



## THE CITY OF ARTESIA, CALIFORNIA

18747 CLARKDALE AVENUE, ARTESIA, CALIFORNIA 90701

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### NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT ARTESIA DOWNTOWN SPECIFIC PLAN

Attention: Agencies, Organizations, and Interested Parties

Date: February 28, 2025

Project No.: 2024-06

State Clearing House No.: 2024020999

Project Name: Artesia Downtown Specific Plan

Lead Agency: City of Artesia  
Community Development Department  
18747 Clarkdale Avenue  
Artesia, CA 90701

Comment Period: February 28, 2025 to April 14, 2025

Meeting Location: March 10, 2025 at 7:00 p.m.  
Artesia Council Chamber  
18747 Clarkdale Avenue  
Artesia, CA 90701

Document Availability: The Artesia Downtown Specific Plan Draft Environmental Impact Report can be viewed here:

<https://www.cityofartesia.us/522/Artesia-Downtown-Specific-Plan>

The City of Artesia (City), as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the Artesia Downtown Specific Plan (proposed project) in accordance with the California Environmental Quality Act (CEQA). The Draft EIR has been prepared in conformance with CEQA (Public Resources Code Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.). This Notice of Availability has been issued to notify interested parties that the Draft EIR is available for public review and comment. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

**PROJECT LOCATION:** The proposed project site is in an urbanized area in the City of Artesia, Los Angeles County. The City is 19 miles southeast of Downtown Los Angeles; it shares its eastern, southern, and western boundaries with the City of Cerritos and its northern boundary with the City of Norwalk. The proposed project site encompasses 70.8 acres known as the Artesia Downtown district, including the blocks adjoining Pioneer Boulevard to the southeast and ending at 180th Street to the north. The northern portion of the proposed project site (north of Metro's new Southeast Gateway Line light rail project) is bounded by Alburdis Avenue and Corby Avenue to the west, 180th Street to the north, Arline Avenue to the east, and 188th Street to the south. The proposed project site extends south of Metro's Southeast Gateway Line to the future Pioneer Boulevard light rail station and includes the area between 188th Street and the La Belle

Chateau Mobile Home Park, and to Pioneer Boulevard on the east and Jersey Avenue on the west. The nearest freeway providing regional access to the project site is State Route (SR-) 91, a multilane freeway that divides the northern end of the City. See Figure 1, *Location Map*.

**PROJECT DESCRIPTION:** The proposed project would implement new land use, zoning, and development standards to guide the scale of future development and growth in Artesia's Downtown district as the City prepares for the planned expansion of a new Metro light rail line (referred to as the Southeast Gateway Line) that will connect southeastern Los Angeles County communities, including Artesia, to Downtown Los Angeles. The Final EIR for the Metro light rail line extension was certified April 2024. The new Metro light rail line extension is anticipated to connect to Pioneer Boulevard in 2035. While the Proposed Project does not include specific development projects at this time, the Artesia Downtown Specific Plan would establish goals and objectives, development standards, and implementation actions associated with land use, mobility, and infrastructure and establish a transit-oriented plan that would provide new opportunities for housing, retail/commercial, and entertainment uses in Artesia's Downtown district. The proposed project would establish the necessary plans, development standards, regulations, infrastructure requirements, and implementation programs on which subsequent project-related development activities in the Specific Plan area would be based. Below is a discussion of each component of the proposed project.

**Land Use Plan:** As shown in Figure 2, *Proposed Zoning Districts*, the land use plan divides the proposed project site into six zoning districts. These distinct zoning districts would allow for a range of land uses and densities within a defined building envelope. The zones would also implement the City's urban design objectives for each part of the project site to establish and maintain attractive distinctions between each zone. The six zoning districts are:

- **Downtown North.** The Downtown North District would become the northern gateway and anchor to Downtown Artesia. This district would allow for higher density mixed-use development at 65 dwelling units per acre (du/ac). The southwest corner of this district would encompass approximately 5.5 acres and would allow 4- to 5-story mixed-use development and 2- and 3-story townhomes. Where the City owns property at the northwest corner of 183rd Street and Pioneer Boulevard, a public-private partnership is encouraged to develop a parking structure with ground-floor retail uses as well as potentially civic and/or community uses. The parking structure would serve visitors, residents, and employees as they travel to and from Downtown Artesia and SR-91 to the north. The post office at 183rd Street and Albertis Avenue is expected to remain.
- **Pioneer Boulevard.** The Pioneer Boulevard District encompasses 8.8 acres, fronts Pioneer Boulevard north of the future Metro Pioneer Boulevard light rail station, and in the center of Downtown Artesia. This area is composed of narrow parcels with continuous street frontage of one-story commercial establishments such as ethnically diverse restaurants, markets and jewelry shops. Although significant new development is not expected in this district, the district would allow for three-story buildings at 50 du/ac or 60 du/ac by utilizing the Downtown Density Bonus Program.
- **Downtown South.** The Downtown South District encompasses 23.1 acres and would become the southern gateway to Downtown Artesia and the City. This district would allow four- to six-story mixed-use development at 75 du/ac and incorporate land uses such as ground-floor retail, a hotel, townhomes, and neighborhood parks for residents and visitors. A Metro parking structure is planned in the South Street Mixed District just south of the transit station.
- **188th Street/ Corby Avenue.** The 188th Street/Corby Avenue District encompasses 4.6 acres and would be south of the future Metro Pioneer Boulevard light rail station; it presently includes residential and light industrial uses. This district would allow for residential uses such as duplex, triplex and townhomes at 65 du/ac and commercial office and retail in a horizontal mixed-use format.
- **Downtown Neighborhood.** The Downtown Neighborhood District encompasses 9.4 acres and would be in the residential west and east edges of the Downtown area along Corby Avenue and Arline Avenue. The Downtown Neighborhood District would retain its residential character at 40 du/ac.
- **Chateau Estates.** The Le Belle Chateau Estates Mobile Home Park District encompasses 9.6 acres and sits at the southern edge of the project site. Although the proposed project would establish new

development standards for the Chateau Estates District, the mobile home park use would be maintained in this district. The Chateau Estates District would retain its residential character at 11 du/ac.

**Development Standards.** The proposed project would establish development standards related to the physical form and design of both new and renovated buildings and properties in the project site. Development standards would include requirements for site planning (i.e., setbacks from public rights-of-way and other structures); open space and landscaping standards; building mass, scale, and maximum heights; materials and finishes, parking and loading, and frontage design standards.

**Mobility and Infrastructure.** The proposed project includes mobility policies and standards reflective of a long-term vision to maximize accessibility of Downtown Artesia that is centered around the development of a transit-oriented community, enhancing first/last mile and complete street elements that dedicate space and amenities for people walking, bicycling, and accessing transit. The proposed project aims to complete the gaps in the bicycle network, enhance the pedestrian network, boost transportation options by adding micro-mobility, and adjust the parking network to manage the curb space for continuously changing needs and to construct parking structures at the edges of Downtown. Additionally, the proposed project identifies improvements to the infrastructure system as a result of implementation of the Artesia Downtown Specific Plan with respect to water supply, sewage, and storm drainage.

**Implementation Actions:** The goals and objectives of the proposed project would be implemented through implementation policies and programs. The proposed project would establish the implementation process associated with the Specific Plan.

**Incentives and Bonuses:** Community benefits have been included as part of the proposed project, including a new Downtown Density Bonus program. Additional development potential in exchange for community benefits would be granted to applicants by the City Council, following policies and procedures adopted by the City of Artesia. Applicants utilizing the Downtown Density Bonus program would require a statutory development agreement with the City or a covenant between the City and developer.

**Opportunity Sites:** The proposed project includes buildout projections associated with the likely redevelopment of Opportunity Sites based on the anticipated levels of density and intensity for each land use category. The proposed project has identified 53 parcels within the Specific Plan area that could support future redevelopment (Redevelopment Opportunity Sites). Criteria for selecting these sites are described in detail in the Specific Plan. For purposes of analysis, this Draft EIR conservatively assumes redevelopment of the 53 Redevelopment Opportunity Sites using the by-right development standards.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The Draft EIR assesses potential impacts related to the following environmental topics: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas (GHG) Emissions, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Significant and unavoidable environmental effects would occur despite implementation of mitigation measures for the following topics: Air Quality, GHG Emissions, and Noise.

**PUBLIC MEETING:** The Artesia Community Development Department has scheduled an informational public meeting on **Monday, March 10, 2025, at 7:00 pm** for the Planning Commission to receive public comments. The Planning Commission meeting will be held at the Artesia Council Chamber below City Hall, at 18747 Clarkdale Avenue, Artesia, CA 90701.

**PUBLIC REVIEW PERIOD:** The Draft EIR is available for a public review period commencing on **February 28, 2025, and ending on April 14, 2025**. In accordance with the State CEQA Guidelines, should you have any comments pertaining to the environmental analysis contained in the Draft EIR, please provide such comments during this time. Please submit all comments in writing so they are received no later than **April 14, 2025, at 5:00 pm**.

Please direct your comments to:

E-mail: [Planning@cityofartesia.us](mailto:Planning@cityofartesia.us)

Phone: (562) 865-6262 Ext. 200 or 224

Mail: City of Artesia  
Planning Department  
Attn: Salvador Lopez, Jr., Interim Community Development Director  
18747 Clarkdale Avenue  
Artesia, CA 90701

**DOCUMENT AVAILABILITY:**

Electronic copies of the Draft EIR and all documents referenced therein are available for download on the City's website at <https://www.cityofartesia.us/522/Artesia-Downtown-Specific-Plan>. Also, all materials are available electronically the State Clearinghouse via the CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>).

Hard copies of the Draft EIR are also available for public review at the following locations:

- Artesia City Hall, Planning Department, 18747 Clarkdale Avenue, Artesia, CA 90701
- Artesia Public Library, 18801 Elaine Avenue, CA 90701

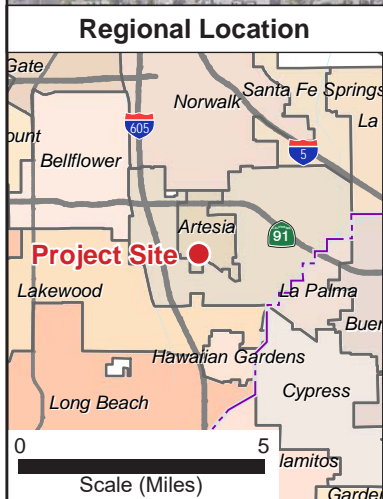
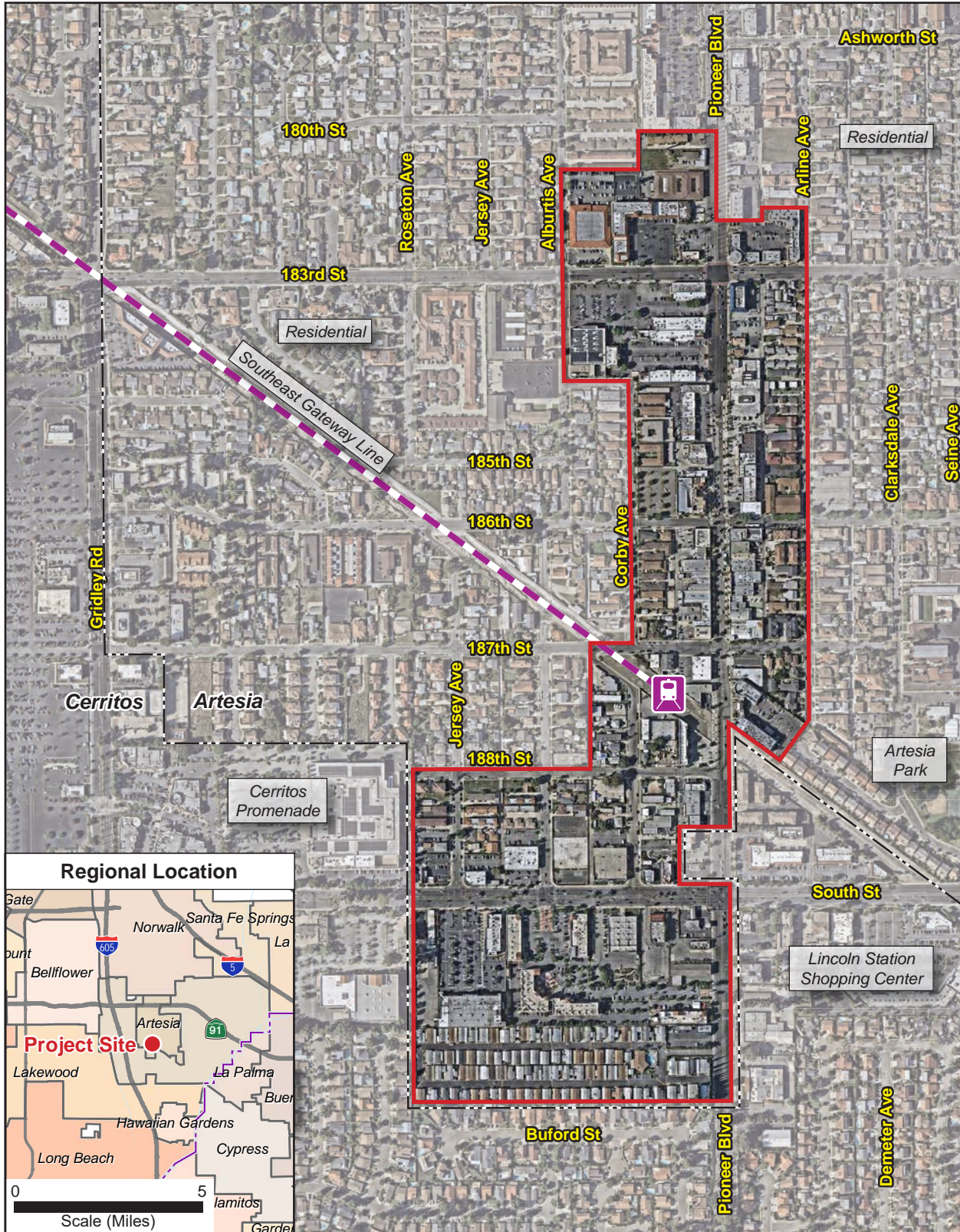
Should you have trouble accessing these documents, please contact the City at [Planning@cityofartesia.us](mailto:Planning@cityofartesia.us).

**ATTACHMENTS:**

Figure 1, Location Map

Figure 2, Proposed Zoning Districts

Figure 1 - Project Location Map



— Downtown Artesia Specific Plan Boundary  
- - - City Boundary

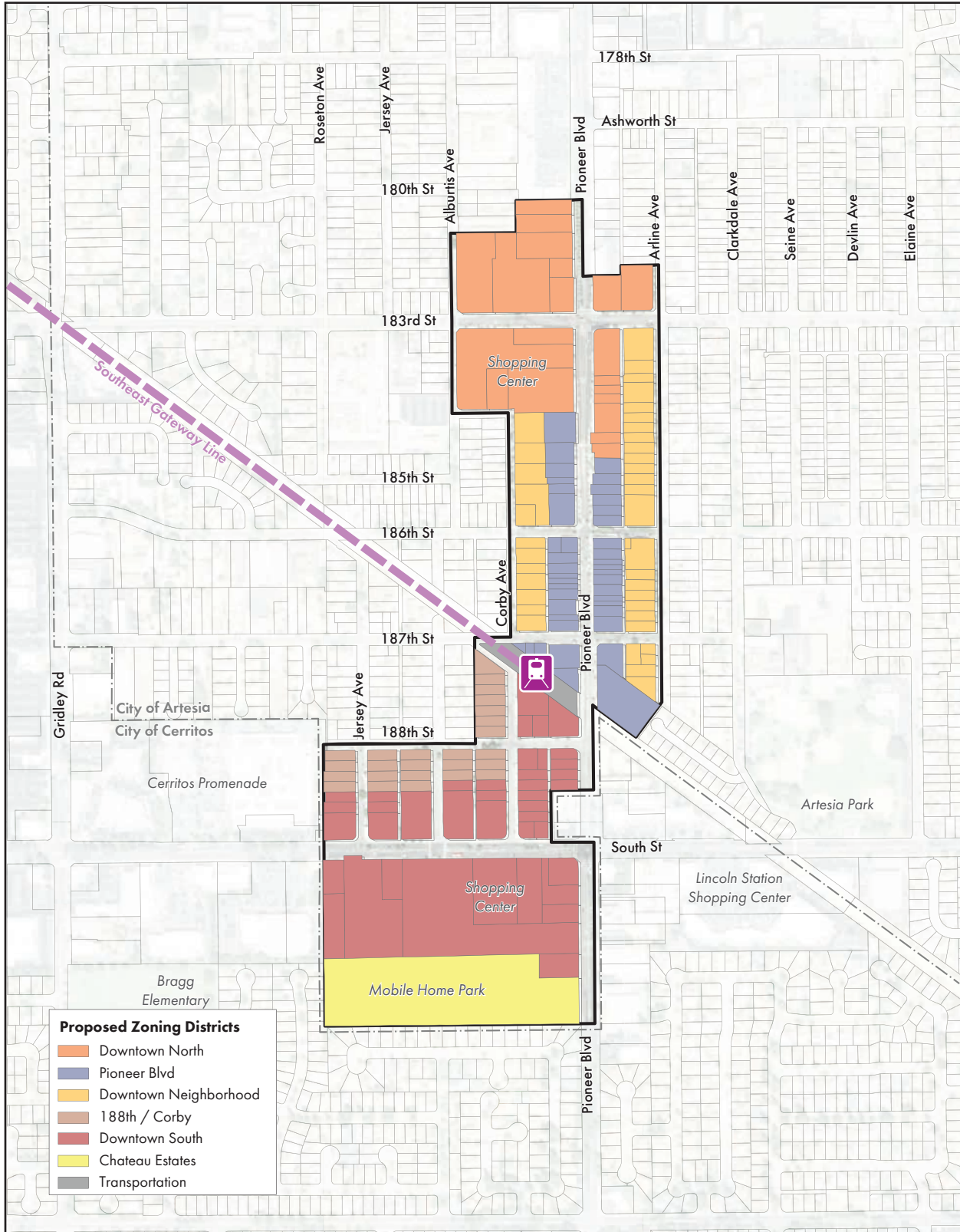
— Future Metro Rail  
Future Metro Pioneer Station

0 675  
Scale (Feet)



Source: Generated using ArcMap 2023.

Figure 2 - Proposed Zoning Districts

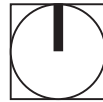


- Proposed Zoning Districts**
- Downtown North
  - Pioneer Blvd
  - Downtown Neighborhood
  - 188th / Corby
  - Downtown South
  - Chateau Estates
  - Transportation

— Downtown Artesia Specific Plan Boundary  
 - - - City Boundary

— Future Metro Rail  
 Future Metro Pioneer Station

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 Scale (Feet)



Source: Generated using ArcMap 2023.