

Appendix 3 – General Plan Text Amendments



Description of the 2030 Land Use Plan

The graphic representation of the City of Artesia’s official policy relative to land use is illustrated in Exhibit LU-3. The map presents the general patterns and relationship of the various land uses in the Artesia General Plan 2030. Table LU-3 summarizes the intensity/density standards for the new land use designations. The assumed buildout will be used

Table LU-3 2030 General Plan Land Use Summary			
Land Use Designation	Acres	Intensity/Density Standard	
		Floor Area Ratio ¹	Dwelling Units Per Acre ²
Low Density Residential (7 du/ac)	413.93 AC	N/A	7 du/ac
High Density Residential (30 du/ac)	59.67 AC	N/A	30 du/ac
Commercial General	13.25 AC	1.0 FAR	N/A
Light Manufacturing and Industrial	4.47 1.37 AC	1.0 FAR	N/A
City Center Mixed Use	59.65 AC	2.0 FAR	30 du/ac
Gateway Community Commercial	77.32 AC	1.0 FAR	N/A
Norwalk Boulevard Commercial	12.50 AC	0.5 FAR	N/A
Pioneer Boulevard Commercial	11.90 15.11 AC	1.5 FAR	30 du/ac
South Street Gateway Commercial	43.93 AC	1.5 FAR	N/A
Institutional	61.65 AC	N/A	N/A
Open Space	23.05 AC	N/A	N/A
Right-of-Way	255.36		
TOTAL	1,036.68 AC		
Notes: ¹ Floor Area Ratio (FAR) is an expression of non-residential land use intensity. The FAR is calculated by dividing the total gross floor area of all buildings on a lot by the total area of that lot. ² Residential density is described in terms of dwelling units per gross acre (du/ac). A dwelling unit is a building or a portion of a building used for human habitation and may vary considerable in size. Residential acreage is defined as the area developed for residential use, exclusive of local serving streets, alleys, or arterials.			



C. GENERAL PLAN BUILDOUT

An acreage calculation of the land use policy is presented in Table LU-4. The acreages of various land uses on the General Plan Land Use Map are presented, along with a number of dwelling units and the amount of non-residential square footage. The values in Table LU-4 include growth anticipated with the General Plan 2030 and presents assumed buildout of the land use policies. The following assumed buildout will be used in the subsequent environmental analysis of the General Plan.

Table LU-4 2030 General Plan Buildout Analysis			
Land Use Designation	Acres	Non-Residential Development Potential (SF)	Residential Development Potential (DU's)
Low Density Residential (7 du/ac)	413.93 AC	--	3,513 DU
High Density Residential (30 du/ac)	59.67 AC	--	568 DU
Commercial General	13.25 AC	220,135 SF	18 DU
Light Manufacturing and Industrial	4.47 1.37 AC	28,295 8,653 SF	5 2 DU
City Center Mixed Use	59.65 AC	816,345 SF	378 DU
Gateway Community Commercial	77.32 AC	1,124,778 SF	265 DU
Norwalk Boulevard Commercial	12.50 AC	143,247 SF	16 DU
Pioneer Boulevard Commercial	11.90 15.11 AC	217,534 276,440 SF	41 52 DU
South Street Gateway Commercial	43.93 AC	247,042 SF	146 DU
Institutional	61.65 AC	129,333 SF	--
Open Space	23.05 AC	--	--
Right-of-Way	255.36	--	--
TOTAL	1,036.68 AC	2,926,709 2,965,973 SF	4,949 4,960 DU



Housing Sub-Element

3. Relationship to Other Plans and Programs

The Housing Sub-Element identifies goals, objectives, policies and action programs for the 2006-2014 Planning Period that directly addresses the housing needs of Artesia. There are a number of City plans and programs which work to implement the goals and policies of the Housing Sub-Element. These include the City's Municipal Code, Specific Plans and Redevelopment Plan.

a. Artesia Municipal Code

The Artesia Municipal Code contains the regulatory and penal ordinances and certain administrative ordinances of the City, codified pursuant to Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The Artesia Municipal Code includes the City's Subdivision and Zoning regulations.

The Subdivision Chapter of the Municipal Code regulates the design, development and implementation of land division. It applies when a parcel is divided into two or more parcels; a parcel is consolidated with one or more other parcels; or the boundaries of two or more parcels are adjusted to change the size and/or configuration of the parcels.

The Zoning Chapter of the Municipal Code is the primary tool for implementing the General Plan, and is designed to protect and promote the health, safety and welfare of the people. The Zoning Chapter designates various districts and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Chapter provides property development standards for each zone district and overall administrative and legislative procedures.

b. Redevelopment Plans

The State Legislature allows cities to adopt Redevelopment Plans under the State of California's Community Redevelopment Law C . The Redevelopment Plans are intended to reverse deteriorating economic and physical conditions; redevelop blighted, underutilized and vacant properties; improve public facilities and infrastructure; and produce revenues through the development of job-creating properties. These plans are one of the more powerful means cities have to implement the goals and policies set forth in their General Plan. Artesia has one redevelopment project area with approximately 245 acres of land.

c. Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area to address the specific characteristics or needs for that area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, and implementation plan. The City has ~~six~~ ~~three~~ approved Specific Plans listed below.



Housing Sub-Element

- Pioneer Specific Plan
- South Specific Plan
- Artesia Boulevard Industrial Area Specific Plan
- **Artesia Boulevard Corridor Specific Plan**
- **Arkansas Street Specific Plan**

~~The City is also currently drafting the Downtown Specific Plan.~~

D. HOUSING SUB-ELEMENT ORGANIZATION

California Government Code Section requires a jurisdiction's Housing Element include the following components:

- A review of the previous Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing; and,
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

The Artesia Housing Sub-Element is organized into five parts:

1. Introduction Explains the purpose, process and contents of the Housing Sub Element.
2. Community Profile Describes the demographic, economic and housing characteristics of Artesia.
3. Housing Needs Analyzes the current and projected housing needs in Artesia.
4. Resources and Constraints Analysis Analyzes the actual and potential governmental and non-governmental constraints to the rehabilitation, preservation, conservation, and construction of housing.
5. Housing Plan Details specific policies and programs the City of Artesia will carry out over the planning period to address the City's housing goals.