

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Highway

Norwalk, CA 90650

From: (Public Agency): City of Artesia
Planning Division

18747 Clarkdale Avenue, Artesia, CA 90701

(Address)

Project Title: Case No. 2026-09; LU-26-1004: 17221 Pioneer Boulevard

Project Applicant: Martin Rodriguez, of MRD Studio (5903 Eastbrook Avenue, Lakewood, CA 90713)

Project Location - Specific:

17221 Pioneer Boulevard (APN: 7035-020-083), Artesia, CA 90701

Project Location - City: Artesia

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

A request to permit a (i) a Zoning Code Amendment to reinstate banquet halls and facilities as a conditionally-permitted use, (ii) a Design Review, and (iii) a Conditional Use Permit for the renovation of an existing 4,356-square-foot former restaurant for operation as a banquet hall on property located on the west side of Pioneer Boulevard near Pioneer Boulevard and Artesia Boulevard, identified as Assessor's Parcel No. 7035-020-083 (approximately 32,925 square feet in area), in the Commercial General (C-G) Zone. The proposed renovation comprises a 1,087-square-foot ground-floor addition, the creation of a 900-square-foot second-story outdoor deck, along with an 858-square-foot rear patio, all proposed to be added to an existing 4,356-square-foot former restaurant located at the site.

Name of Public Agency Approving Project: City of Artesia

Name of Person or Agency Carrying Out Project: City of Artesia Planning Division

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Sections 15301, 15303, and 15061(b)(3)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act (CEQA), Planning Division Staff have determined that, as proposed, the project is categorically exempt from the requirements of CEQA. The project qualifies for a categorical exemption pursuant to Sections 15301 (Class 1 - Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of the existing or former use. The proposed project consists of improvements and remodeling to an existing restaurant building located within a fully developed urban environment. The project would not expand the existing use beyond that previously established on the site and would not result in significant changes to the surrounding environment. Therefore, the project qualifies for a Class 1 categorical exemption under Section 15301 of the CEQA Guidelines. Additionally, the project includes minor additions or modifications associated with the existing commercial structure, and is also categorically exempt pursuant to Section 15303 (Class 3 - New Construction or Conversion of Small Structures), which applies to small commercial structures and accessory improvements. In utilizing this exemption, it has been determined that the new additions are in line with neighboring properties in terms of height, size, function, and overall massing. Moreover, the project site is located within an urbanized area surrounded by existing development and does not contain sensitive habitat or other environmental resources.

For the Zoning Code Amendment component of this project, CEQA Guidelines Section 15061(b)(3) (common sense exemption), because it can be seen with certainty there is no possibility the activity will have a significant effect on the environment. This Ordinance amends the text of the Zoning Code to reinstate a conditionally permitted use category; it approves no development project.

Lead Agency

Contact Person: Devan A. Wells

Area Code/Telephone/Extension: 562-865-6262, ext. 238

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature: Devan A. Wells Date: 10/22/26 Title: Assistant Planner

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____