting consultant, solicited applications, and held interviews with candidates. Following the interviews, the City Council directed its consultant to negotiate an employment agreement with Abel Avalos as City Manager.

ANALYSIS:

The proposed employment agreement has an effective date of September 9, 2024; however, the start date for Mr. Avalos would be October 8, 2024. The new City Manager would function as the chief executive officer of the City with all powers and duties, as outlined in the Artesia Municipal Code. The City Council would review the City Manager annually and provide written goals to be accomplished over the next year, in line with Council policy objectives. The City Manager would serve at the discretion of the City Council.

FISCAL IMPACT:

The City Manager would be paid an annual salary within the range of the City Manager's Salary Schedule: Step A \$166,237.50 – Step K \$268,678.33. The City Manager would also receive the following benefits:

- \$400 monthly car allowance
- Health insurance commensurate with Unrepresented Managers and/or medical opt-out of \$1,000 a month
- Health Reimbursement Account of \$600
- Term Life of \$300,000
- Short-Term and Long-Term Disability coverage
- Deferred compensation contribution of \$12,000 annually

RECOMMENDED COUNCIL ACTION:

It is recommended that the City Council approve Resolution No. 24-3016, Appointing Abel Avalos as City Manager and Approving an Employment Agreement.