

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2010041003

Project Title: Mixed Use Overlay (MU-O) Zone (Implementation of General Plan Community Development and Design E

Lead Agency: City of Artesia

Contact Name: Salvador Lopez, Jr. Interim Community Development Director

Email: InterimCDDirector@cityofartesia.us Phone Number: (562) 865-6262

Project Location: Artesia / Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

Amend the Artesia Municipal Code, Title 9 Planning and Zoning, Chapter 2 Zoning, Article 5, Establishment of Zones, Section 9-2.501, Established; to establish a Mixed-Use Overlay (MU-O) Zone enacted to implement, in part, the City of Artesia 6th Cycle Housing Element of the Artesia General Plan, to encourage and incentivize new mixed-use infill residential, retail, and commercial development within the city, and to facilitate affordable multi-family housing for very-low and low-income classifications. This ordinance further establishes a Community Benefit Program as set forth in Section 9-2.4609. This ordinance is not intended to alter development rights or standards applicable to the underlying zoning.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

-Aesthetics: potential shade impacts from multi-story residential buildings, reduced by setbacks of upper stories or other modifications to reduce shade impacts as demonstrated by shade/shadow study (MM SEIR AES-1)
 -Air Quality/Greenhouse Gas Emissions: potential exceedance of localized thresholds, reduced by incorporating provision in ordinance to require performing CalEEMod or similar model to determine project-specific mitigation. (MM SEIR AQ-1)
 -Cultural Resources: potential impacts to historic property/historic district at overlay boundary; reduced by removing parcel from overlay area. (MM SEIR CR-1).
 -GHG Emissions: potential excess CO₂e emissions from construction and operation; reduced by exceeding Title 24 energy-reduction requirements by 10%; reduced by other measures from CalEEMod or similar model for project-specific emission-reduction measures. (MMs SEIR GHG-1, 2)
 -Land Use & Planning: growth-inducing impacts that exceed regional and local population projections resulting from increasing housing densities and building heights in overlay area; mitigated by revising General Plan growth projections in light of Housing Crisis Act and the Regional Housing Needs Allocation. (MMs SEIR LU-1, 2)
 -Noise and Vibration: potential impacts resulting from construction noise; mitigated by adding provision to ordinance requiring less noise or vibration producing equipment for particular construction projects. (MM SEIR NOI-1)
 -Impacts to Public Utilities and Services are unknown and cannot be predicted with certainty. The document advises that these impacts could be significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Cerritos expressed concerns in a letter received on 2/27/23 that implementing the previous version of the Mixed-Use Overlay Ordinance could cause adverse impacts to the residents of Cerritos with respect to architectural incompatibility, shade/shadow, parking overflow, privacy, and traffic. The present ordinance specifies reduced building heights (6 stories maximum in Overlay Zone 1, incorporating density bonuses; 5 stories maximum in Overlay Zone 2, and three stories maximum in Overlay Zone 3. The latter area is adjacent to single-family and two-story multiple family development. The letter and responses were uploaded via CEQAsubmit in 2023.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for this local zoning action in a highly-urbanized environment with no open space or native habitat present.

The Department of Housing and Community Development is reviewing the City's Housing Element. The Mixed-Use Overlay is a crucial factor to implementing the Housing Element and providing for the City's Regional Housing Needs Assessment.